

HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Michelle Cloud
Paul Farthing
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Chair*

Hurricane Planning Commission Meeting Agenda

February 23, 2022
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation. Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West

6:00 p.m. - Call to Order

Public Hearings

1. A Zone Change Amendment request located at 1200 W 4600 S from RA-1, residential agriculture 1 unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Pope Engineering Agent.
2. A Zone Change request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
3. A Zone Change Amendment request located at approximately 600 S 3500 W from R1-6, residential one unit per 6,000 square feet; R1-8, residential one unit per 8,000 square feet; R1-10, residential one unit per 10,000 square feet; R1-15, residential one unit per 15,000 square feet, to R1-6, residential one unit per 6,000 square feet and R1-8, residential one unit per 8,000 square feet. Parcel number H-4-2-12-1102. D. R. Horton (Don Bean) Applicant. Adam Allen Agent.

4. A Land Code Use Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards
5. A Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.

NEW BUSINESS

1. 2022-ZC-05: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 1200 W 4600 S from RA-1, residential agriculture 1 unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Pope Engineering Agent.
2. 2022-ZC-06: Discussion and consideration of a recommendation of a proposed Zone Change request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
3. 2022-ZC-07: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approximately 600 S 3500 W from R1-6, residential one unit per 6,000 square feet; R1-8, residential one unit per 8,000 square feet; R1-10, residential one unit per 10,000 square feet; R1-15, residential one unit per 15,000 square feet, to R1-6, residential one unit per 6,000 square feet and R1-8, residential one unit per 8,000 square feet. Parcel number H-4-2-12-1102. D. R. Horton (Don Bean) Applicant. Adam Allen Agent.
4. 2022-LUCA-01: Discussion and consideration of a recommendation of a Land Code Use Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards
5. 2022-LUCA-02: Discussion and consideration of a recommendation of a Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.
6. 2022-CUP-03: Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 1458 S 700 W. Andrew Hathaway Applicant.
7. 2022-CUP-04: Discussion and consideration of approval of a conditional use permit for a commercial building of greater height located at 48 S 1760 W. Red Rock Hospitality Applicant. Ishraj Singh Agent
8. 2022-CUP-05: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1100 N Main St. Josh Proctor Applicant
9. 2021-PP-32: Discussion and consideration of a recommendation of a preliminary plat for Desert Sands Area G, a 125 unit single-family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

10. 2022-FSP-02: Discussion and consideration of a possible approval of a final site plan for Walmart Lot 8, a one unit commercial development. American Heritage Homes Applicant
11. 2022-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Equipment Rentals located at 520 W and SR-9. Hurricane Equipment Rental Applicant.
12. 2022-AFP-02: Discussion and consideration of a recommendation of an amended final plat for North Slope at Copper Rock Phase 2. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent

Planning Commission Business:

1. City Council Recap

Approval of Minutes:

1. December 9, 2021
2. January 13, 2022

Adjournment

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:
File No. 2022-ZC-05
Receipt No. 8-155263

Name: JOSHUA COEN Telephone: 602-614-2422

Address: 2018 WESTDLIFF DRIVE Fax No. _____

Agent (If Applicable): CLARK SPILKER & POPE ENGINEERING Telephone: 435-668-0262 & 435-669-2568

Email: JCOEN@ZIONSOLARPROS.COM Agent Email: CLARK@SPILKERHOMES.COM & ROBBE@LRPOPE.COM

Address/Location of Subject Property: 1200 WEST 4600 SOUTH HURRICANE UTAH

Tax ID of Subject Property: H-3403-K Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
IT IS PROPOSED THAT THE PARCEL BE CHANGED FROM RA-1 TO R1-15. THE PROPOSED

RESIDENTIAL DEVELOPMENT CONTAINS APPROX 30 LOTS NO LESS THAN 15,600 SQ FT EACH

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-ZC-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Joshua Coen
Agent:	Clark Spilker and Poppe Engineering
Request:	A Zone Change from RA-1 to R1-15
Location:	1200 W 4600 S
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion:

This property is located at the end of the currently unimproved 4620 S south of the Sky Ranch development. The applicant is proposing a zone change from RA-1 to R1-15 to allow for the building of 30 units. The applicant submitted a site plan which is not required for a zone change that does not involve a PDO. The submitted site plan will not be legally binding since it is not part of a preliminary site plan application. The applicant will need to file a preliminary plat at some later point in the development process.

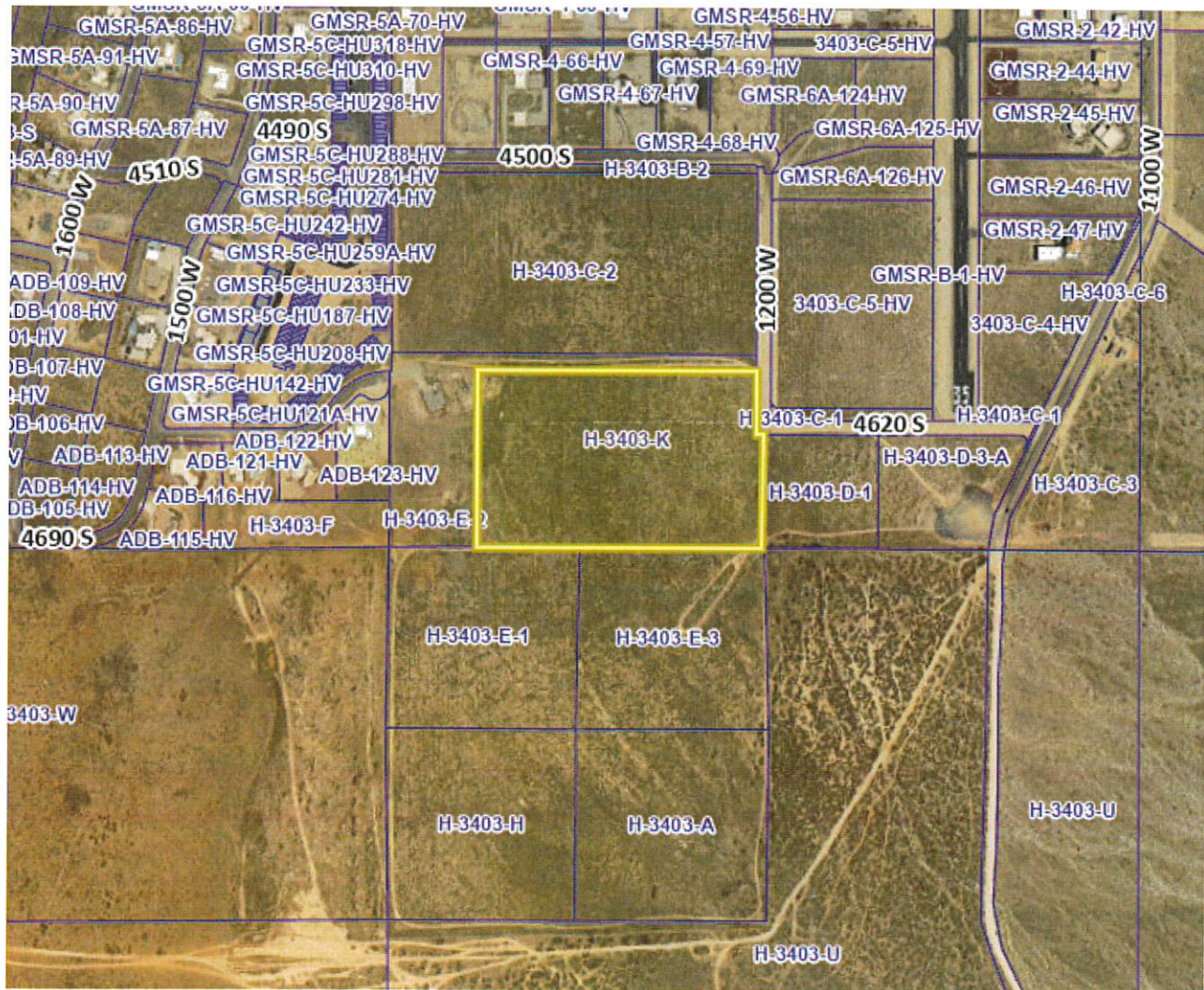
	Zoning	Adjacent Land Use
North	RA-1, Unincorporated	Undeveloped property, Sky Ranch development
East	RA-1	Undeveloped property
South	RA-1, R1-10 PDO	Future Solaroca development
West	RA-1, Unincorporated	Sky Ranch development

[*A link to the zoning map can be found here.*](#)

JUC Comments

These comments will need to be addressed with more detailed construction drawings and preliminary plats:

1. **Power:** No issues with zone change. Limited power in the area.



2. **Sewer:** No sewer in the area.
3. **Streets:** Need infrastructure improvements.
4. **Water:** No water line in the area. Water district line in the area but that does not meet city standards. Need to hook up to city system somehow
5. **Engineering:** No issues with the zone change. Limited utilities in the area. Parcel to the north was probably intended as a through street. Might need a different layout at the Preliminary Site Plan stage.
6. **Fire:** No water, limited access
7. **Cable/Phone:** No concerns
8. **Gas:** Not in the area
9. **WCWCD:** Line in the area but cannot service this property

Staff Comments

1. All proposed lots comply with R1-15 zoning

2. Parcel 3403-C-5-HV is not within city limits, the RA-1 zoning indicated is from the county's zone map.
3. Parcel H-3403-E-2 is a flag lot and the house is to the west of the property. Some negotiations with the property owner may be required for access
4. At the previous public hearing some concern was brought up about development so close to the Sky Ranch airport. This airport is not within city limits and, unlike the Hurricane City airport, is not protected by a runway protection zone in city code. Staff is concerned preventing development in the area to protect an airport outside of city limits may constitute an illicit taking and could open the city up to legal action from property owners. The City is currently working with the County and Sky Ranch HOA to help resolve some of the concerns.

Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property;*
and
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan maps this area as Rural Residential which it defines as:

Rural Residential serves as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1.

This area was envisioned as a transition zone between denser neighborhoods to the north and the BLM land to the south. The proposed plan has 2.16 units per acre, which is less dense than the Solaroca development to the south. The maximum density in a R1-15 zone is 2.35 units per acre. Unlike Solaroca (the Will Group), that applicant has not provided any buffering or larger lots adjacent to neighboring property.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: Most of the area is currently undeveloped, except for Sky Ranch to the north. Almost the entirety of the surrounding property has received zone changes to similar or more dense zoning and is planned to be similar developments.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although at a lesser scale than the surrounding already approved development

4. Are public facilities and services adequate to serve the subject property?

Response: Public facilities and services are currently inadequate for the project. Several larger developers, with or without a public infrastructure district, are working to bring services to the area. This development will probably rely on larger developments like Copper Rock and Solaroca to go in before they can get started. Significant off site improvements may be required on 4620 S.

10-37-4: ADEQUATE PUBLIC FACILITIES:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Findings:

Staff makes the following findings:

1. The proposed zone change does not meet General Plan standards
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but development is anticipated for the area.

4. The services are not currently adequate but are planned to be as other developments in the area are built out.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend that the Planning Commission recommend denial of this zone change because it does not meet the General Plan map

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:
File No. 2022-ZC-06
Receipt No. 8-155470

Name: Michelle Stratton Shumway Telephone: 435-600-1968

Address: 284 West 1000 South Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: Shumlady77@gmail.com Agent Email: _____

Address/Location of Subject Property: 284 W. 1000 S. Hurricane, UT

Tax ID of Subject Property: H-3-2-3-2126 Existing Zone District: 03

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

I would like to change my zoning on my RA-1 lot to RA-O.S.

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☐ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____



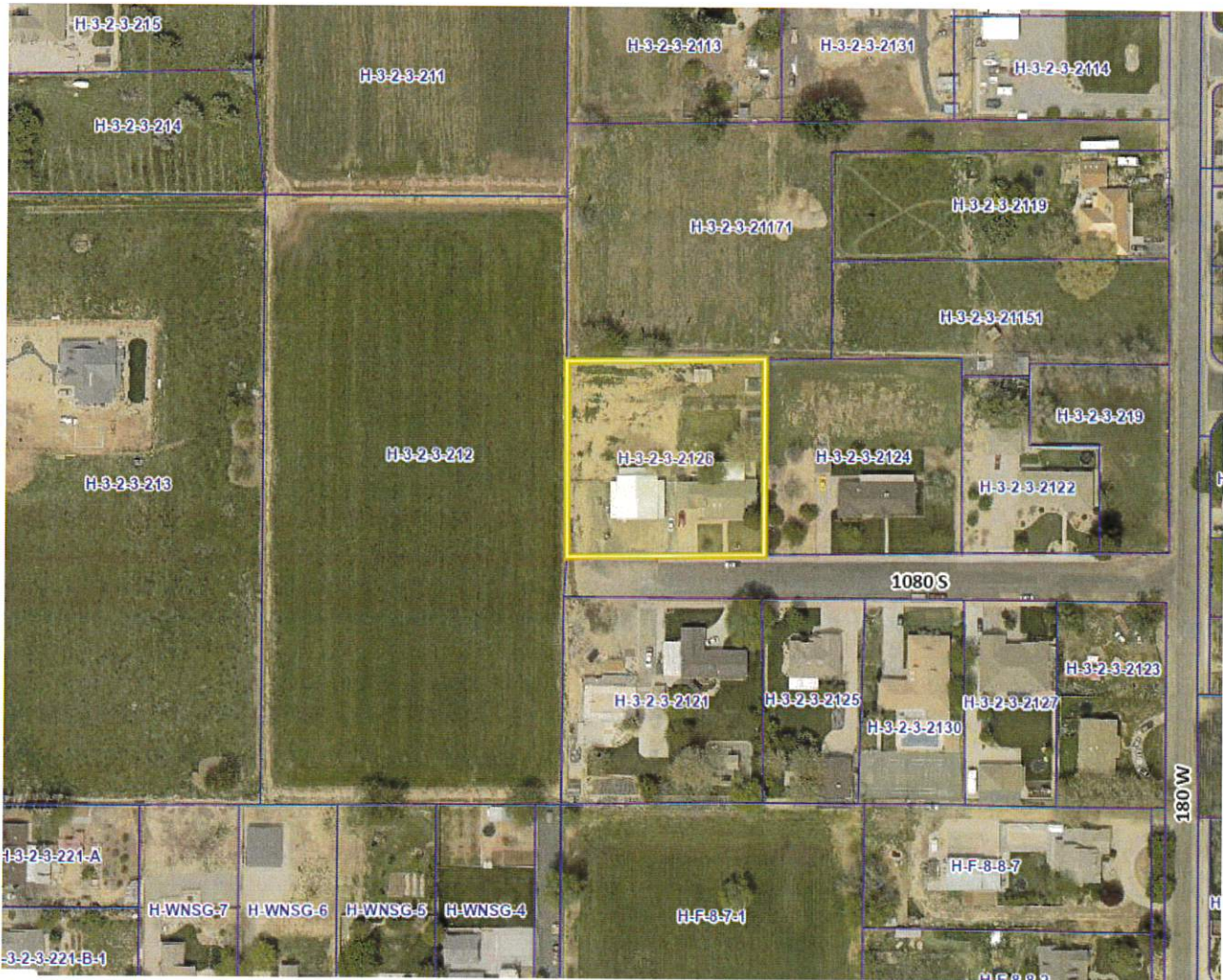
STAFF COMMENTS

Agenda Date:	2/23/2022
Application Number:	2022-ZC-06
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Michelle Stratton Shumway
Agent:	
Request:	A Zone Change from RA-1 to RA-0.5
Location:	284 W 1080 S
Zoning:	RA-1
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change from RA-1 to RA-0.5 in order to facilitate a future lot split on the property for another home.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes and some agriculture
East	RA-1, RA-0.5, R1-10	Single Family Homes
South	RA-0.5	Single Family Homes
West	RA-0.5	Single Family Homes, some agriculture



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection [10-7-5A](#) of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as a Single Family. The 2021 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

Technically, RA-0.5 would not comply with the General Plan, but since it is proposed to be less intensive use, it should be acceptable

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: Most of the surrounding properties are either RA-1 or RA-0.5 and consist of large lots and limited agricultural uses. A zone change to allow an additional single-family home would not have a major impact

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will allow the addition of one new residential unit to the property. Staff does not believe that the added residents will affect adjacent properties assuming the property is developed smartly.

4. Are public facilities and services adequate to serve the subject property?

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability.

Other Considerations

Is this a Spot Zone?

Spot zoning is a factor that the Planning Commission should consider for smaller zone changes. However, spot zoning has become less critical in the past few years as cities have embraced various uses within single areas; it is still important to avoid creating small pockets of land use that may conflict with the area as a whole. Therefore, when considering if an item is a spot zone, there are few items to consider.

1. Is this zoning different from the surrounding property and limited in scope?
2. Does the zone comply with the General Plan Map?
3. Is the proposed zoning and permitted use different in character?
4. Is the zoning requested different from trends and zoning requested and approved in other sections of the City?
5. What type of uses are anticipated in the surrounding area?

Though the zone change is limited based on the size of the parcel, staff does not believe this would meet the legal criteria for it to be considered a spot zone for the following reasons:

1. It complies with the General Plan Map
2. The change requested is consistent with development trends across the City
3. The uses will not differ between the two zones

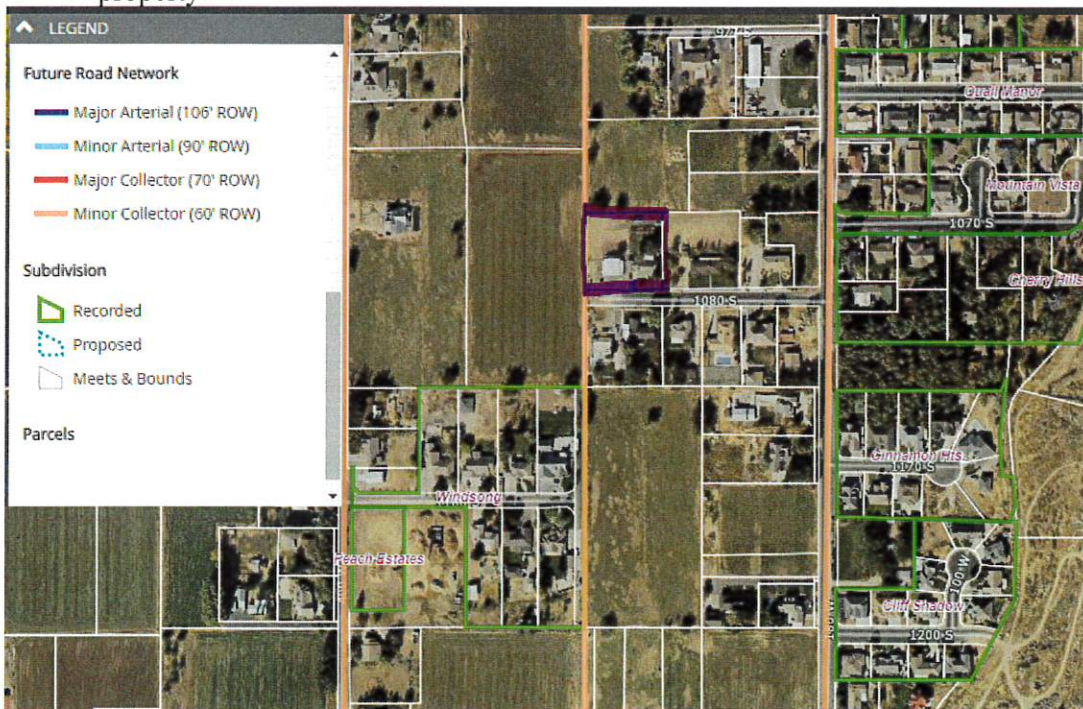
There is some good additional information about spot zones at the following link: [PlannersWeb: Understanding Spot Zoning](#).

JUC Comments:

1. **Power:** No concerns
2. **Sewer:** No issues
3. **Streets:** No issues, may need to continue the street slightly
4. **Public Works:** Will need to see site plan to ensure access is done correctly
5. **Water:** No concerns, water line in 1080 S.
6. **Engineering:** Master planned roadway on western boundary, need to dedicate 30 feet along the entire boundary, may need smaller zoning. Road improvements needed on 1080 S.
7. **Fire:** No issues with zone change, need fire turnaround
8. **Cable/Phone/Gas/WCWD:** Good

Staff Comments:

1. There is a 60'' master planned roadway (Future 300 W) that needs to be dedicated on the property



2. The lot area is 1.05 acres. Dedicating the required 30 feet of roadway would take approximately .16 acres, making it impossible to divide the property into two at least half acre lots.

Complicating matters further is that the second lot would have to be a flag lot and the flag lot code (HCC 10-37-10) states: *"The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided."* The staff portion of the flag lot wouldn't even count towards the density

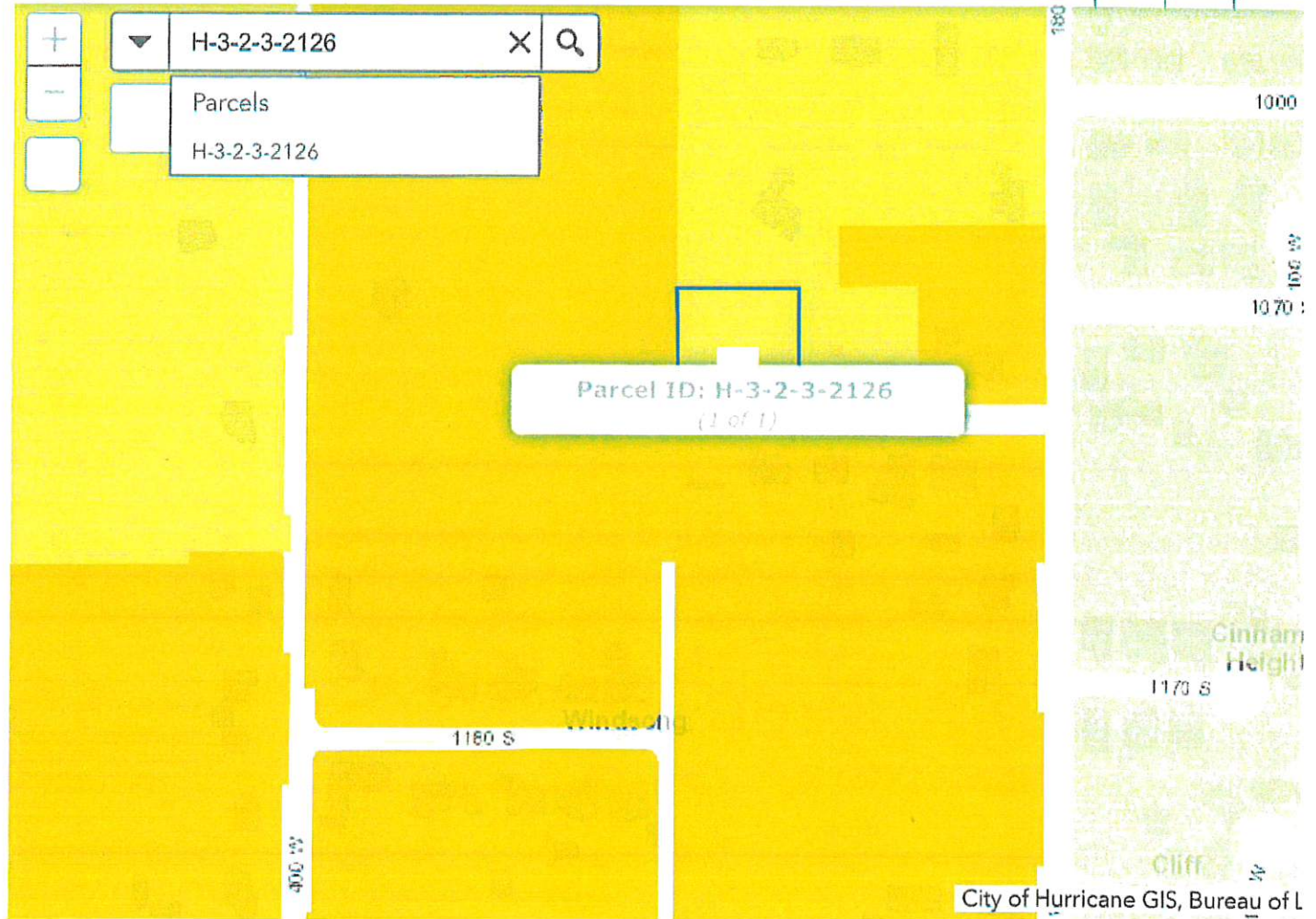
3. It is important to note that this is only a zone change application, and no subdivision plat has been submitted to the City.

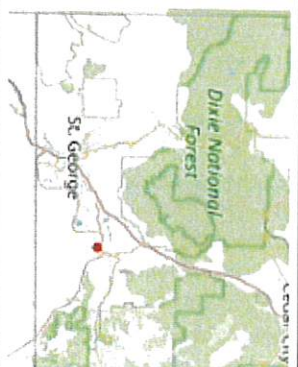
Findings:

Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes
3. The proposed amendment will impact the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff does not have concerns about the proposed zone. The Commission needs to consider that the proposed zone change will likely not allow for further subdivision of the property, and the applicant may need to reconsider their request. To subdivide their property further, they would likely need an R1-15 zone at a minimum. Because this zoning would be more of an intensive use than what was requested, a change would require another notice period.





- ## Notes

Zone change from RA-1 to RA-0.5

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:
File No. 2021-2C-07
Receipt No. 8.155613

Name: D.R. HORTON (DON BEAN) Telephone: 385-226-8859
12351 S GATEWAY PARK PLACE, D100

Address: DRAPER, UTAH 84020 Fax No. _____

Agent (If Applicable): ADAM ALLEN Telephone: 435-680-6711

Email: adam@alcsbg.com

Address/Location of Subject Property: approx 600S 3500W

Tax ID of Subject Property: H-4-2-12-1102 Existing Zone District: R-1-6/R-1-8
R-1-10/R-1-15

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Proposed Zoning District is R-1-6 and R-1-8. The boundaries for the parcels being platted
are off and we want to clean up the map to keep consistent zoning throughout the area. The
Zoning that was done a little while ago followed proposed roads, that now have shifted during the
design process.

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2021-ZC-04
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	D. R. Horton (Don Bean)
Agent:	Adam Allen
Request:	A Zone Change Request from R1-6, R1-8, R1-10, and R1-15 to R1-6 and R1-8
Location:	Approximately 600 S and 3500 W
Zoning:	R1-6, R1-8, R1-10, and R1-15
General Plan Map:	Planned Community

Discussion:

The applicant is seeking zone change to clean up the zone boundaries within the Sand Hollow Gateway PID. There are a few discrepancies within this property between the zone boundaries passed by the City Council in December 2019 and the approved PID roadways through the area. This change will bring the zone map and the PID plans into compliance with each other. The total area being changed is 10.01 acres of the 120.83 acres of property

	Zoning	Adjacent Land Use
North	RM-3	Proposed Elim Valley Apartments
East	R1-15	Undeveloped, later phase of Sand Hollow Gateway PID

South	PC, R1-10, RA-1	Agricultural uses and undeveloped space
West	RR, R1-8 PDO	Undeveloped, Sand Hollow Gateway resort and Cadence Active Adult community

JUC Comments

1. **Power:** PID improvements needs to get out to this property
2. **Water:** No concerns
3. **Streets:** No concerns
4. **Sewer:** No concerns
5. **Engineering:** No concerns
6. **Fire:** No concerns just far from a fire station currently
7. **Gas/Cable/Water Conservancy:** No concerns

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The [General Plan Map](#) shows this area as a Planned Community:

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

This area is already part of a larger master planned community with services being provided through the PID. This is a minor change that does not significantly differ from the City Council's intentions when approving the original zone change in 2019. Considering the changes will line up the zone boundaries with the boundaries of the approved neighboring developments which seems to be in line with those intentions.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: Most of the area is undeveloped. The Sand Hollow Gateway PID and Master Plan govern this area and call for a variety of similar uses in this area.

3. Will the proposed amendment affect the adjacent property?

Response: The total area being changed in this zone change is 10.01 acres. There may be a minor increase in the effect on the Peach Pit property but they also plan to develop in the near future. All the other surrounding properties will be part of the Sand Hollow Gateway PID master plan community.

4. Are public facilities and services adequate to serve the subject property?

Response: There are currently no services in the area but the Sand Hollow Gateway PID is planning to provide services to the area. Construction drawings have been submitted to the City.

Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map and goals.
2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.
3. The proposed amendment will have an impact on the area but it is as anticipated in the Sand Hollow Gateway area
4. The services are currently not adequate for the development but are planned to be with the Sand Hollow Gateway PID.
5. Generally speaking, staff would recommend that zoning boundaries follow landmarks, roadways, or property lines in order to provide clarity in zoning map interpretation. See [Hurricane City Code 10-11-4. - Rules for locating zone boundaries.](#)

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change based on staff and JUC comments.

LEGAL DESCRIPTIONS:

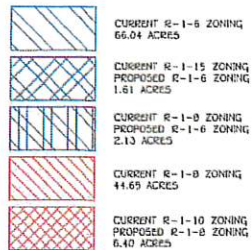
OVERALL R-1-6 PARCEL
BEGINNING AT A POINT THAT IS ON THE EAST LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°48'40" EAST 2591.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 892.38 FEET AND NORTH 42.02 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE EAST LINE OF SAID GATEWAY DRIVE THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°22'55" WEST A DISTANCE OF 10.84 FEET, CENTER POINT LIES NORTH 01°42'07" EAST) THROUGH A CENTRAL ANGLE OF 97°49'56", A DISTANCE OF 21.34 FEET, 2) NORTH 09°32'02" EAST 1,549.88 FEET AND 3) NORTHERLY ALONG A 2,549.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 08°06'43" EAST A DISTANCE OF 303.83 FEET, CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 88°49'39", A DISTANCE OF 304.01 FEET; THENCE SOUTH 88°39'15" EAST 1,510.19 FEET TO THE WEST LINE OF THE FUTURE FLORA TEC DRIVE; THENCE SOUTHERLY ALONG SAID WEST LINE AND A 368.88 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 07°02'22" EAST A DISTANCE OF 109.60 FEET, CENTER POINT LIES SOUTH 71°33'37" WEST) THROUGH A CENTRAL ANGLE OF 18°28'02", A DISTANCE OF 105.96 FEET; THENCE SOUTH 01°22'30" WEST ALONG SAID FUTURE WEST LINE 1,740.88 FEET TO THE NORTH LINE OF JELLYSTONE WAY, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°32'18" WEST A DISTANCE OF 17.73 FEET, CENTER POINT LIES NORTH 88°37'30" WEST) THROUGH A CENTRAL ANGLE OF 90°19'37", A DISTANCE OF 19.71 FEET; THENCE NORTH 88°17'53" WEST 1,745.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,039,590 SQUARE FEET OR 69.78 ACRES.

OVERALL R-1-8 PARCEL
BEGINNING AT A POINT THAT IS ON THE SOUTH LINE OF JELLYSTONE ROAD, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°46'40" EAST 2551.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 842.16 FEET AND SOUTH 35.02 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 88°17'53" EAST ALONG SAID SOUTH LINE 1,747.09 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 43°33'23" EAST A DISTANCE OF 27.45 FEET, CENTER POINT LIES SOUTH 01°42'07" WEST) THROUGH A CENTRAL ANGLE OF 89°29'02", A DISTANCE OF 30.45 FEET TO THE WEST LINE OF THE FUTURE FLORA TEC ROADWAY; THENCE SOUTH 01°11'07" WEST ALONG SAID WEST LINE 1,178.36 FEET TO THE NORTH LINE OF BASH PARKWAY, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°23'23" WEST A DISTANCE OF 17.74 FEET, CENTER POINT LIES NORTH 88°46'53" WEST) THROUGH A CENTRAL ANGLE OF 90°24'33", A DISTANCE OF 19.72 FEET, 2) NORTH 88°24'20" WEST 1,262.13 FEET, 3) WESTERLY ALONG A 358.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 79°31'15" WEST A DISTANCE OF 110.58 FEET, CENTER POINT LIES NORTH 01°35'40" EAST) THROUGH A CENTRAL ANGLE OF 17°46'09", A DISTANCE OF 111.03 FEET, 4) WESTERLY ALONG A 457.24 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 79°42'52" WEST A DISTANCE OF 144.29 FEET, CENTER POINT LIES SOUTH 19°21'50" WEST) THROUGH A CENTRAL ANGLE OF 18°09'23", A DISTANCE OF 144.89 FEET, AND 5) NORTH 88°47'33" WEST 339.24 FEET TO THE EASTERN LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 43°47'13" WEST A DISTANCE OF 17.68 FEET, CENTER POINT LIES NORTH 01°12'27" EAST) THROUGH A CENTRAL ANGLE OF 90°00'40", A DISTANCE OF 19.64 FEET, 2) NORTH 01°13'07" EAST 180.67 FEET, 3) NORTHERLY ALONG A 4,955.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 03°22'30" EAST A DISTANCE OF 718.48 FEET, CENTER POINT LIES SOUTH 88°46'53" EAST) THROUGH A CENTRAL ANGLE OF 88°18'55", A DISTANCE OF 719.11 FEET, 4) NORTH 09°32'02" EAST 272.78 FEET, AND 5) NORTHEASTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 50°37'04" EAST A DISTANCE OF 25.63 FEET, CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A CENTRAL ANGLE OF 88°10'05", A DISTANCE OF 27.95 FEET TO THE POINT OF BEGINNING.

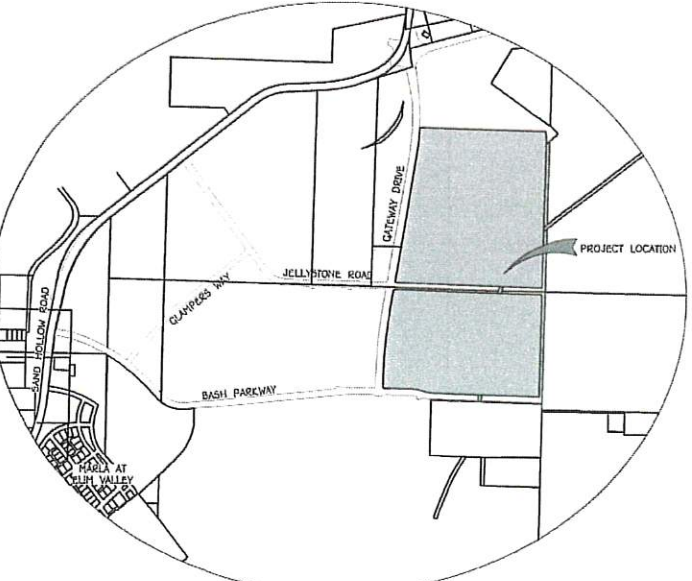
CONTAINING 2,223,816 SQUARE FEET OR 51.05 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°51'50" WEST 2657.22 FEET BETWEEN THE SOUTHEAST CORNER (NW COR SEC 12) AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST.



SOUTH QUARTER CORNER SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FOUND WASHCO ALUMINUM CAP

SOUTH QUARTER CORNER SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FOUND ROCK MONUMENT TO BE REPLACED WITH BRASS RING AND ULO MONUMENT



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 1/15/2021
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA

ZONE CHANGE PARCELS
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
SAND HOLLOW GATEWAY
EXHIBIT MAP

ZC-1
SHEET: 1 of 1

LEGAL DESCRIPTIONS:

OVERALL R-1-6 PARCEL

BEGINNING AT A POINT THAT IS ON THE EAST LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°46'40" EAST 2651.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 852.38 FEET AND NORTH 42.02 FEET; FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE EAST LINE OF SAID GATEWAY DRIVE THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 37°22'55" WEST A DISTANCE OF 19.84 FEET, CENTER POINT LIES NORTH 01°42'07" EAST) THROUGH A CENTRAL ANGLE OF 97°49'56", A DISTANCE OF 21.34 FEET; 2) NORTH 09°30'02" EAST 1,545.60 FEET AND 3) NORTHERLY ALONG A 2,243.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 06°05'43" EAST A DISTANCE OF 303.83 FEET, CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 88°50'39", A DISTANCE OF 304.21 FEET; THENCE SOUTH 83°39'19" EAST 1,510.19 FEET TO THE WEST LINE OF THE FUTURE FLODA TEC DRIVE; THENCE SOUTHERLY ALONG SAID WEST LINE AND A 368.60 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 07°06'22" EAST A DISTANCE OF 105.96 FEET, CENTER POINT LIES SOUTH 74°39'37" WEST) THROUGH A CENTRAL ANGLE OF 16°50'09", A DISTANCE OF 105.96 FEET; THENCE SOUTH 01°22'30" WEST ALONG SAID FUTURE WEST LINE 1,740.88 FEET TO THE NORTH LINE OF JELLYSTONE WAY, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°32'18" WEST A DISTANCE OF 17.73 FEET, CENTER POINT LIES NORTH 88°37'37" WEST) THROUGH A CENTRAL ANGLE OF 90°19'37", A DISTANCE OF 19.71 FEET; THENCE NORTH 88°17'53" WEST 1,745.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,039,598 SQUARE FEET OR 69.78 ACRES.

OVERALL R-1-B PARCEL

BEGINNING AT A POINT THAT IS ON THE SOUTH LINE OF JELLYSTONE ROAD, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°46'40" EAST 2651.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 842.16 FEET AND SOUTH 35.02 FEET; FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 88°17'53" EAST ALONG SAID SOUTH LINE 1,747.09 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 43°33'23" EAST A DISTANCE OF 27.45 FEET, CENTER POINT LIES SOUTH 01°42'07" WEST) THROUGH A CENTRAL ANGLE OF 89°29'00", A DISTANCE OF 30.45 FEET TO THE WEST LINE OF THE FUTURE FLODA TEC ROADWAY; THENCE SOUTH 01°11'07" WEST ALONG SAID WEST LINE 1,176.36 FEET TO THE NORTH LINE OF BASH PARKWAY, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°23'23" WEST A DISTANCE OF 17.71 FEET, CENTER POINT LIES NORTH 88°49'33" WEST) THROUGH A CENTRAL ANGLE OF 90°24'33", A DISTANCE OF 19.72 FEET; 2) NORTH 88°24'20" WEST 1,262.13 FEET; 3) WESTERLY ALONG A 398.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 79°31'12" WEST A DISTANCE OF 110.58 FEET, CENTER POINT LIES NORTH 01°25'40" EAST) THROUGH A CENTRAL ANGLE OF 17°46'07", A DISTANCE OF 111.03 FEET; 4) WESTERLY ALONG A 457.24 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 79°42'52" WEST A DISTANCE OF 144.29 FEET, CENTER POINT LIES SOUTH 19°21'50" WEST) THROUGH A CENTRAL ANGLE OF 18°09'23", A DISTANCE OF 144.29 FEET; AND 5) NORTH 88°47'33" WEST 339.24 FEET TO THE EASTERLY LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 43°47'13" WEST A DISTANCE OF 17.68 FEET, CENTER POINT LIES NORTH 01°12'27" EAST) THROUGH A CENTRAL ANGLE OF 90°09'40", A DISTANCE OF 19.64 FEET; 2) NORTH 01°13'07" EAST 160.57 FEET; 3) NORTHERLY ALONG A 4,955.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 05°22'35" EAST A DISTANCE OF 718.48 FEET, CENTER POINT LIES SOUTH 88°48'03" EAST) THROUGH A CENTRAL ANGLE OF 88°18'59", A DISTANCE OF 718.11 FEET; 4) NORTH 09°32'02" EAST 272.76 FEET; AND 5) NORTHEASTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 50°37'04" EAST A DISTANCE OF 25.63 FEET, CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A CENTRAL ANGLE OF 82°10'09", A DISTANCE OF 27.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,223,816 SQUARE FEET OR 51.05 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°51'50" WEST 2657.22 FEET BETWEEN THE SOUTHEAST CORNER (NW COR SEC 12) AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST.

	CURRENT R-1-6 ZONING 66.04 ACRES
	CURRENT R-1-15 ZONING PROPOSED R-1-6 ZONING 1.51 ACRES
	CURRENT R-1-8 ZONING PROPOSED R-1-6 ZONING 2.13 ACRES
	CURRENT R-1-10 ZONING PROPOSED R-1-6 ZONING 44.65 ACRES
	CURRENT R-1-10 ZONING PROPOSED R-1-8 ZONING 6.40 ACRES



BASIS OF BEARINGS

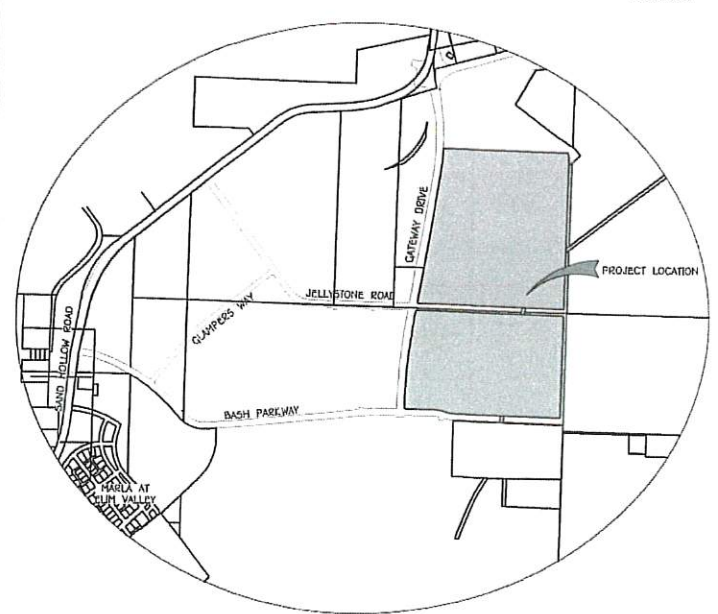
N 88°51'50" W 2657.22'
(COR. TO COR.)

S 88°46'40" E 2651.36'
(COR. TO COR.)

SOUTH QUARTER CORNER SECTION 2,
TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN
FOUND WASHCO ALUMINUM CAP

SOUTHEAST CORNER SECTION 2,
TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN
FOUND WASHCO ALUMINUM CAP

SOUTH QUARTER CORNER SECTION 1,
TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN
FOUND ROCK MONUMENT (TO BE
REPLACED WITH BRASS RING AND LID
MONUMENT)



VICINITY MAP (N.T.S.)

WESTERN MTG &
REALTY CO
H-4-2-12-1102
R-1-B ZONING

WESTERN MTG &
REALTY CO
H-4-2-12-1102
R-1-B ZONING

WESTERN MTG &
REALTY CO
H-4-2-12-1102
R-1-10 ZONING

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WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-6 & RM-3 ZONING

WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-15 ZONING

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PL DATA
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CL=105.96'

WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-6 & RM-3 ZONING

WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-15 ZONING

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WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-6 & RM-3 ZONING

WESTERN MTG & REALTY CO
H-4-2-1-1103
R-1-15 ZONING

PL DATA
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10-11-2: ZONE PURPOSES:

D. Commercial Zones: Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the city.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of ~~destination-oriented~~ destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-2: SC10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

SCOPE:

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-3: USES ALLOWED:

A. Permitted And Conditional Uses: Permitted and conditional uses allowed within commercial zones shall be as set forth in [table 10-15-1](#) of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on [table 10-15-1](#) of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection [10-7-18E4](#) of this title.

TABLE 10-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

	Zones				
Use	NC	GC	HC	PC	POC

Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P

Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P

Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P

Family child daycare facility ²	P	N	N	PN	N
Family child group daycare facility ²	P	N	N	PN	N
Family child residential certificate care facility ²	P	N	N	PN	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N

Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	<u>PN</u>	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	<u>NP</u>	N
Repair service	P	P	P	<u>CP</u>	P
Research service	N	P	P	<u>NP</u>	N
Restaurant, fast food	P	P	P	P	P

Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	CP	N
Vehicle and equipment rental or sale	N	P	P	CP	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	CP	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5 , table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N

Wholesale and warehousing, general	N	N	N	P	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

4. In the area designated as Downtown District on the General Plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 Zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 Zone would apply. No new residential uses are permitted.

(Ord. 2016-11, 11-17-2016; amd. Ord. 2017-14, 8-17-2017)

B. Accessory Uses: Permitted and conditional uses set forth in [table 10-15-1](#) of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established. (Ord. 2017-14, 8-17-2017)

3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this title. (Ord. 2012-8, 10-18-2012; amd. Ord. 2017-14, 8-17-2017)

C. Conditional Uses

1. Conditional uses may be considered by the Planning Commission if the use fits with the surrounding uses and will not cause any objectionable conditions as laid out in 10-15-7
2. For a repair service, transportation service, or vehicle and equipment rental or sale these uses should be near major roadways and have sufficient setback from residential parts of the development

Commented [1]: Probably need an exact number but no idea what that should be

Commented [2]: Should be moved to 10-15-7

Commented [3R3]: But leave cross-reference in the footnote so it is clear where to go to look for the standards.

10-15-4: DEVELOPMENT STANDARDS:

Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standard	Zones				
	NC	GC	HC	PC	POC

Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres

Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	<u>10' corner lots 20' 20 feet</u>	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - street side yard:					

Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection [10-15-7A](#) of this chapter.
2. Except as modified by the provisions of subsection [10-37-12F](#), "Setback Measurement", of this title.
3. An area less than five acres may be zoned for Planned Commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within Hurricane City Code 10-7-7.
 - b. The property is sufficiently incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the Planning Commercial Zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-5: REGULATIONS OF GENERAL APPLICABILITY:

The use and development of real property in commercial zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

- A. Design and compatibility standards: See chapter 33 of this title.
- B. Landscaping and screening: See chapter 32 of this title.
- C. Motor vehicle access: See chapter 35 of this title.
- D. Natural resource inventory: See chapter 31 of this title.
- E. Off street parking: See chapter 34 of this title.
- F. Signs: See chapter 36 of this title.
- G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-6: REGULATIONS FOR SPECIFIC USES:

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-7: SPECIAL REGULATIONS:

A. Increased Height: Notwithstanding the height limitations shown in section [10-15-4](#), table [10-15-2](#) of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.

B. Use Within An Enclosed Building: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.

C. Dust, Odor, Smoke, Noise, And Vibration: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

D. Highway Commercial Zone Location: For property abutting SR-9, the Highway Commercial Zone shall begin at the highway right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line.

E. Vendor Carts: Vendor carts, as defined below, are subject to the following definitions, rules and limitations:

10-15-8: Planned Commercial Standards

A. Planned Commercial Developments shall incorporate elements of commercial and residential within each zoned area and development.

B. Mix Use Types: Planning Commercial Developments shall incorporate both commercial and residential uses.

a. Horizontal Mix Use: Development that combines single-use buildings on distinct parcels in a range of land uses in a planned development project.

b. Vertical Mixed Use: Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.

A.c. Live/work Units: A live/work unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Livework units must be deed-restricted that these units may only be owner-occupied and can not be sublet to long-term or short-term renters.

Commented [4]: Limit the size of live work to single bed room at most.

Commented [5]: Allow for long term renter for the full unit or owner occupied.

C. A preliminary site plan shall be submitted with every zone change to Planned Commercial. Site plan shall have:

- a. A minimum of 20% or 40% of floor area shall be used for commercial uses listed within table 10-15-1. A minimum of 20% of floor area shall be used for long-term residential use as listed within table 10-15-1.
 1. The Planning Commission may approve a lower percentage of housing for developments that are adjacent to multi-family development.
 2. The Planning Commission may approve a lower percentage for commercial development if the project is located within or adjacent to existing commercial property.
 3. Each project shall have a mixture of use, including commercial and housing.
 4. Residential Density: Projects that contain 20%-39% floor area as Commercial space shall not exceed 15 units an acre for residential areas. Projects that contain a minimum of 40% floor area as Commercial space shall not exceed 20 units an acre for residential areas. Residential Units shall not exceed 20 units an acre for residential areas.
 - a. Horizontal Mix Use: Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas.
 - b. Vertical Mix Use: Buildings shall be measured by the percentage of space within the building that is used to occupy commercial vs residential. Then the percentage of each use shall apply to the footprint of the building to calculate density, including residential parking, amenities, and roadways that primarily serve residential areas.
 - i. Example: If a two-story building has a building footprint of 10,000 sq. ft. and the first floor is completely commercial use and the second floor is residential use, then 5,000 sq. ft. shall count towards the density of residential use.
 - c. Live/work Units: Units that meet the definition contained within the chapter shall be considered commercial use and shall not count toward the overall density of the project.
 - d. Shared Uses: Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that

both serve residential and commercial uses shall count toward residential density area.

i. Parking: Shared Parking must comply with Hurricane City Code 10-34-9.

b. A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective.

C. Each Planned Commercial development shall provide a preliminary site and final site plan as required in Hurricane City Code 10-7.

D. Landscaping: Landscaping within a Planned Commercial development shall follow the following standards:

1. Street trees are required for every 50' of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way.
2. The applicant shall comply with Hurricane City Standards for landscaping.
3. In lieu of a 10' landscaping buffer along the right-of-way frontage, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability.
4. Parking lots and parking courts shall remain buffered by a 10' landscape area with one tree and three shrubs for every 35' linear feet.

Commented [6]: Buffered from what? From the street?

E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking courts located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.

F. Street Design: A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may must approve a different street now cross-section with a recommendation from the Planning Commission.

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	
4,356.00	N/A	1,089.00
8,712.00	N/A	2,178.00
13,068.00	N/A	3,267.00
17,424.00	N/A	4,356.00
21,780.00	10,890.00	5,445.00
26,136.00	13,068.00	6,534.00
30,492.00	15,246.00	7,623.00
34,848.00	17,424.00	8,712.00
39,204.00	19,602.00	9,801.00
43,560.00	21,780.00	10,890.00
47,916.00	23,958.00	11,979.00
52,272.00	26,136.00	13,068.00
56,628.00	28,314.00	14,157.00
60,984.00	30,492.00	15,246.00
65,340.00	32,670.00	16,335.00
69,696.00	34,848.00	17,424.00
74,052.00	37,026.00	18,513.00
78,408.00	39,204.00	19,602.00
82,764.00	41,382.00	20,691.00
87,120.00	43,560.00	21,780.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

		Net Units An Acre 15	Net Units An Acre 20
17,424.00	8,712.00	13.50	18
34,848.00	17,424.00	27.00	36
52,272.00	26,136.00	40.50	54
69,696.00	34,848.00	54.00	72
87,120.00	43,560.00	67.50	90
104,544.00	52,272.00	81.00	108
121,968.00	60,984.00	94.50	126
139,392.00	69,696.00	108.00	144
156,816.00	78,408.00	121.50	162
174,240.00	87,120.00	135.00	180
191,664.00	95,832.00	148.50	198
209,088.00	104,544.00	162.00	216
226,512.00	113,256.00	175.50	234
243,936.00	121,968.00	189.00	252
261,360.00	130,680.00	202.50	270
278,784.00	139,392.00	216.00	288
296,208.00	148,104.00	229.50	306
313,632.00	156,816.00	243.00	324
331,056.00	165,528.00	256.50	342
348,480.00	174,240.00	270.00	360

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
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Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
6,534.00	N/A	12.75
13,068.00	N/A	25.50
19,602.00	N/A	38.25
26,136.00	N/A	51.00
32,670.00	16,335.00	63.75
39,204.00	19,602.00	76.50
45,738.00	22,869.00	89.25
52,272.00	26,136.00	102.00
58,806.00	29,403.00	114.75
65,340.00	32,670.00	127.50
71,874.00	35,937.00	140.25
78,408.00	39,204.00	153.00
84,942.00	42,471.00	165.75
91,476.00	45,738.00	178.50
98,010.00	49,005.00	191.25
104,544.00	52,272.00	204.00
111,078.00	55,539.00	216.75
117,612.00	58,806.00	229.50
124,146.00	62,073.00	242.25
130,680.00	65,340.00	255.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
17	0.00	0.00
34	0.00	0.00
51	0.00	0.00
68	0.00	0.00
85	0.00	0.00
102	0.00	0.00
119	0.00	0.00
136	0.00	0.00
153	0.00	0.00
170	0.00	0.00
187	0.00	0.00
204	0.00	0.00
221	0.00	0.00
238	0.00	0.00
255	0.00	0.00
272	0.00	0.00
289	0.00	0.00
306	0.00	0.00
323	0.00	0.00
340	0.00	0.00

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	
8,712.00	N/A	13,068.00
17,424.00	N/A	26,136.00
26,136.00	N/A	39,204.00
34,848.00	N/A	52,272.00
43,560.00	21,780.00	65,340.00
52,272.00	26,136.00	78,408.00
60,984.00	30,492.00	91,476.00
69,696.00	34,848.00	104,544.00
78,408.00	39,204.00	117,612.00
87,120.00	43,560.00	130,680.00
95,832.00	47,916.00	143,748.00
104,544.00	52,272.00	156,816.00
113,256.00	56,628.00	169,884.00
121,968.00	60,984.00	182,952.00
130,680.00	65,340.00	196,020.00
139,392.00	69,696.00	209,088.00
148,104.00	74,052.00	222,156.00
156,816.00	78,408.00	235,224.00
165,528.00	82,764.00	248,292.00
174,240.00	87,120.00	261,360.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 15	Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
12.00	16	0.00	0.00
24.00	32	0.00	0.00
36.00	48	0.00	0.00
48.00	64	0.00	0.00
60.00	80	0.00	0.00
72.00	96	0.00	0.00
84.00	112	0.00	0.00
96.00	128	0.00	0.00
108.00	144	0.00	0.00
120.00	160	0.00	0.00
132.00	176	0.00	0.00
144.00	192	0.00	0.00
156.00	208	0.00	0.00
168.00	224	0.00	0.00
180.00	240	0.00	0.00
192.00	256	0.00	0.00
204.00	272	0.00	0.00
216.00	288	0.00	0.00
228.00	304	0.00	0.00
240.00	320	0.00	0.00

Acre	Sq ft	GrossUnits An Acr	Gross Units An Acre at 20	Min Commercial Space
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Commercial Building sq. ft.

Net Units An Acre Net Units An Acre Units a Sq. ft. 15

Units a Sq. ft. 20

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
8.5	370,260.00	127.5	170
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
11.8	514,008.00	177	236
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
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Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
8,712.00	N/A	12.00
17,424.00	N/A	24.00
26,136.00	N/A	36.00
34,848.00	N/A	48.00
43,560.00	21,780.00	60.00
52,272.00	26,136.00	72.00
60,984.00	30,492.00	84.00
69,696.00	34,848.00	96.00
74,052.00	37,026.00	102.00
78,408.00	39,204.00	108.00
87,120.00	43,560.00	120.00
95,832.00	47,916.00	132.00
102,801.60	51,400.80	141.60
104,544.00	52,272.00	144.00
113,256.00	56,628.00	156.00
121,968.00	60,984.00	168.00
130,680.00	65,340.00	180.00
139,392.00	69,696.00	192.00
148,104.00	74,052.00	204.00
156,816.00	78,408.00	216.00
165,528.00	82,764.00	228.00
174,240.00	87,120.00	240.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
16	0.00	0.00
32	0.00	0.00
48	0.00	0.00
64	0.00	0.00
80	0.00	0.00
96	0.00	0.00
112	0.00	0.00
128	0.00	0.00
136	0.00	0.00
144	0.00	0.00
160	0.00	0.00
176	0.00	0.00
188.8	0.00	0.00
192	0.00	0.00
208	0.00	0.00
224	0.00	0.00
240	0.00	0.00
256	0.00	0.00
272	0.00	0.00
288	0.00	0.00
304	0.00	0.00
320	0.00	0.00

Use	Zones			
	NC	GC	HC	PC
Residential uses:				
Building, accessory	P	N	N	P
Dwelling, multiple-family ⁴	N	N	N	P
Dwelling, single-family ⁴	N	N	N	P
Dwelling, temporary	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P
Manufactured home	N	N	N	N
Manufactured/mobile home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P
Residential facility for elderly	P	N	N	P
Residential facility for persons	P	N	N	P
Residential facility for troubled	N	N	N	N
Transitional housing facility	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	P	P	P
Bus terminal	N	P	P	P
Cemetery	P	P	P	P
Church or place of worship	P	P	P	P
Club or service organization	P	P	P	P
Convalescent care facility	N	P	P	P
Cultural service	P	P	P	P
Golf course	P	P	P	P
Government service	N	P	P	P
Hospital	N	P	P	P
Operations center	N	P	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	C	P	P	P
Utility, major ³	N	N	N	C
Utility, minor ³	P	P	P	P
Utility substation ³	P	P	P	P
Commercial uses:				
Agricultural sales and service	N	P	P	P
Animal hospital	P	P	P	P
Bail bond service	N	P	P	P
Bank or financial institution	P	P	P	P
Bed and breakfast, home	N	N	N	N

Bed and breakfast inn	P	P	P	P
Business equipment rental,	P	P	P	P
Car wash	P	P	P	P
Club, private	N	P	P	P
Construction sales and service	N	P	P	N
Convenience store	P	P	P	P
Family child daycare facility2	P	N	N	N
Family child group daycare	P	N	N	N
Family child residential	P	N	N	N
Family childcare center	P	P	P	P
Funeral home	N	P	P	P
Garden center	P	P	P	P
Gas and fuel, storage and	N	N	C	N
Gasoline service station	P	P	P	P
Hostel	N	P	P	P
Hotel	N	P	P	P
Kennel	C	P	C	C
Kennel, residential	P	N	N	N
Laundry or dry cleaning, limited	P	P	P	P
Liquor store	N	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	N	P	P	P
Medical service	P	P	P	P
Motel	N	P	P	P
Office, general	P	P	P	P
Parking garage, public	N	P	P	P
Parking lot, public	N	P	P	P
Pawnshop	N	N	P	P
Personal care service	P	P	P	P
Personal instruction service	P	P	P	P
Printing and copying, limited	P	P	P	P
Printing, general	N	P	P	P
Produce stand	P	P	P	N
Recreation and entertainment,	P	P	P	P
Recreation and entertainment,	N	P	P	P
Recreational vehicle park	N	N	P	N
Repair service	P	P	P	C
Research service	N	P	P	N
Restaurant, fast food	P	P	P	P
Restaurant, general	P	P	P	P
Retail, general	P	P	P	P
Secondhand store	P	P	P	P

Shopping center	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N
Tattoo establishment	P	P	P	N
Tavern	N	P	P	P
Temporary trailer	P	P	P	P
Transportation service	N	P	P	C
Vehicle and equipment rental	N	P	P	C
Vehicle and equipment repair,	N	P	P	N
Vehicle repair, limited	N	P	P	N
Veterinary service	P	P	P	N
Warehouse, self-service	P	P	N	N
Wireless telecommunication	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Laundry services	N	N	N	P
Wholesale and warehousing,	N	N	N	P
Wholesale and warehousing,	N	N	N	N

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Look at what condtions may be needed

**PLANNING COMMISSION RECOMMENDATION FOR WATER CONSERVATION WITHIN
HURRICANE**

WHEREAS, water is a limited resource within Hurricane City and Southern Utah; and

WHEREAS, the City has been given a stewardship over these resources; and

WHEREAS, the Washington County Water Conservancy District has provided a recommendation for the City to consider for conserving water; and

WHEREAS, Hurricane City Water Board has recommended that the City review these policies but only adopt those that are in the best interest for the residents of the City; and

WHEREAS, Hurricane City Planning Commission has reviewed the proposed recommendation and generally finds them incapable with needs of the current and future residents within the City; and

WHEREAS, the Planning Commission wants to protect the rights of property owners within the City; and

WHEREAS, the Planning Commission wants to maintain a high quality of life for those who live, work, and play within the City by allowing property owners to choose to take water conservation steps that meets their needs; and

WHEREAS, water consumption levels have dropped within Washington County by current conservation measures; and

WHEREAS, the Planning Commission believes that providing incentives and education are the best conservation measures; and

WHEREAS, property owners, contractors, and home builders are already taking many steps as recommended by the conservancy district.

THEREFORE, THE HURRICANE CITY PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATION TO THE CITY COUNCIL

1. The following sections be adopted in Hurricane City Code 10-32-11 Water Conservation:
 - A. All new construction and new development in all commercial, industrial, and civic development in any zone, shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

1. Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 15%.
2. Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.
3. Each project shall propose and follow an approved Planting Plan that has a of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. Planting plans shall meet the minim standards within this ordinance.
4. If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

B. All new construction and new development in residential development in any zone, shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

1. If the development has a common area jointly owned and maintained by a homeowners association, grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 15%.
2. Parkstrips: Grass is prohibited in all park strips. Parks strips shall be maintained by adjacent homeowners unless otherwise maintained by a homeowners association. Park strips shall have approved trees planted every 50'. These trees shall be planted prior to occupancy of the home. The Developer shall be responsible for new street tree planting. The developer must purchase and plant in the public right of way, trees no smaller than one and one-half inch (1 1/2") caliper. As part of the subdivision approval, developers shall be required to submit a plan for street trees in their subdivision. A Developer may bond or provide financial security to the City for street trees instead of planting prior to home construction. A variety of tree species, of similar shape and mature height, is required of all tree planting plans submitted to the city.

THEREFORE THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL REJECTS THE REMAINING RECOMMENDATIONS MADE BY THE WASHINGTON COUNTY CONSERVANCY DISTRICT.

Recommendation made on February 23, 2022

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**AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR
LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN
_____ CITY, UTAH**

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, Washington County is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a single water resource that is prone to drought, so it is essential that additional water conservation initiatives are enacted to protect the county's population, economy and quality of life;

WHEREAS, _____ City, in partnership with Washington County and the Washington County Water Conservancy District, want to establish uniform standards for water efficient new development, to address limited water supplies, drought conditions, and the sustainability of future water resources;

WHEREAS, _____ City, Washington County, and the Washington County Water Conservancy District want to ensure that the City and its residents continue to have a reliable, resilient, and sustainable water supply;

WHEREAS, establishing standards for all new construction including single family residential, multi-family residential, commercial, and manufacturing development will help sustain a reliable and resilient water supply to all residents;

WHEREAS, it is in the public interest to conserve the public's water resources and to promote water efficient construction and landscaping to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish a structure for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing the county's water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, this proposed ordinance is necessary and proper for the safety, peace and good order of the City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of these lands.

36 NOW THEREFORE, be it ordained by the City Council of _____, Utah that the
37 attached standards and regulations are adopted, and shall be incorporated into the ordinances of
38 the City, as Title ____, Chapters ____ through _____. This Ordinance shall become effective on the
39 date executed below and upon posting as required by law.

40 APPROVED AND ADOPTED this ____ day of _____, 20__.

41 _____ City

42
43 _____
44
45 ATTEST:

46 _____
47
48 Approved as to Form:

49
50 _____
51 _____ City Attorney
52

TITLE ____

CHAPTER 1: GENERAL PROVISIONS

__-1-1: SHORT TITLE

__-1-2: CONFLICT

__-1-3: APPLICABILITY

The provisions of this title are applicable to all new construction, development and major landscape improvements in the city. The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

CHAPTER 2: DEFINITIONS

__-2-1: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: An area that is dedicated to active play where grass may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Drip Irrigation: An irrigation system that delivers water by adding water at the plant's base and root zone, usually measured in gallons per hour. Drip irrigation exhibits a droplet, trickle, umbrella or short stream pattern, to reduce evaporation, overspray, and water use, and improving water conservation.

Drip Emitter: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The grading plan shows all finish grades, spot elevations, drainage as necessary, and new and existing contours with the developed landscaped area.

Grass: A surface layer of earth containing mowed grass with its roots.

Ground Cover: Material planted in such a way as to form a continuous cover over ground that can be maintained at a height no more than twelve (12) inches.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. It includes patios, decks, and paths, but does not include driveways and sidewalks.

Hydrozone: Portion of landscape area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

Irrigation Plan: A plan that shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Irrigation Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and that flows onto other areas.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Per State Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans.

Landscape Area: Area within a lot or parcel that is not the home footprint, driveway, sidewalk or patio.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture, and who generally focuses on residential design and horticultural needs of home landscapes. Landscape designers cannot legally create commercial landscape plans.

Landscape Documentation Package: The documentation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features to comply with the provisions of this ordinance. The Landscape Documentation Package shall include a project data sheet, a site plan, a planting plan, an irrigation plan, construction details, and a grading plan.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences or benches that create an attractive and pleasing environment.

Landscape or Landscaping Maintenance: Maintaining or keeping any landscaping, or any area required to be landscaped:

- A. In a live and thriving condition, with consideration for normal growth and water needs;
- and

B. Fertilized, mowed, trimmed, edged, mulched and free from weeds, dead plants, litter, refuse, or debris in compliance with regionally accepted horticultural practice and city ordinances.

Landscape Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground covers, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Mulch: Any organic material such as leaves, bark, wood chips, straw; inorganic material such as crushed stone or gravel; other materials left loose and applied to the soil surface for the beneficial purpose of controlling weeds and conserving soil moisture.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant List: A list of locally adaptable and environmentally sustainable plants for compliant Planting Plans as provided by the Washington County Water Conservancy District.

Planting Plan: A Planting Plan that clearly and accurately identifies the type, size, and locations for new and existing trees, shrubs, planting beds, ground covers, grass areas, driveways, sidewalks, hardscape features, and fences.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rehabilitated Landscaping: Landscape area in which over 50% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established, with possible supplemental irrigation needed or desirable during spring and summer months or during drought periods.

CHAPTER 3: SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

These provisions are applicable to all new construction, and new development in any residential zone, or for any single family or multiple family residential development in any zone.

-3-1: Construction Standards

- A. New single family or multiple family residential dwellings 1,000 square feet or greater shall install hot water recirculation systems, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. New single family or multiple family residential dwellings shall install WaterSense labeled fixtures, including, but not limited to faucets, showerheads, toilets, and urinals.
- C. New single family or multiple family residential dwellings shall install Energy Star qualified appliances.
- D. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping.

Commented [SN1]: Council is concerned about these items about lowering the quality of life issues.

-3-2: Landscape Standards

- A. For all new residential construction or development, the landscaping shall meet the following requirements:
 - 1. Single Family Dwellings, and Multiple Family Dwelling Projects with Ten Units or Less:
 - a. The total grass area shall not exceed the following:

Lot size	Maximum grass
Up to 6,000 sf	750 sf
Up to 12,000 sf	1,000 sf
Up to 18,000 sf	1,250 sf
Up to 24,000 sf	1,500 sf
More than 24,000 sf	2,000 sf
 - b. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 15%; and

Commented [SN2]: What about water pasture land for animals grazing. Any exception for large farm parcels.

Commented [SN3]: Can be very difficult. Bermuda Grass as an alternative.

Commented [SN4]: Calculate what lot sizes. Offer rebates for smart water irrigation systems.

- 205 c. Each single dwelling shall have a minimum of two water-efficient shade trees
206 with a minimum one-and-one-half-inch (1½") caliper trunk. Each multiple
207 family development with ten units or less shall follow city approved landscape
208 plans for number of shade trees.
209

Commented [SN5]: Enforcement. Maybe ways to provide incentives

- 210 2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the
211 Landscape Standards in __-4-2, below.
212

213 **-3-3: Restrictive Covenants in Conflict with Water Efficiency Standards**

214 Any homeowners or property owners association governing documents, such as bylaws, operating
215 rules, covenants, conditions, and restrictions that govern the operation of a common interest
216 development, recorded after passage of this ordinance, are void and unenforceable if they conflict
217 with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or
218 restricting compliance with this ordinance.
219

Commented [SN6]: Is this legal? It seems like it would be questioned.

220
221 **CHAPTER 4: NONRESIDENTIAL ZONES AND DEVELOPMENT WATER**
222 **EFFICIENCY STANDARDS**
223

224 These provisions are applicable to all new construction and new development in all nonresidential
225 zones, and nonresidential development in any zone.
226

227 **-4-1: Construction Standards**
228

- 229 A. Hot water recirculation systems shall be installed, unless hot water delivery can be
230 demonstrated to occur without first displacing more than 0.6 gallons of system water.
231
232 B. WaterSense labeled fixtures shall be installed, including, but not limited to faucets,
233 showerheads toilets, and urinals.
234
235 C. Energy Star qualified appliances shall be installed.
236
237 D. All shell units with ground floor square footage, or individually platted, shall be
238 separately metered, submetered, or equipped with alternative technology capable of
239 tracking the water use of the individual unit, and the information shall be made available
240 to the individual unit. Individually platted condominium units are excepted if a property
241 owners association owns and maintains the water lines and meters. All nonresidential
242 projects require separate water meters for all outdoor water usage, including landscaping.
243
244 E. All carwash projects shall recirculate and limit the maximum amount of water to 35
245 gallons per vehicle washed.
246

F. Exterior, decorative water features are prohibited, except up to five decorative water features with 50 gallon or less capacity and maintained recirculating pumps.

G. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water is prohibited. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city approval.

H. Outside misting systems shall only operate during the May through August time period where the daily high temperature is 90 degrees Fahrenheit or greater.

-4-2: Landscape Standards

A. All new construction and new development in all nonresidential zones, and nonresidential development in any zone, shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

1. Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 15%.
2. Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.
3. Each project shall propose and follow an approved Planting Plan that has a minimum of 40% vegetative cover of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. The configuration of the vegetation in the Planting Plan is in the sole discretion of the city.
4. If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

B. Required Documentation

1. Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager. The Landscape Documentation Package shall be prepared by a professional landscape architect (PLA) and shall consist of the following items:

- 291
- 292 a. Project Data Sheet containing the following:
- 293
- 294 i. Project name and address;
- 295
- 296 ii. Applicant or applicant agent's name, address, phone number, and email
- 297 address;
- 298
- 299 iii. Landscape architect's name, address, phone number, and email address;
- 300 and
- 301
- 302 iv. Landscape contractor's name, address, phone number and email address,
- 303 if available at this time.
- 304
- 305 b. Planting Plan. A detailed Planting Plan shall be drawn at a scale that clearly
- 306 identifies the following:
- 307
- 308 i. Location of all plant materials, a legend with common and botanical
- 309 names, and size of plant materials;
- 310
- 311 ii. Property lines and street names;
- 312
- 313 iii. Existing and proposed buildings, walls, fences, utilities, paved areas and
- 314 other site improvements;
- 315
- 316 iv. Existing trees and plant materials to be removed or retained;
- 317
- 318 v. Scale: graphic and written;
- 319
- 320 vi. Date of design;
- 321
- 322 vii. Designation of hydrozones, and
- 323
- 324 viii. Details and specifications for tree staking, soil preparation, and other
- 325 planting work.
- 326
- 327 c. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as
- 328 the Planting Plan and contain the following information:
- 329
- 330 i. Layout of the irrigation system and a legend summarizing the type and
- 331 size of all components of the system, including manufacturer name and
- 332 model numbers;
- 333
- 334 ii. Static water pressure in pounds per square inch (psi) at the point of
- 335 connection to the public water supply;

iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with irrigation equipment (i.e., sprinklers, drip emitters, bubblers, etc.); and

iv. Installation details for irrigation components.

d. Grading Plan. A grading plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:

i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and

ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements, as well as drainage.

2. Plan Review, Construction Inspection, and Post-Construction Monitoring.

a. As part of the building permit approval process, a copy of the Landscape Documentation Package shall be submitted with a city provided pre-submittal checklist completed to initiate a review and approval process before construction begins.

b. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.

c. During construction, site inspection of the landscaping may be performed by the city Building Inspection Department or other entity tasked with approvals.

d. Following construction, and prior to issuing an occupancy permit, an inspection shall be scheduled with the Building Inspection Department or other appointed entity to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, developer, contractor or landscape architect and submitted to the city.

e. The city or other appointed entity reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

380

381 **CHAPTER 5: LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL**
382 **NEW DEVELOPMENT IN ANY ZONE**

383

384 **10-5-1: Plant Selection**

385

386 Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally
387 adaptable and environmentally sustainable plants are acceptable. See the Washington County Water
388 Conservancy District's recommended plant list on wcwcd.org. Plants with similar water needs shall
389 be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant
390 species as identified by the city shall not be planted.

391

392 A. Areas with slopes greater than 15% shall be landscaped with deep-rooting, water-conserving
393 plants that do not include grass.

394

395 B. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with
396 water-conserving plants and/or mulch that do not include grass.

397

398 **10-5-2: Tree Selection**

399

400 Tree species shall be selected based on growth characteristics and site conditions, including available
401 space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall
402 be suited for water-efficient landscapes. Trees shall be selected and planted in accordance with the
403 following city guidance:

404 A. Broad canopy trees shall be selected where shade or screening of tall objects is desired;

405

406 B. Low-growing trees shall be selected for spaces under utility wires;

407

408 C. Select trees from which lower branches will be trimmed to maintain a healthy growth habit
409 where visual clearance and natural surveillance is a concern;

410

411 D. Narrow or columnar trees shall be selected for small spaces, or where awnings or other
412 building features limit growth, or where greater visibility is desired between buildings and
413 the street for natural surveillance;

414

415 E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees,
416 retaining walls, above and below ground utilities, lighting, and other obstructions; and

417

418 Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for
419 watering under water-shortage conditions when other plant material may not be watered due to
420 drought conditions.

421

422 **__-5-3: Irrigation Design Standards**

- 423 A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or
424 developer, and maintained by the owner, if the static service pressure exceeds 90 pounds per
425 square inch (psi). The pressure-regulating valve shall be located between the meter and the
426 first point of water use, or first point of division in the pipe, and shall be set at the
427 manufacturer's recommended pressure for the sprinklers.
428
- 429 B. Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart
430 irrigation controller, which automatically adjusts the frequency and/or duration of irrigation
431 events in response to changing weather conditions. All controllers shall be equipped with
432 automatic rain delay or rain shut-off capabilities and have memory retention capability to
433 retain pre-programmed irrigation schedules. Sites are not exempt from water waste
434 prohibitions.
435
- 436 C. Each valve shall irrigate a landscape with a similar site, slope and soil conditions, and plant
437 materials with similar watering needs. Grass, trees and non-grass areas shall be irrigated on
438 separate valves. Drip emitters and sprinklers shall be placed on separate valves.
439
- 440 D. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each
441 tree.
442
- 443 E. Drip irrigation shall be used to irrigate plants in non-grass areas. Spray head to drip
444 conversion for rehabilitated landscape sites may be acceptable with city approval of Irrigation
445 Plans.
446
- 447 F. High conservation efficiency spray nozzles are required for sprinkler applications.
448
- 449 G. Sprinkler heads shall have matched precipitation rates with each control valve circuit.
450
- 451 H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to
452 reduce potential for breakage.
453
- 454 I. Check valves are required. Pressure compensating valves and sprinklers are required where a
455 significant variation in water pressure occurs within the irrigation system due to elevation
456 differences.
457
- 458 J. Filters and end-flush valves shall be provided for drip irrigation lines.
459
- 460 K. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from
461 June 1 to September 1, to maximize irrigation efficiency.
462
- 463 L. Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation
464 event, water that sprays or flows off your property, failure to comply with drought
465 restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely
466 manner.
467
- 468 Overwatering can be avoided by following the water district's recommended irrigation
469 schedule and practices as noted on wcwcd.org. The generally recommended schedule is:

470
471
472
473
474
475
476
477

- Winter (Nov – Feb) – sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January
- Spring (Mar – April) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week
- Summer (May – Aug) – sprinkler irrigation up to 4 days a week and drip irrigation up to 3 days a week
- Fall (Sept – Oct) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

478
479
480

M. Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

DRAFT



Recommended Ordinances to Extend Limited Water Supplies

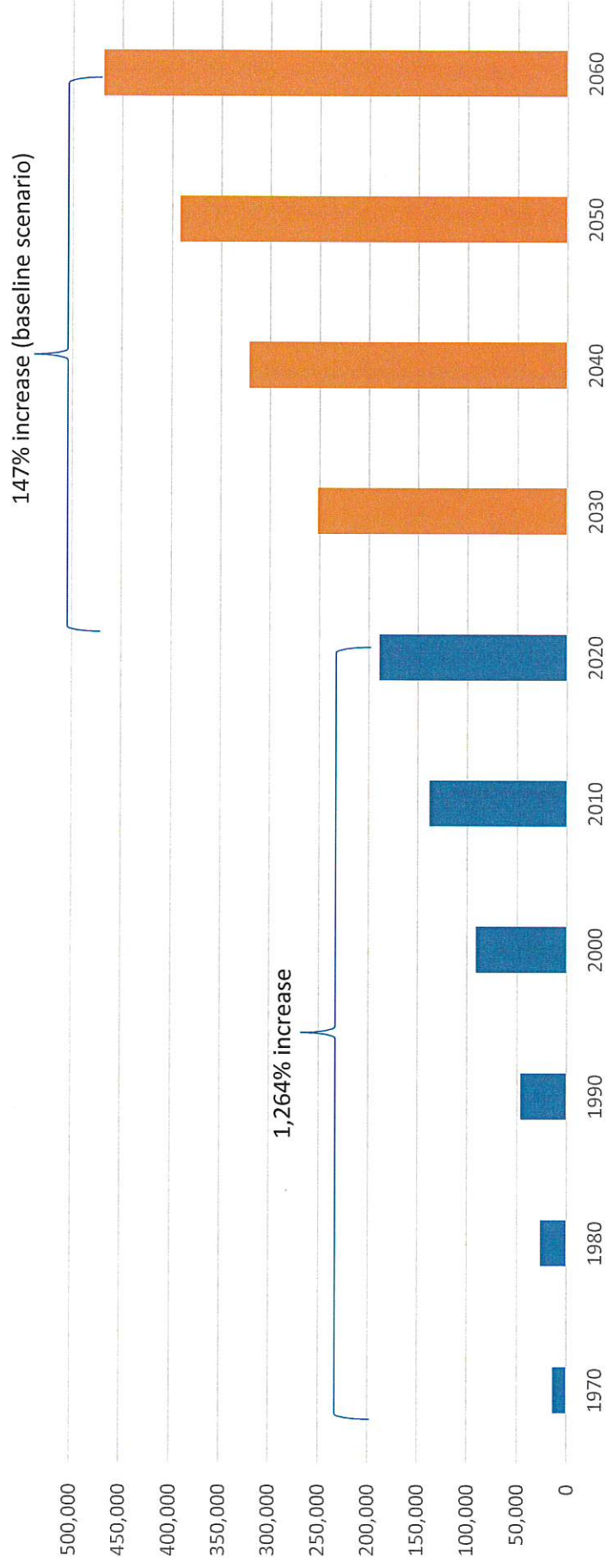
Zach Renstrom | City Council Meetings | September 2021

Water Supply

Washington County's major population centers are 100% dependent on the Virgin River basin, which is closed to further appropriations.

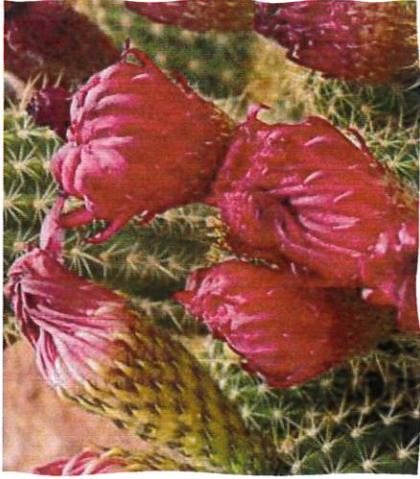
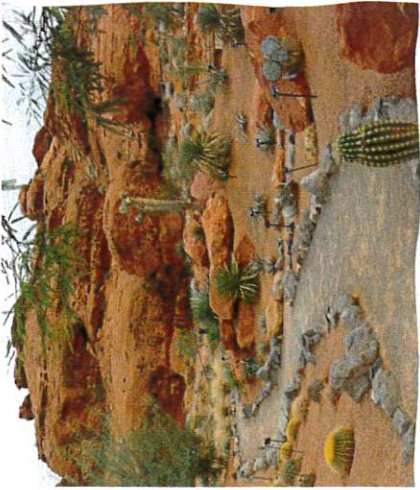


Population Growth



Source: ■ U.S. Census Bureau, ■ Kem C. Gardner Policy Institute





Water Conservation

- Washington County has decreased its water use by more than 30% since 2000
- First county to meet the statewide water conservation goal
- More than \$70 million invested in recent conservation efforts



District Recommendations

- Time-of-day watering ordinance
- Water waste ordinance
- Water efficiency standards for all new construction



Water Efficiency Standards

- Ongoing collaboration with all our municipal partners to ensure standards are consistent throughout the county
- Standards would apply to all **new** construction, including all homeowner association areas and those served by secondary irrigation water



Residential Standards

Applies to all new residential construction, including single and multi-family housing



Two options:

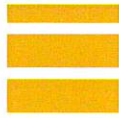
Traditional
Conservation

WaterSense
Certified

Residential Standards: Traditional

- Indoor requirements
 - Hot water recirculation system
 - WaterSense labeled fixtures
 - Energy Star appliances
 - Multi-family housing individually metered with the capability of tracking/reporting unit specific use





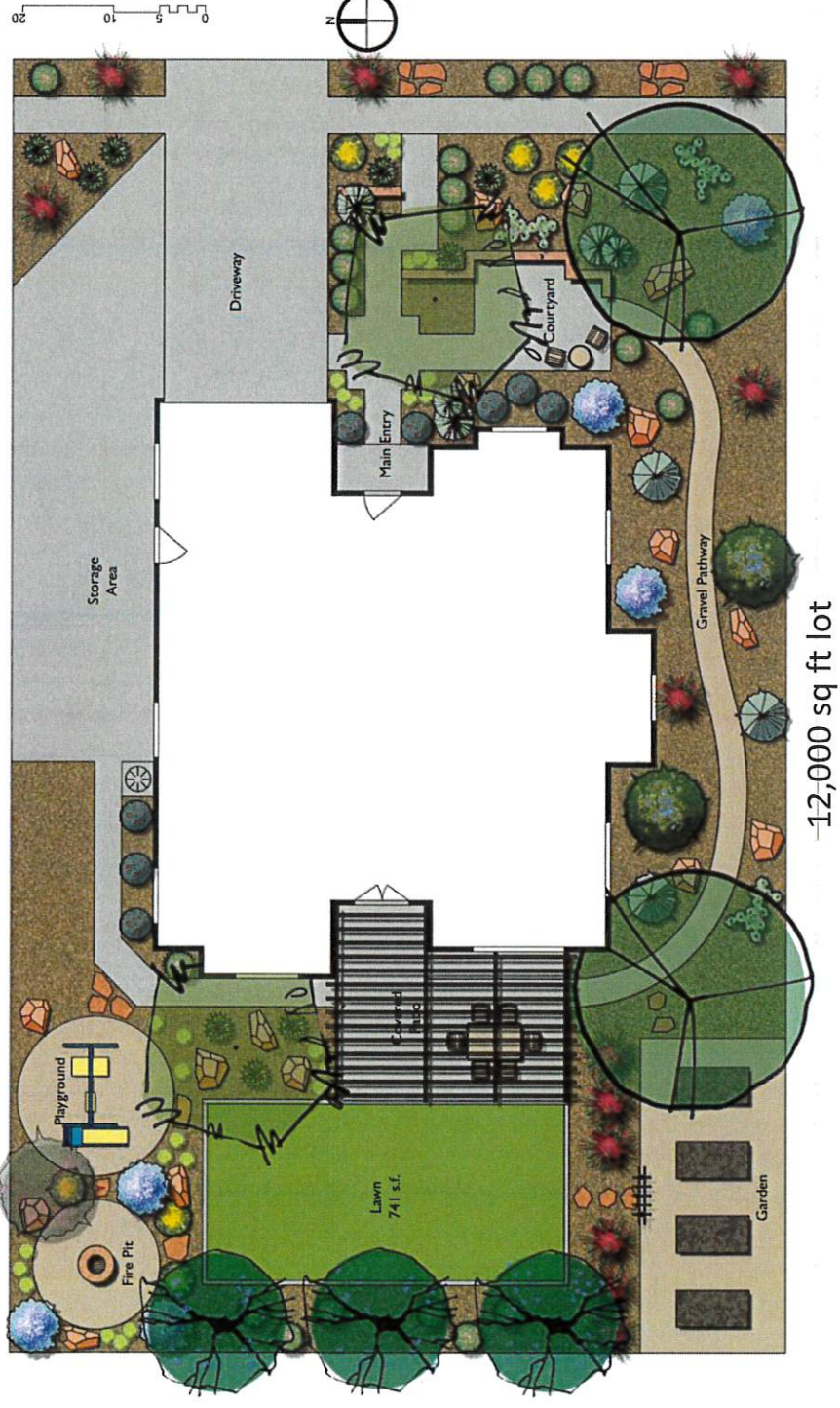
Residential Standards: Traditional

- Outdoor requirements
 - Limit irrigated landscape area to 2,500 square feet, lawn to 750 square feet
 - Pools, spas and other water features count toward 750 square feet unless covered
 - Install landscape specific meters at each property
 - Use a minimum number of approved water-efficient trees and shrubs; irrigate with a drip system
 - Install water-smart irrigation controllers
 - Avoid lawn on park strips, slopes greater than 25% and areas less than 8 ft wide
 - Require pool covers
 - Secure city verification

Residential Standards: Traditional Cost

Conservation Measure	Average Cost	Anticipated Water Savings (per gallon/year/home)
Hot water recirculation system	\$550	10,600
WaterSense toilet	\$0	1,900
WaterSense faucet	\$0	3,700
WaterSense showerhead	\$0	2,800
Energy Star dishwasher	\$100	400
Landscape modifications (separate meter, smart controller and more efficient landscape on 10,000 sq ft lot)	\$3,250	28,700
Pool cover	\$10,000	10,000

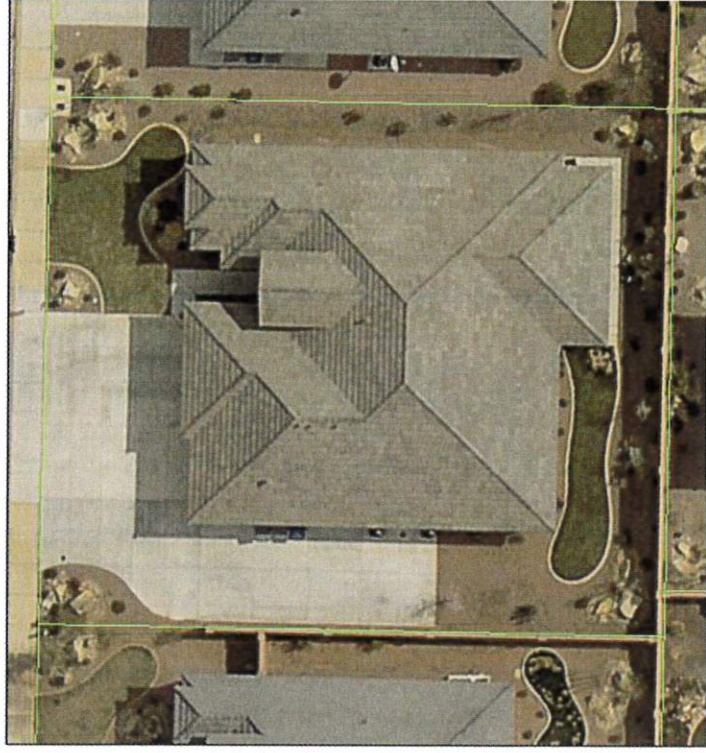
Residential Standards: Traditional Concept



Examples



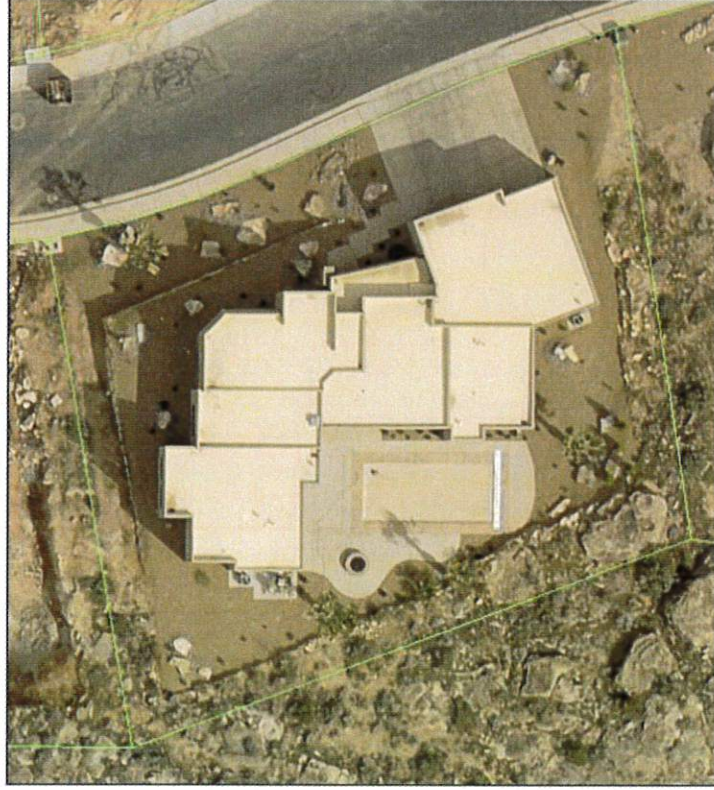
10,300 sf lot



9,040 sf lot



Large Lot Examples

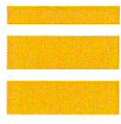


18,500 sq ft lot



18,700 sq ft lot



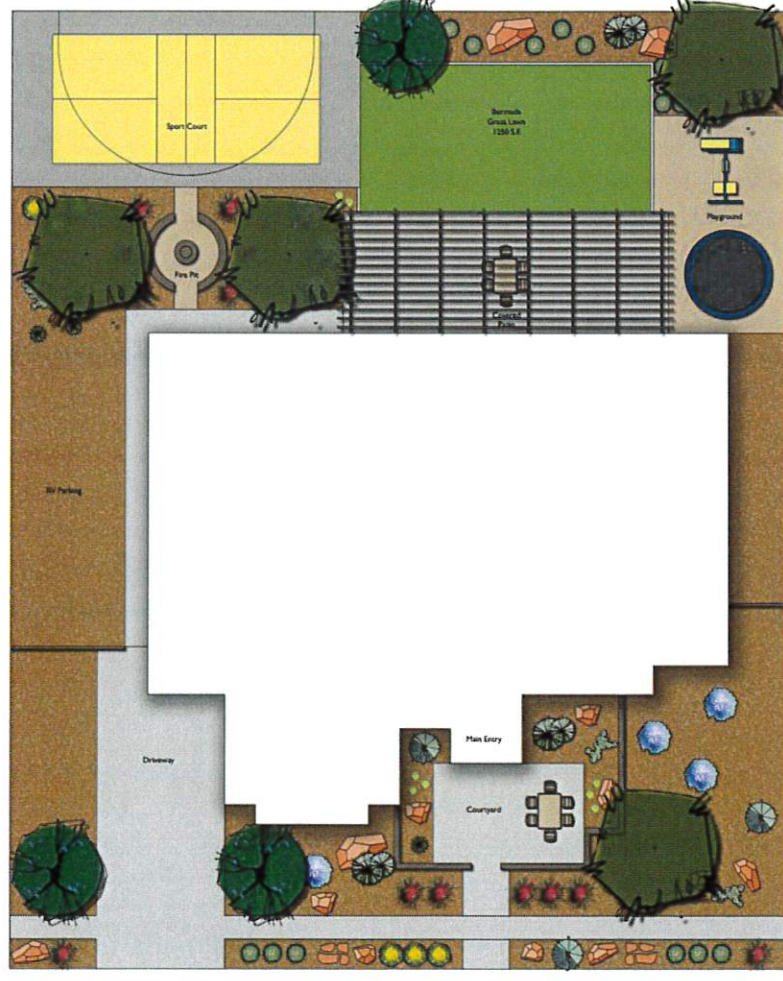


Residential Standards: Certified

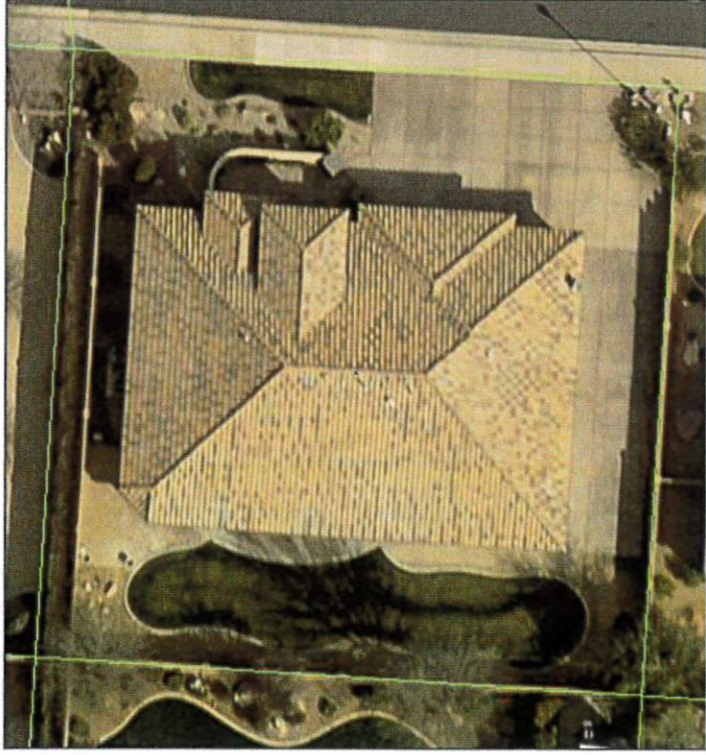
- Allows for greater flexibility
- Certification by approved verifier
- Additional costs



Residential Standards: Certified Concept



Examples Requiring Certification

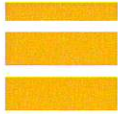


10,900 sq ft lot



18,200 sq ft lot





Commercial, Institutional and Industrial Standards

- Indoor requirements
 - Hot water recirculation system
 - WaterSense labeled fixtures
 - Energy Star appliances
 - Submeter all units
 - Recycle pumps at carwash facilities
-

Commercial, Institutional and Industrial Standards

- Outdoor requirements
 - Lawn prohibited unless a waiver is granted demonstrating a functional purpose
 - Install landscape specific meters at each property
 - Use only approved water-efficient trees and shrubs; irrigate via drip system
 - Install water-smart irrigation controllers
 - Enforce water budget and require use of secondary irrigation at golf courses
 - Prohibit decorative water features
 - Limit commercial misting systems for use from May – August
 - Secure city verification



Feedback, Q&A

wcwcd.org
info@wcwcd.org



To Washington County, Utah:

Mayors, City Council Members, City Managers, County Commissioners, Washington County Water Conservancy District, & SUHBA Members

SUHBA Position Paper: Water Issues in Washington County

The Southern Utah Homebuilders Association ("SUHBA") has produced this position paper in response to the recent flurry of new and proposed water measures. Below is a relatively broad outline of our stance on the three main components of local water policy, as well as our comments on two specific items that are working their way toward adoption by some or all of the cities that are municipal customers of the Washington County Water Conservancy District ("WCWCD"). We do not comment herein on the several water bills being considered in this year's state legislative session.

Issue 1: Allocation of the Existing Water Supply

1) *Policy Position.*

We wish to see the creation of a fair, intentional and orderly system for the prioritization of new water connections.

2) *Priorities.*

- a) Establish a common understanding of the **available supply of water** by clarifying the total amount of water reliably available from existing and readily developable sources, and the **amount of water currently being used in aggregate and per equivalent residential unit ("ERU")**.
- b) **Create a system for tracking the development pipeline across municipalities** to bring greater clarity to the match (or mismatch) between available water and prospective development.
- c) **Institute an orderly process for the allocation of the existing water supply**, including a fair and predictable procedure for the vesting of water service.
 - i) The method and timing of vesting should be based upon the expectation that **any reserved water service is utilized in a timely manner. The hoarding of water connections by way of a vesting "race to the bottom" must be prevented.**
 - ii) Variables that should be considered include: **the relative water usage of various competing land uses; the role and value of smaller projects and builders; and the feasibility and timing of prospective development.**

Issue 2: Conservation

1) *Policy Position.*

We welcome the new emphasis on conservation. There are numerous measures that can be adopted or improved, however, individual tactics will yield widely varying results. **Focus should be placed on measures where water savings will be greatest.**

2) *Priorities.*

- a) Implement conservation best practices in all new development. See elsewhere herein for additional comments on this subject, including on the draft ordinance currently in the process of adoption.
- b) Regulation should apply the Pareto Principle (the 80/20 rule). **Focus policy on the relatively few measures that will yield the greatest water savings.** Avoid cluttering regulation with minutiae that create a significant administrative burden while providing little or no water savings.
- c) **Emphasize a normative approach geared toward improving freely made decisions rather than a prescriptive approach based on coercion and compliance.** Create more and better pricing feedback loops.
 - i) **Both at the time of its allocation and on an ongoing basis, the price of water should better reflect its marginal value.** Building types that use relatively more water should pay a higher impact fee than those that use less. Water rates should increase in a nonlinear manner, i.e. if the cost of X gallons of water is Y, then the price of 2X should be greater than 2Y.
 - ii) **Improve the transparency and usefulness of information available** to individual water users so they better understand the variables in their behavior that most affect water use. Accelerate the adoption of Advanced Metering Infrastructure.
- d) Conservation-oriented policies currently being considered by the WCWCD which we support include:
 - i) Tiered impact fees based upon typical water usage by a range of common building types.
 - ii) Creating a “conservation easement” opportunity by which a consumer can opt into a reduced (0.55 AF) water allocation with a punitive surcharge on water use in excess of the stipulated allotment.
 - iii) Rebate programs designed to encourage the widespread, voluntary conversion of ornamental lawn to xeriscape.

Issue 3: New Sources

1) *Policy Position.*

We continue to support the Lake Powell Pipeline as an expansion of Washington County's water supply and an alternative to relying solely on water sources from the Virgin River basin. **We also encourage the ongoing development of additional water capacity from sources over which we have greater local control.**

2) *Priorities.*

- a) Expand and accelerate the **development of the secondary water system** (sources and distribution) in order to reduce the use of potable water for irrigation.
- b) Take the next steps in **exploring technological solutions** with the potential to significantly increase the amount of usable water available from the Virgin River.

The Water Conservation Ordinance Applicable to New Construction

General Conditions

We attended the Water Summit in November 2021 and provided comments at that time in response to the conservation measures being considered. As we said then, we generally accept additional conservation-oriented regulation of new construction. We wish to be clear in our support of wise water management.

In fact, new residential construction already uses considerably less water across the board than was typical even a decade ago. New homes utilize indoor water very efficiently; beautiful, drip-irrigated xeriscaping has become commonplace; and smaller lots and multifamily homes comprise a larger share of new residential development than before. The cumulative impact is remarkable. Total countywide water consumption has remained relatively stable in recent years despite continued growth in tourism and permanent population. **The state of the art in new home construction has helped bend the demand curve for water and will continue to do so going forward.**

Unfortunately, while we accept additional regulation, the proposed ordinance is constructed in exactly the fashion we oppose: **rather than being focused on the few remaining areas that will yield large water savings, it is laden with minutiae that significantly increase administrative costs while providing little or no conservation benefit.**

We have also found the process lacking in transparency and stakeholder inclusion. As far as we can tell, the ordinance has been in the active drafting process for months, but we were not involved in

those deliberations at all. Instead, we were only provided a document once the language was substantially set in stone and its adoption set in motion.

Specific Policies

We support the installation of hot water recirculation systems, and the exclusive use of water-efficient fixtures and appliances. We support the use of smart irrigation controllers. We support landscaping standards that emphasize shade trees and drought-tolerant plant species. We support ending the practice of placing turf in planter strips and on steep slopes. **We support a turf maximum on new residential construction,** however, we recommend indexing the allowance to lot or yard size (with a reasonable upper limit). We support applying conservation standards uniformly, including in HOAs and areas served by secondary irrigation water. We support accelerating the development of a secondary irrigation water system where feasible. We request that common sense be applied in the implementation of this strategy so that secondary distribution lines and meters are not required in locations that are not realistic candidates for connection to a secondary water system.

We oppose conservation standards that are more stringent on multifamily building forms than single family. This includes requiring the individual metering of multifamily homes. We oppose the mandatory landscaping of an entire yard prior to the issuance of a certificate of occupancy. We oppose a requirement of automatic pool covers. **(We strongly support efforts to make evaporation an educational point of emphasis so that pool owners are equipped to make better decisions as they design new pools and mitigate water loss from existing pools.)** In each case, our opposition is predicated on an assessment that the benefits fall well short of justifying the cost.

In analyzing the proposed ordinance, we searched for comparable regulations in Arizona and Nevada, and mostly came up empty. A notable exception was Las Vegas, which has adopted strict water regulations and makes them easy to find. Yet even compared with Las Vegas, the Washington County ordinance proposes several more stringent elements as applied to new residential construction. The landscaping standard for single family homes in Las Vegas allows up to 50% of the side and rear yard area to be turf with a cap of 5,000 square feet, which would equate to around 12-17% of the total lot size. We think that percentage range is about right, but the 5,000 square foot cap is too high. Las Vegas does not micromanage tree size or drip-irrigation design nor require automatic pool covers as part of their conservation mission.

City Disclaimer of Water Availability for Pending Development Applications

Last week, St. George City adopted a temporary ordinance requiring that new development applications include a disclaimer of water availability. We understand the intent of the ordinance is to clarify the status quo as it pertains to the vesting of water availability: while land use vests earlier, there is currently no “guarantee” of water service until the impact fee is paid and a building permit is issued.

As discussed at greater length above, we endorse an intentional approach to the reservation of water connections so that all participants in the development process have sufficient predictability to make sound decisions relative to development activities which will span many years and entail the investment of many millions of dollars.

Closing Statement

We desire to be good community partners and a willing resource. We believe in the power of working together across institutional lines to address current and future growth-related issues.

Sincerely,

2022 Southern Utah Home Builders Association Board of Directors
February 9, 2022

CHAPTER 3: SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

These provisions are applicable to all new construction, and new development in any residential zone, or for any single family or multiple family residential development in any zone.

-3-1: Construction Standards

- A. New single family or multiple family residential dwellings 1,000 square feet or greater shall install hot water recirculation systems, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. New single family or multiple family residential dwellings shall install WaterSense labeled fixtures, including, but not limited to faucets, showerheads, toilets, and urinals.
- C. New single family or multiple family residential dwellings shall install Energy Star qualified appliances.
- D. All multiple family units with ground floor square footage or individually plated, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually plated condominium units are excepted if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping.

-3-2: Landscape Standards

- A. For all new residential construction or development, the landscaping shall meet the following requirements:
 1. Single Family Dwellings, and Multiple Family Dwelling Projects with Ten Units or Less:
 - a. The total grass area shall not exceed the following:

Lot size	Maximum grass
Up to 6,000 sf	750 sf
Up to 12,000 sf	1,000 sf
Up to 18,000 sf	1,250 sf
Up to 24,000 sf	1,500 sf
More than 24,000 sf	2,000 sf
 - b. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 15%; and

- c. Each single dwelling shall have a minimum of two water-efficient shade trees with a minimum one-and-one-half-inch (1½") caliper trunk. Each multiple family development with ten units or less shall follow city approved landscape plans for number of shade trees.

2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the Landscape Standards in __-4-2, below.

__-3-3: Restrictive Covenants in Conflict with Water Efficiency Standards

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, recorded after passage of this ordinance, are void and unenforceable if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

CHAPTER 4: NONRESIDENTIAL ZONES AND DEVELOPMENT WATER EFFICIENCY STANDARDS

These provisions are applicable to all new construction and new development in all nonresidential zones, and nonresidential development in any zone.

__-4-1: Construction Standards

- A. Hot water recirculation systems shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. WaterSense labeled fixtures shall be installed, including, but not limited to faucets, showerheads toilets, and urinals.
- C. Energy Star qualified appliances shall be installed.
- D. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.
- E. All carwash projects shall recirculate and limit the maximum amount of water to 35 gallons per vehicle washed.

- 247 F. Exterior, decorative water features are prohibited, except up to five decorative water
248 features with 50 gallon or less capacity and maintained recirculating pumps.
249
- 250 G. All golf courses using water district or municipal water supplies shall irrigate with
251 secondary irrigation water and shall have separate water meters for the golf course.
252 Irrigation with potable water is prohibited. Each golf course development shall submit
253 and follow a water budget with the Landscape Documentation Packet and identify water
254 conservation measures for city approval.
255
- 256 H. Outside misting systems shall only operate during the May through August time period
257 where the daily high temperature is 90 degrees Fahrenheit or greater.
258

259 **-4-2: Landscape Standards**
260

- 261 A. All new construction and new development in all nonresidential zones, and nonresidential
262 development in any zone, shall meet the Landscape Design Standards and Irrigation
263 Design Standards of this ordinance.
264

- 265 1. Grass is not permitted outside of an active recreation area. In addition, grass is
266 prohibited in park strips, all landscape areas less than eight feet wide, and on any
267 slope that exceeds 15%. Note 15% is about a 4 to 1 slope
268
- 269 2. Landscape and irrigation installers shall follow the plans that have been signed
270 and approved by the city.
271
- 272 3. Each project shall propose and follow an approved Planting Plan that has a
273 minimum of 40% vegetative cover of a landscaped area with water-efficient
274 shade trees and bushes adequate in number and configuration to visually enhance
275 the project, prevent heat islands, and prevent soil erosion. The configuration of
276 the vegetation in the Planting Plan is in the sole discretion of the city.
277
- 278 4. If secondary irrigation water is available, each project shall connect to the system
279 for all outdoor water use. A city may make minor exceptions, allowing use of
280 treated water for outdoor plantings in small beautification areas, in its sole
281 discretion.
282

283 **B. Required Documentation**
284

- 285 1. **Landscape Documentation Package:** A copy of a Landscape Documentation
286 Package shall be submitted to and approved by the city prior to the issue of any
287 building permit. A copy of the approved Landscape Documentation Package shall
288 be provided to the property owner or site manager. The Landscape
289 Documentation Package shall be prepared by a professional landscape architect
290 (PLA) and shall consist of the following items:

Proposed WCWCD landscape ordinance

Waterboards opinion of items chapter 3 CONSTRUCTION STANDARDS.

Please use the commonsense parts of the proposed landscape ordinance. Possible examples.

3- 1A Hot water recirculation systems make sense.

3-1 B Water sense fixture requirement, fixtures can easily be replaced after occupancy. Why not keep suggesting water saving devices and keep offering grants.

3-1 C Continue to offer grants based on energy star rating.

3-1-D Encourage outside water meters where feasible not mandated. One size does not fit all.

3.2: LANDSCAPE STANDARDS

3-2 A. Ease up on lawn restrictions, encourage lawn irrigation recirculation systems, the only loss is consumptive use and evaporation, made up by harvesting rainwater.

Encourage use of low water consumption grass varieties

3-2 B encourage low consumption water park strips

3-2 C Do not mandate types of plants and trees. Encourage low water use varieties using rebate grants. For the use of listed varieties.

3-3: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICENCY STANDARDS

The board wanted to make sure existing homeowners association rules can be grandfathered or recognized. (Example the next phase of an existing development.)

CHAPTER 4: NON-RESIDENTIAL ZONES AND DEVELOPMENT WATER EFFICENCY STANDARD

Most of this chapter seems to mirror the residential standards. Waterboards concerns were forcing owners to hire a landscape architect for design.

can the district create several designs, (Encourage use of recommended design using water savings data)?

Pressure regulation on landscape should be encouraged depending on water quality concerns. If secondary water is not clean it will plug pressure reducing valves.

Water sense labeled smart controllers irrigation controllers make sense, offer rebates

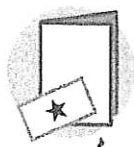
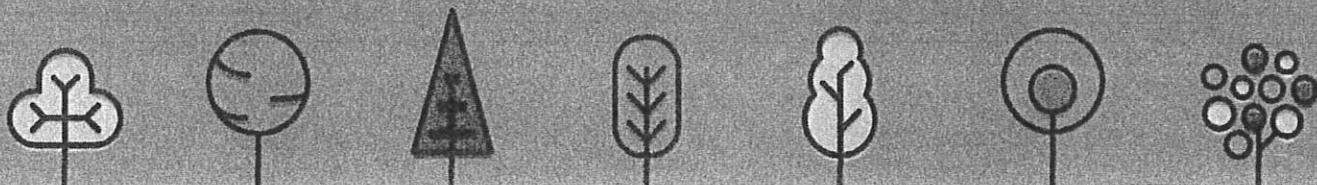
Encourage low flow volume irrigation equipment.

? should a standardized landscape ordinance include urbanized farming? What about Agriculture related residential zoning?

If all the shall references were removed from the ordinance there would be a good place to start.

NOTE: The districts draft ordinance is kind of like the ten commandments. The waterboard recommendations are kind of like the 10 suggestions. Hopefully there can be some common ground that does not appear we are dictating. If the landscape draft is approved as written, the cities will need to staff new departments to enforce all the new regulations.

RECEIVE UP TO \$30 OFF ON SELECT TREES



Secure your coupon and information packet today by emailing your name and address to julie@wcwcd.org.

QUALIFICATIONS

- Valid for the purchase of one (1) tree per property.
- Property must be located in Washington County.
- Tree must be purchased from a participating retailer between February 15 through May 1 or September 1 through December 1.
- The redemption value is \$30 (or less if the purchase price is less than \$30).
- Coupon only valid on select trees. Review the list of qualifying trees prior to purchasing.
- Trees must be 5-gallon or larger (15 gallon sizes are recommended).
- Coupon does not cover sales tax.
- Coupon is not transferable or redeemable for cash.
- Offer not valid on prior purchases.

PARTICIPATING RETAILERS

Star Nursery

1145 W. Sunset Blvd.
St. George, UT 84770

385 W. Telegraph Road
Washington, UT 84780

1335 S. Dixie Drive
St. George, UT 84770

Ballard's Nursery

691 N State St
Hurricane, UT 84737

Elim Valley Nursery

1825 South Flora Tech Rd
Hurricane, UT 84737

Sandia Nursery

4234 S Washington Fields Rd
Washington, UT 84780

Big Trees Nursery

240 N 100 E
Kanarraville, UT 84742



This program is funded by the Washington County Water Conservancy District and Utah Community Forestry Council. This program's funding period ends May 1, 2022.

QUALIFYING TREES:

Common Name	Scientific Name	Size (HxW)	Type
Podless Sweet Acacia	<i>Acacia farnesiana</i> 'Sierra Sweet'	20'x20'	Deciduous
Sensation Boxelder	<i>Acer negundo</i> 'Sensation'	30'x25'	Deciduous
Apple Serviceberry	<i>Amelanchier x grandiflora</i>	25'x20'	Deciduous
Common Hackberry	<i>Celtis occidentalis</i>	60'x60'	Deciduous
Netleaf Hackberry	<i>Celtis reticulata</i>	30'x30'	Deciduous
Western Redbud	<i>Cercis occidentalis</i>	15'x10'	Deciduous
Desert Willow	<i>Chilopsis linearis</i>	25'x15'	Deciduous
Cockspur Hawthorn	<i>Crataegus crusgallii</i>	35'x35'	Deciduous
Arizona Cypress	<i>Cupressus arizonica</i>	40'x20'	Deciduous
New Mexico Olive/Privet	<i>Forestiera neomexicana</i>	18'x12'	Deciduous
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	80'x55'	Deciduous
Golden Raintree	<i>Koelreuteria paniculata</i>	40'x40'	Deciduous
Crabapple	<i>Malus</i> spp.	20'x20'	Deciduous
Texas Umbrella Tree	<i>Melia azedarach</i>	40'x40'	Deciduous
Wilson Olive	<i>Olea europaea</i> 'Wilson'	25'x20'	Evergreen
— Pinyon Pine	<i>Pinus edulis</i>	36'x20'	Evergreen
Alleppo Pine	<i>Pinus halepensis</i>	40'x70'	Evergreen
Stone Pine	<i>Pinus pinea</i>	40'x60'	Evergreen
Japanese Black Pine	<i>Pinus thunbergii</i>	20'x60'	Evergreen
Arizona Sycamore	<i>Platanus wrightii</i>	50'x50'	Deciduous
Texas Honey Mesquites	<i>Prosopis glandulosa</i>	40'x35'	Deciduous
Screwbean Mesquite	<i>Prosopis pubescens</i>	15'x20'	Deciduous
Arizona Velvet Mesquite	<i>Prosopis velutina</i>	30'x30'	Semi-Deciduous
Western Honey Mesquite	<i>Prosopis glandulosa torreyana</i>	30'x20'	Deciduous
Texas Red Oak	<i>Quercus buckleyi</i>	50'x50'	Deciduous
Holly Oak	<i>Quercus ilex</i>	60'x60'	Evergreen
Burr Oak	<i>Quercus macrocarpa</i>	80'x80'	Deciduous
Shumard Oak	<i>Quercus shumardii</i>	40'x60'	Deciduous
Cork Oak	<i>Quercus suber</i>	70'x70'	Evergreen
Lacebark Elm	<i>Ulmus parvifolia</i>	40'x50'	Deciduous
Arizona Rosewood	<i>Vauquelinia californica</i>	15'x20'	Evergreen
Japanese Zelkova	<i>Zelkova serrata</i>	50'x50'	Deciduous

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$ 250

For office use only:

File No: 2022-CUP-03

Receipt: 8.155216

APPLICATION & SUBMITTAL CHECKLIST

Name: Andrew Hathaway Telephone: 8015779306

Address: hathaway x@hotmail.com Fax No. _____

Email: 1458 S. 700 W. Hurricane, ut 84737

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: 1458 S. 700W. Hurricane, ut 84737

Tax ID of Subject Property: H-3-2-10-408 Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Accessory Building to store RV's and Boat

This application shall be accompanied by the following:

- ☒ 1. A plot plan showing the following:
 - ☒ Property boundaries, dimensions and existing streets.
 - ☒ Location of existing and proposed building or livestock facility
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☒ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ☒ 3) Building floor plans for new construction
- ☐ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ☐ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-CUP-03
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Andrew Hathaway
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	1458 S 700 W
Zoning:	RA-1
General Plan Map:	Single Family

Update: This applicant was reviewed by the Planning Commission on February 20, 2022 and was continued until the Planning Commission could speak with the applicant about the nature of the outside of the building. The applicant, over the phone, indicated that the desire for the building to cinderblock, instead of the stucco as shown on the submitted site plan.

Discussion: The applicant proposes constructing a 4,800 sq. ft. and 28'1 7/8" tall casita/garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller building and a building of a greater size. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:...*

e. Standards for greater heights and size than permitted by this Code:

- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*

(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)

Findings:

1. The proposed building is not greater than two stories.
2. The proposed building is planned to have a stucco exterior, which does match the exterior to the house as shown below. However, the applicant has indicated they would rather have cinderblock.



Google Street View of the main home

3. The building is set back a minimum of 5' from the side property lines and 5' off the back.
4. Total coverage from the two buildings will be approximately 7,600 sq ft which is approximately 18% of the property.

Recommendation: Staff recommends discussing the concerns about the outside material of the accessory building with the applicant and resolving their concerns before making a motion on the item.

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$ 250

For Office Use Only:

File No. 2022-CUP-04
Receipt No. 8.155876

APPLICATION & SUBMITTAL CHECKLIST

Name: Red Rock Hospitality LLC Telephone: 208-756-7829

Address: 99 W South Temple Unit 1702, Salt Lake City, UT 84101 Fax No. _____

Email: mickeysingh17@gmail.com

Agent (If applicable): Ishra jSingh Agent's Phone: 208-756-7829

Agent email: mickeysingh17@gmail.com

Address of Subject Property: SW corner of 1760 W State Street

Tax ID of Subject Property: H-3-1-33-3321 Zone District: HC

Proposed Conditional Use: (Describe, use extra sheet if necessary) Height Variance

This application shall be accompanied by the following:

- ☐ 1. A plot plan showing the following:
 - ☐ Property boundaries, dimensions and existing streets.
 - ☐ Location of existing and proposed building or livestock facility
 - ☐ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☐ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ☐ 3) Building floor plans for new construction
- ☐ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ☐ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: 2-10-22

Received by: Brienna Spencer

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-CUP-04
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Red Rock Hospitality
Agent:	Ishraj Singh
Request:	A conditional use permit for a building with a greater height
Location:	48 S 1760 W
Zoning:	HC
General Plan Map:	Single Family

Discussion: The applicant proposes constructing a 54' 4" tall hotel building. Hurricane City Code (HCC) 10-15-4 allows the maximum height of a main commercial building to be 35' tall. A property owner may apply for a conditional use permit to build a taller building in a commercial zone. The applicant will also have to file a preliminary site plan at a later time. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:...*

e. Standards for greater heights and size than permitted by this Code:

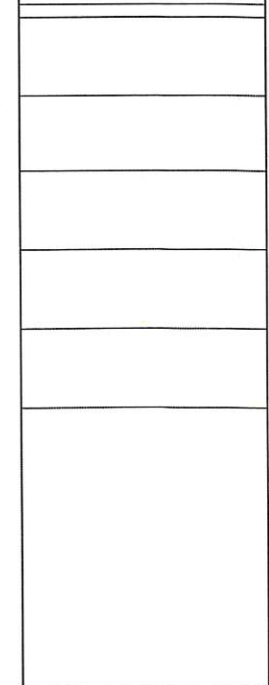
- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*
- (3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)*

One item to consider is that Hurricane's code previously allowed for Commercial buildings with a conditional use permit to be a max of 55'. That code has since been changed to our current standards.

Findings:

1. The proposed building is greater than two stories and there are no immediately adjacent buildings. 1.5 times taller than 35' (the max building height allowed in the surrounding zones) would be 52.5'. The proposed building at its peak is 54' 4", which exceeds the maximum height.
2. The building is set back a minimum of 5' from the side property lines and 5' off the back.

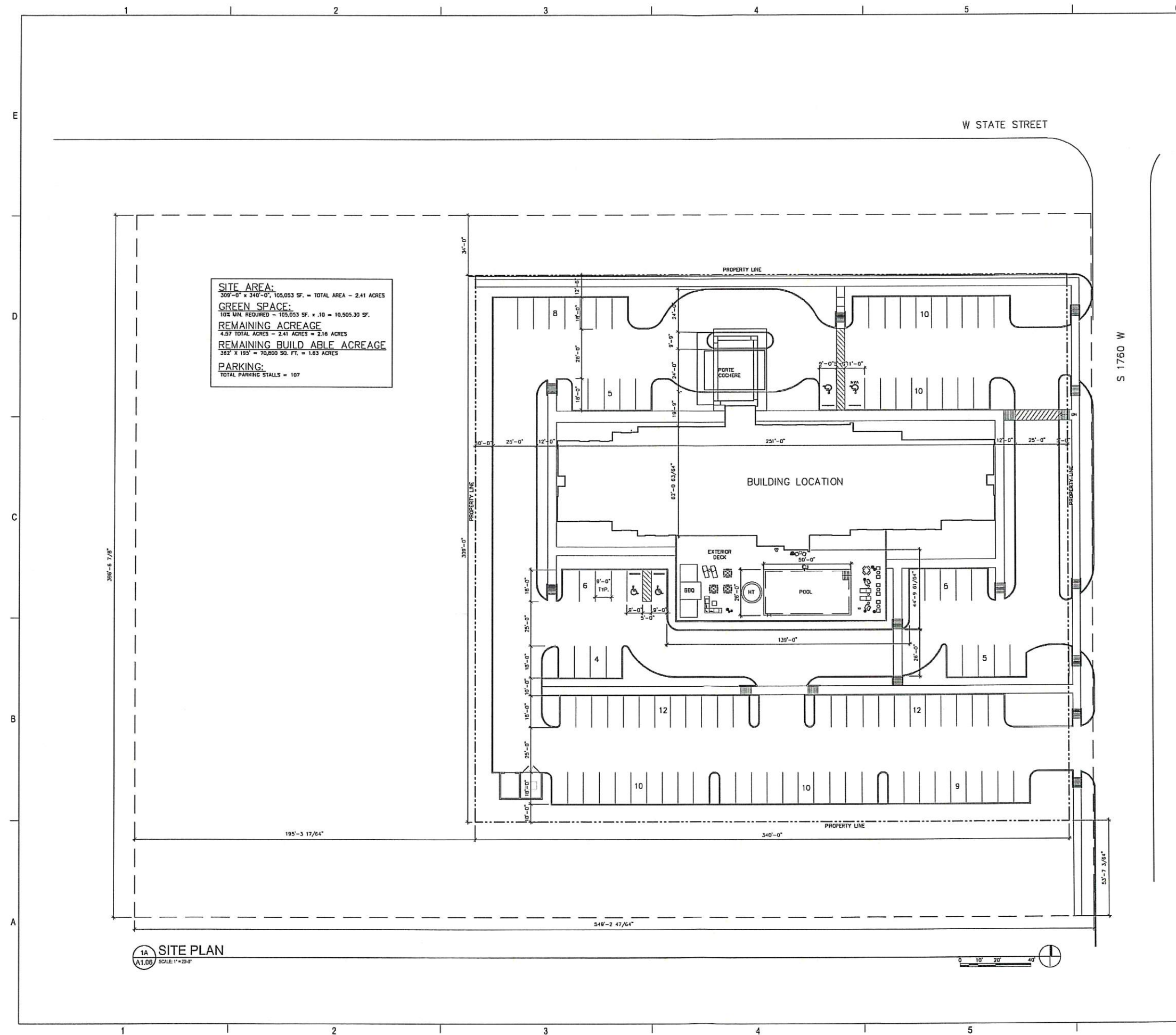
Recommendation: Based on the above findings, staff recommends denial of a conditional use permit.



STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2022-02-08
☐	
PROJECT NUMBER:	001030
DRAWN BY:	Author
CHECKED BY:	Checker

AS101





723 S. RIVER ROAD BLDG D SUITE 2100
ST. GEORGE, UTAH 84790

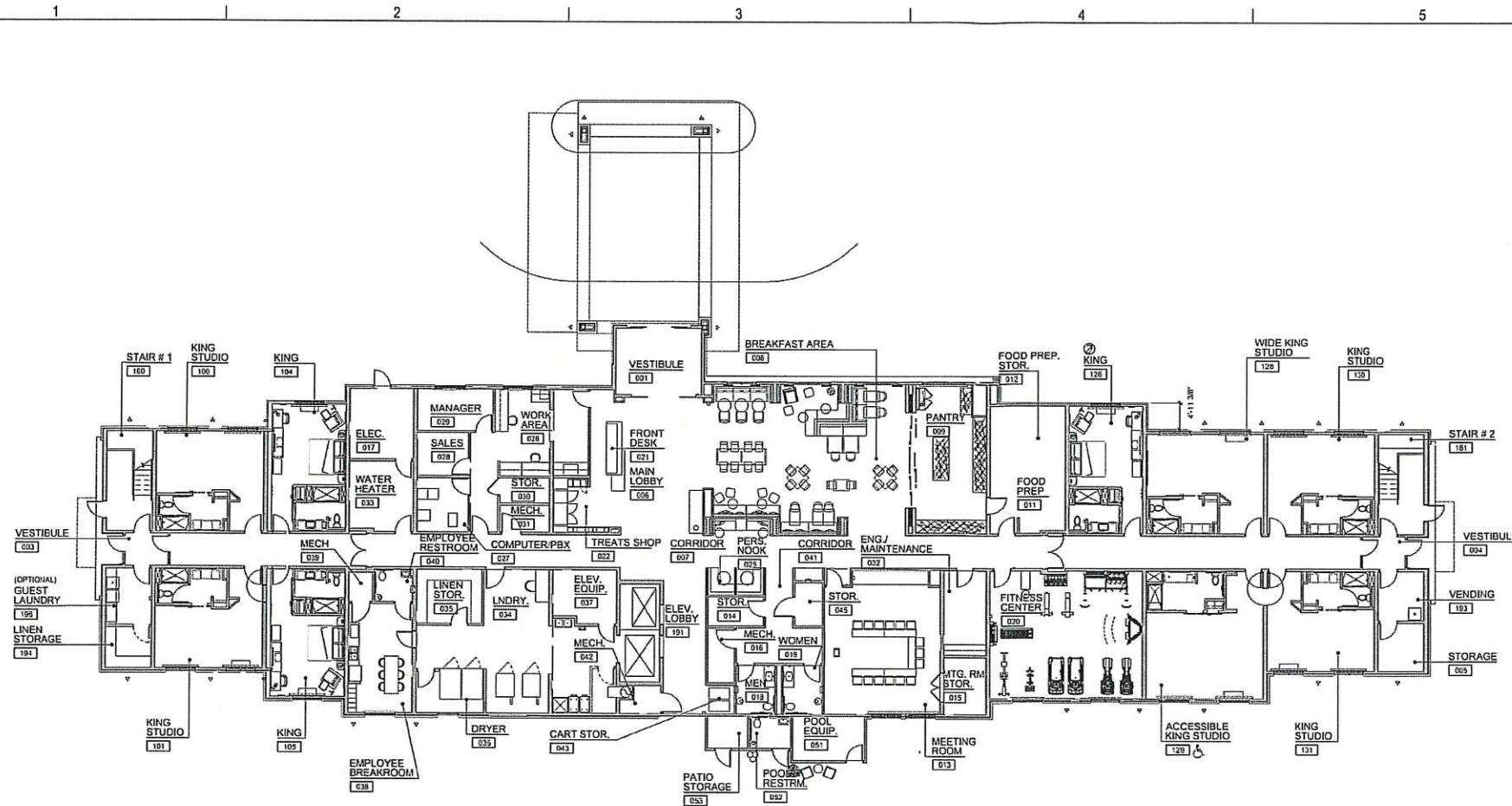
HURRICANE
HAMPTON
INN HOTEL
1760 STATE STREET
HURRICANE, UTAH 84737

STAMP

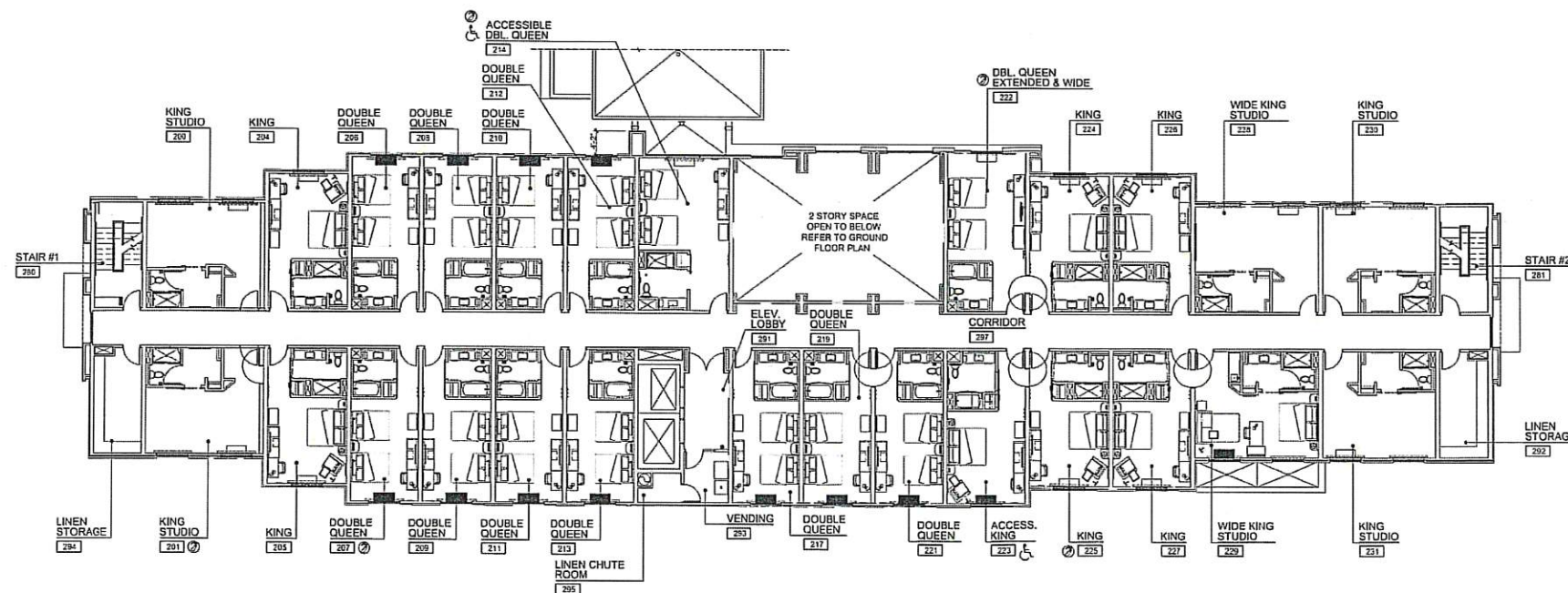
ISSUE TYPE	DATE
NOT FOR CONSTRUCTION	2022-02-08
Δ	
PROJECT NUMBER	001600
DRAWN BY	Author
CHECKED BY:	Checker

FIRST AND SECOND
FLOOR PLANS

A101



1C GROUND FLOOR PLAN - CENTER LOADED
A101 SCALE: 3/32" = 1'-0"



1A SECOND FLOOR PLAN - CENTER LOADED
A101 SCALE: 3/32" = 1'-0"





HURRICANE HAMPTON INN HOTEL
1760 STATE STREET
HURRICANE, UTAH 84737

STAMP

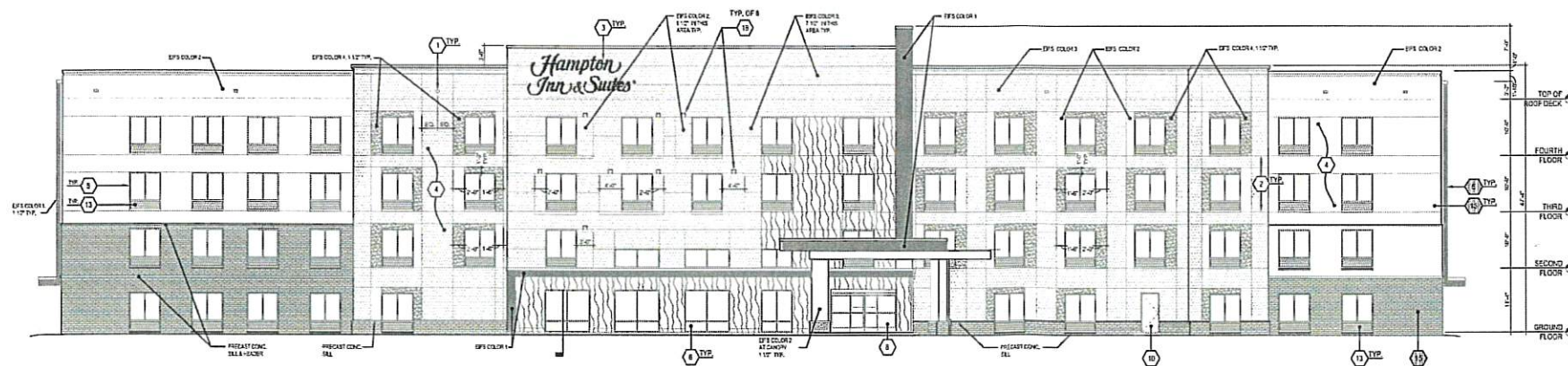
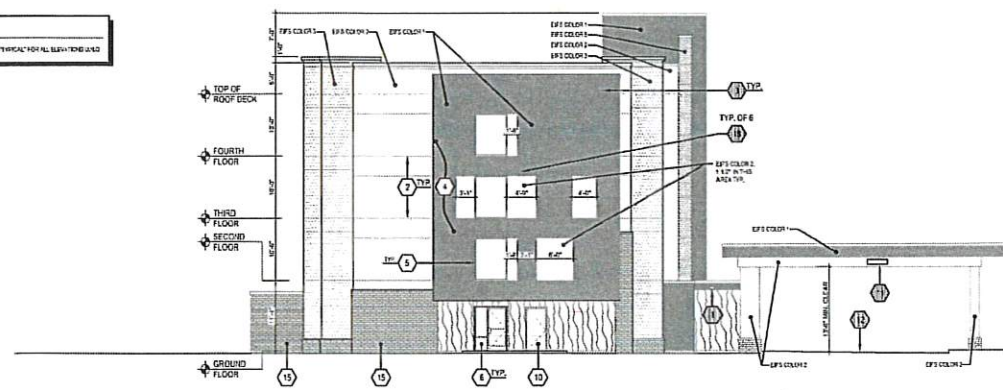
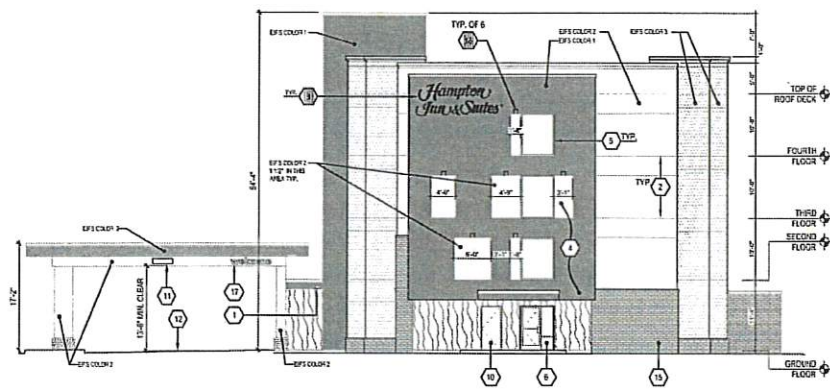
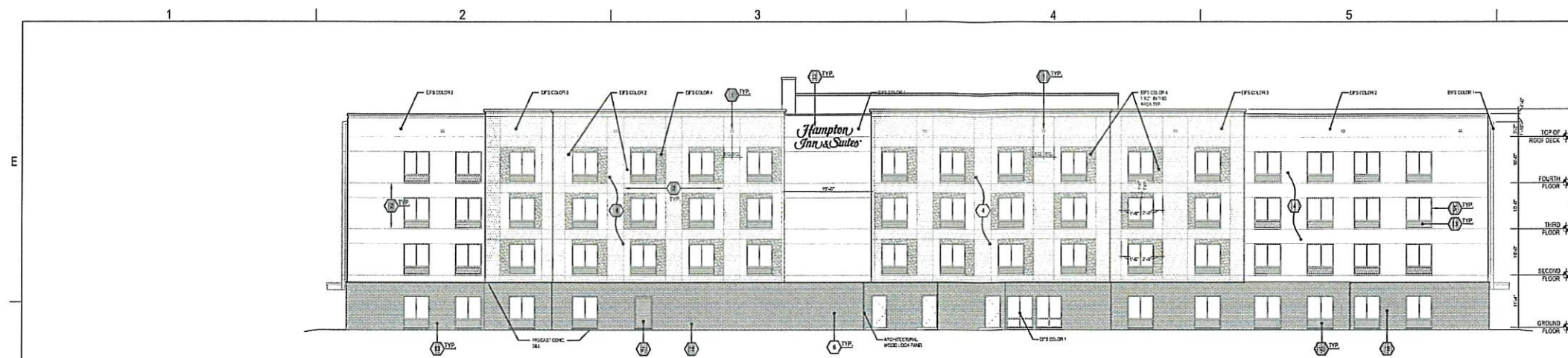
REVISION TYPE:	DATE:
NOT FOR CONSTRUCTION	2022-02-08
PROJECT NUMBER:	1011009
DRAWN BY:	Author
CHECKED BY:	Checker

TYP. FLOOR PLAN

A102

1A TYPICAL GUESTROOM FLOOR PLAN - CENTER LOADED
A102 SCALE: 3/32" = 1'-0"





- KEY NOTES:**



CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$250

For office use only:

File No: 2022-cup-09
Receipt: 8.155877

APPLICATION & SUBMITTAL CHECKLIST

Name: Josh Proctor Telephone: 435-773-0314

Address: Josh P354@hotmail.com Fax No. _____

Email: 1100 N Main St

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: 1100 N Main St

Tax ID of Subject Property: _____ Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

Metal Building

This application shall be accompanied by the following:

- ____ 1. A plot plan showing the following:
 - ____ Property boundaries, dimensions and existing streets.
 - ____ Location of existing and proposed building or livestock facility
 - ____ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ____ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ____ 3) Building floor plans for new construction
- ____ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ____ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	6/23/2021
Application Number:	2022-CUP-05
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Josh Proctor
Agent:	N/A
Request:	A conditional use permit for a metal building
Location:	1100 N Main St
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a metal accessory building 1173 sq. ft. and 12' tall. Hurricane City Code (HCC) 10-13-4 allows the max square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:...*

h. Standards for metal buildings:

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco. (Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)

Findings:

1. The proposed building is 12' tall, a metal building is not allowed to exceed 16', and therefore this building complies. The building is also under the maximum 1,200 sq. ft.
2. The building will be a sandstone color with a gray trim
3. The building will meet the required setbacks within this zoning.
4. The combination of building footprints equals 37% of the lot

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed accessory building be approved.

DREAMS CARPORTS INC

488 W 2000 S Ste # 7 Orem, utah 84058 PH: 801-224-0216

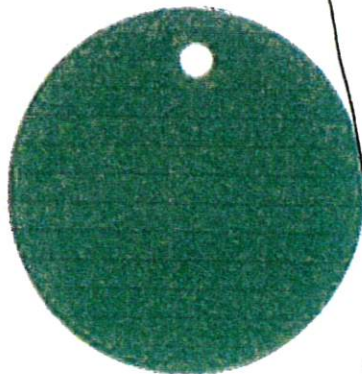
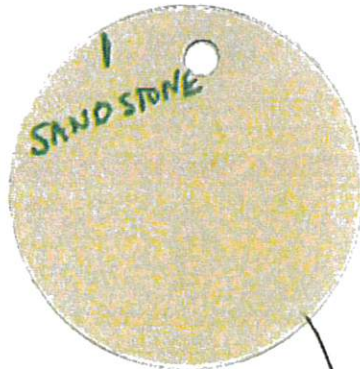
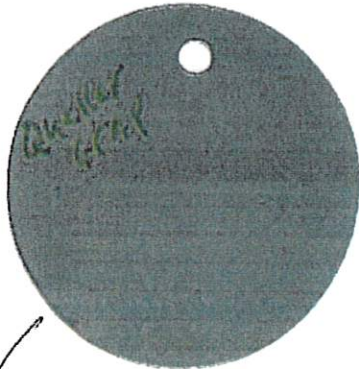
Specification sheet Josh Proctor 1100 N Main Hurricane Ut

- 1: Size - 23 x 51 A-Frame frame is 50 ft
- 2: Frame - 14 GA galvanized 2.5 X 2.5 tubing
- 3: Height - 12 ft legs on side walls
- 4: Roof - 3/12 pitch peak height 14 3/4 ft
- 5: Frame bows approx 5 ft C/C
- 6: Sides closed 29 ga
- 7: Ends closed
- 8: Ratings - 30 Lb snow load includes knee braces on every leg for 115 mph
wind load
- 9: Roof metal 29 GA standard
- 10: 38 concrete anchors every 5 Ft and by each leg attached to base rail

All buildings and carports are designed by A&A engineering

Projects @ aaengineers.com

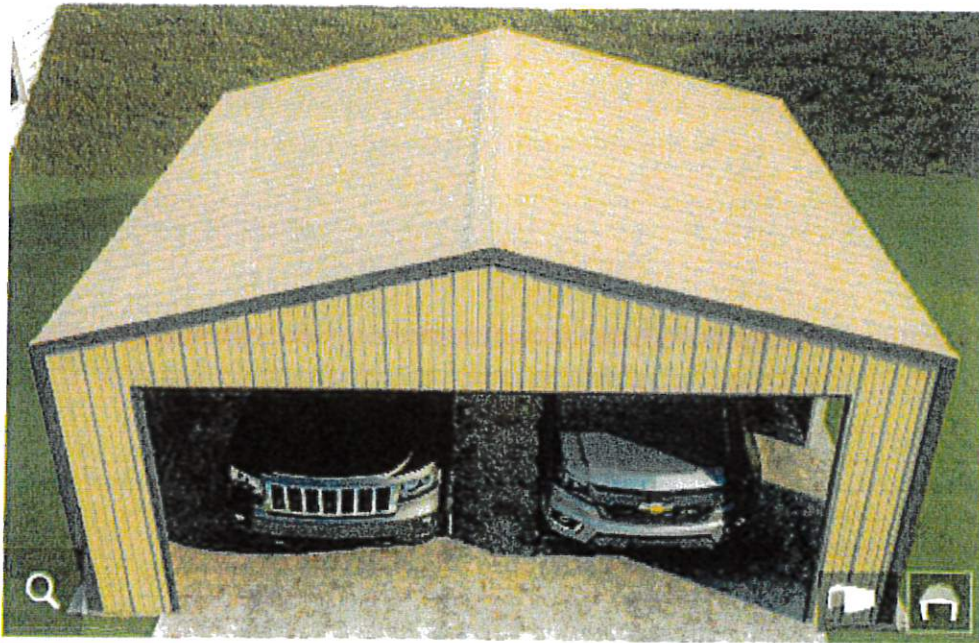
Sales: Brent Johnson 435-619-5680



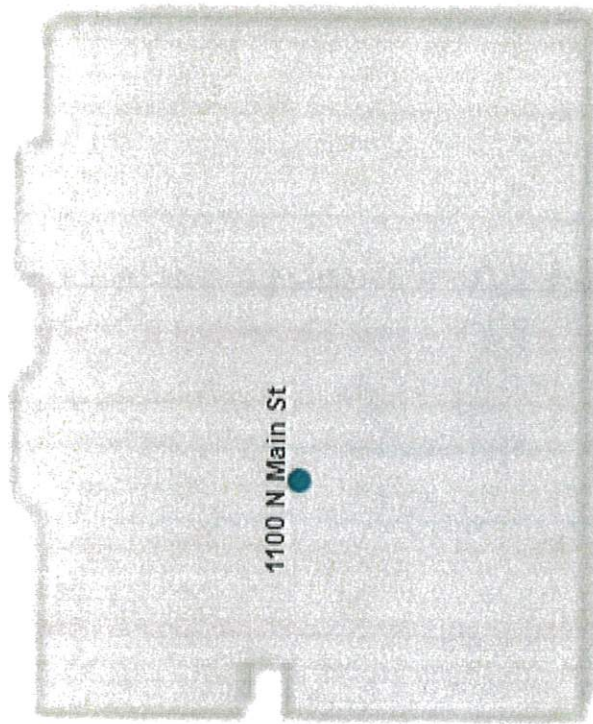
Trim

Roof + sides

Color Reference



MAIN ST



10"



2"

2"

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:
File No. 2021-PP-32
Receipt No. _____

Name: The Hollows, LLC. Telephone: (435) 673-9336

Address: 1472 East 3950 South St. George, UT 84790 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): Brett Burgess Telephone: (435) 673-9336

Address/Location of Subject Property: 3000 South Sand Hollow Rd

Tax ID of Subject Property: H-4136-D-STL, H-4-2-23-411-STL Zone District: R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

Residential Subdivision - 125 lots

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

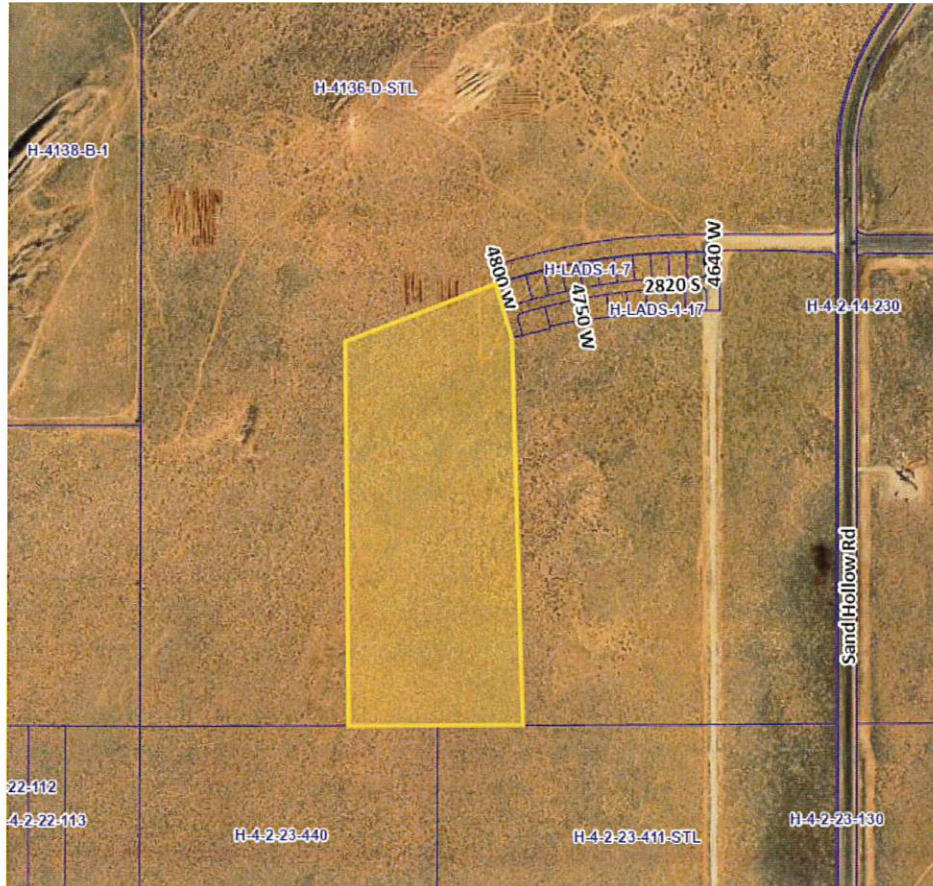


STAFF COMMENTS

Agenda Date:	2/23/2022
Application Number:	2021-PP-32
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Brett Burgess
Request:	Approval of a Preliminary Plat
Location:	3000 South Sand Hollow Rd
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

Discussion:

This application was initially filed in November of 2021, due to issues with the alignment of the master planned roadway Dixie Springs Drive through the property the applicant asked that this application be tabled until they had new plans. This new plan resolves that issue. The applicant has filed a preliminary plat for Area G of Desert Sands, a 36.8 acre parcel with an additional 125 units. This area is immediately to the west of the Lakeside at Desert Sands and Sedero at Desert Sands areas that are currently under construction and is under the jurisdiction of the Desert Sands PDO application.



Map is approximate

JUC Comments

The following items will need to be addressed:

1. **Power:** Dixie Power area. Add on to existing power. Need improvements on Dixie Springs Drive. Preferably on both sides of the road this time. Need easements for power
2. **Sewer:** Have a line in Dixie Springs Drive and 4800 W
3. **Street:** Might need second access on Dixie Springs Drive
4. **Water:** Not clear what's happening with the existing water line. Would prefer it to be in a roadway but that can be negotiated in construction drawings.
5. **Engineering:** Check block lengths. Need second access sooner rather than later through to 3150 S. Need resolution for the water line. Need right turn lane on Sand Hollow Road
6. **Fire:** Second access and temporary fire turnarounds needed
7. **Cable/Phone/Gas/WCWCD:** No comments

Staff Comments: Preliminary Plat

1. All lots comply with R1-8 PDO zoning and the preliminary site plan with the following exceptions
 - a. The realignment of Dixie Springs Drive

- b. Preliminary Site Plan indicates the area will be 140 units and 3.72 units per acre while this plat shows 125 units and 3.39 units per acre
2. The northern boundary of this plat is Dixie Springs Drive. Staff asked the applicant to realign the roadway to match the master plan and the applicant appears to have done so.



3. Road cross sections will need to be approved in the construction drawings process and match the cross sections approved for earlier phases of the development.
4. The recorded subdivision of Lakeside at Desert Sands shows 4800 W as a 45' public street but this plat shows it as a 52' public street. It is on the Transportation Master Plan as a 60' public street. This discrepancy will need to be resolved. Planning staff is currently discussing the issue with engineering.
5. All block lengths appear to meet city standards
6. A second access will be required for this subdivision. Either 4800 W should be extended through to 3150 S or 2950 S needs to be extended to Sand Hollow Road
7. Plat indicates property is not in a tortoise take area
8. Will serve letters have been provided by the culinary and sanitary water providers.
9. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments.



City of Hurricane

Water Department
Ken Richins, Superintendent

October 7, 2021

To Whom It May Concern:

A will serve letter has been requested for Desert Sands Area located at approximately 4800 S Dixie Springs Drive in Hurricane, Utah.

Yes, we do have culinary water in the area of 4800 S Dixie Springs Drive in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

October 13, 2021

Hurricane City

Stephen Nelson

127 N. 870 W.

Hurricane, UT 84737

RE: Area "G" At Desert Sands

Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Engineering Tech

Ash Creek Special Service District

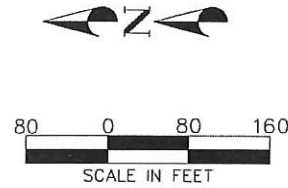
Desert Sands Area "G"

Zoning: PDO high density single family 4-8 Units per acre
We propose 125 lots of the following sizes.

Lot Number	Square Feet	Acres
1	9961	0.23
2	8892	0.20
3	10003	0.23
4	8891	0.20
5	8892	0.20
6	10003	0.23
7	10254	0.24
8	9979	0.23
9	9441	0.22
10	9749	0.22
11	11922	0.27
12	12449	0.29
13	9361	0.21
14	9568	0.22
15	10781	0.25
16	11931	0.27
17	10822	0.25
18	9721	0.22
19	8720	0.20
20	9568	0.22
21	8627	0.20
22	8654	0.20
23	9034	0.21
24	10414	0.24
25	10500	0.24
26	10215	0.23
27	10178	0.23
28	10500	0.24
29	10500	0.24
30	10500	0.24
31	9408	0.22
32	8676	0.20
33	8676	0.20
34	8716	0.20
35	9817	0.23
36	8838	0.20
37	8800	0.20
38	8800	0.20
39	11812	0.27
40	12163	0.28
41	12806	0.29
42	10500	0.24
43	10939	0.25
44	10720	0.25
45	9884	0.23
46	11408	0.26
47	8800	0.20
48	12038	0.28
49	10256	0.24
50	8000	0.18
Total Lot Area:		1,185,103 27.206
Average Lot Area:		9,481 0.218
Minimum Lot Area:		8,000 0.184
Lot count ≥8,000 sq ft.		125
% Lots ≥8,000 sq.ft.		100%

Lot Number	Square Feet	Acres
51	8650	0.20
52	9000	0.21
53	10414	0.24
54	10000	0.23
55	10000	0.23
56	10000	0.23
57	10000	0.23
58	10000	0.23
59	9914	0.23
60	9049	0.21
61	8628	0.20
62	9643	0.22
63	9135	0.21
64	9135	0.21
65	8628	0.20
66	8120	0.19
67	9049	0.21
68	8000	0.18
69	9000	0.21
70	8914	0.20
71	8914	0.20
72	8000	0.18
73	8500	0.20
74	9000	0.21
75	9000	0.21
76	9500	0.22
77	8500	0.20
78	8914	0.20
79	8914	0.20
80	8000	0.18
81	8000	0.18
82	9000	0.21
83	9000	0.21
84	9000	0.21
85	9000	0.21
86	9064	0.21
87	8989	0.21
88	9000	0.21
89	9201	0.21
90	9135	0.21
91	9135	0.21
92	9135	0.21
93	9135	0.21
94	8120	0.19
95	8120	0.19
96	9049	0.21
97	8914	0.20
98	9000	0.21
99	9000	0.21
100	8000	0.18

Lot Number	Square Feet	Acres
101	8000	0.18
102	9000	0.21
103	9000	0.21
104	9064	0.21
105	9000	0.21
106	9000	0.21
107	9000	0.21
108	9522	0.22
109	9450	0.22
110	9450	0.22
111	8400	0.19
112	8400	0.19
113	9450	0.22
114	9450	0.22
115	9364	0.21
116	9690	0.22
117	8700	0.20
118	8700	0.20
119	8700	0.20
120	11626	0.27
121	10600	0.24
122	10600	0.24
123	12502	0.29
124	9000	0.21
125	8825	0.20



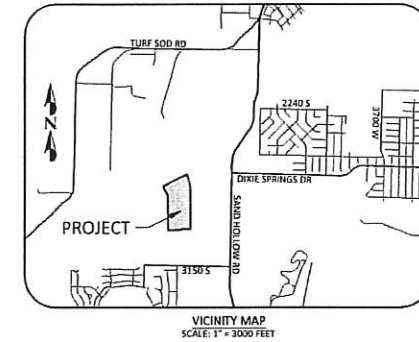
LEGEND:

	PROPERTY BOUNDARY
	STREET CENTERLINE
	ROAD RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE

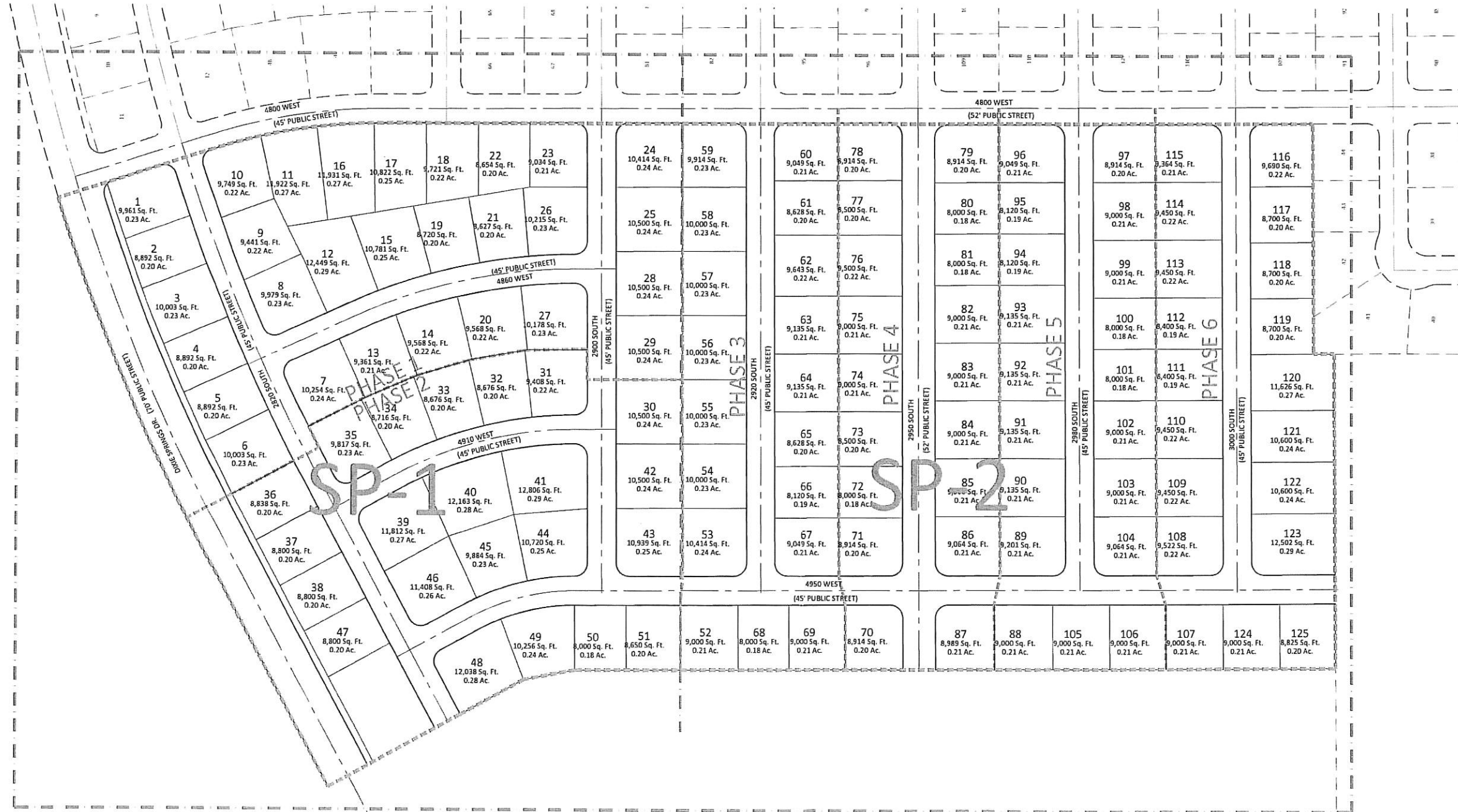
OWNER/DEVELOPER
THE HOLLOWS, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84750

CONTACT
BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com

SITE DATA:
ZONING: R1-B
SITE AREA: 36.8 ACRES
TOTAL DWELLING UNITS: 125 UNITS
DENSITY: 3.39 DU/AC



- NOTES:
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
 2. THIS SITE IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA

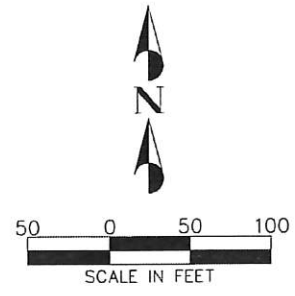


PROJECT NAME:	AREA "G" AT DESERT SANDS HURRICANE SITLA PROPERTY 4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH
DATE:	
APPROVED:	
DESCRIPTION:	
NO.	

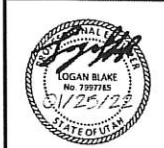
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE:	JAN 2022
PM:	BB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	20 024
SCALE:	1" = 80'
SHEET NUMBER:	SL-1

2 OF 5 TOTAL



- LEGEND:
- PROPERTY BOUNDARY
 - STREET CENTERLINE
 - ROAD RIGHT OF WAY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED SEWER LINE
 - EXISTING SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD POWER LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING WATER VALVE



DATE	DESCRIPTION	NO.

PROJECT NAME:
AREA "G" AT DESERT SANDS
HURRICANE SITLA PROPERTY
4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH

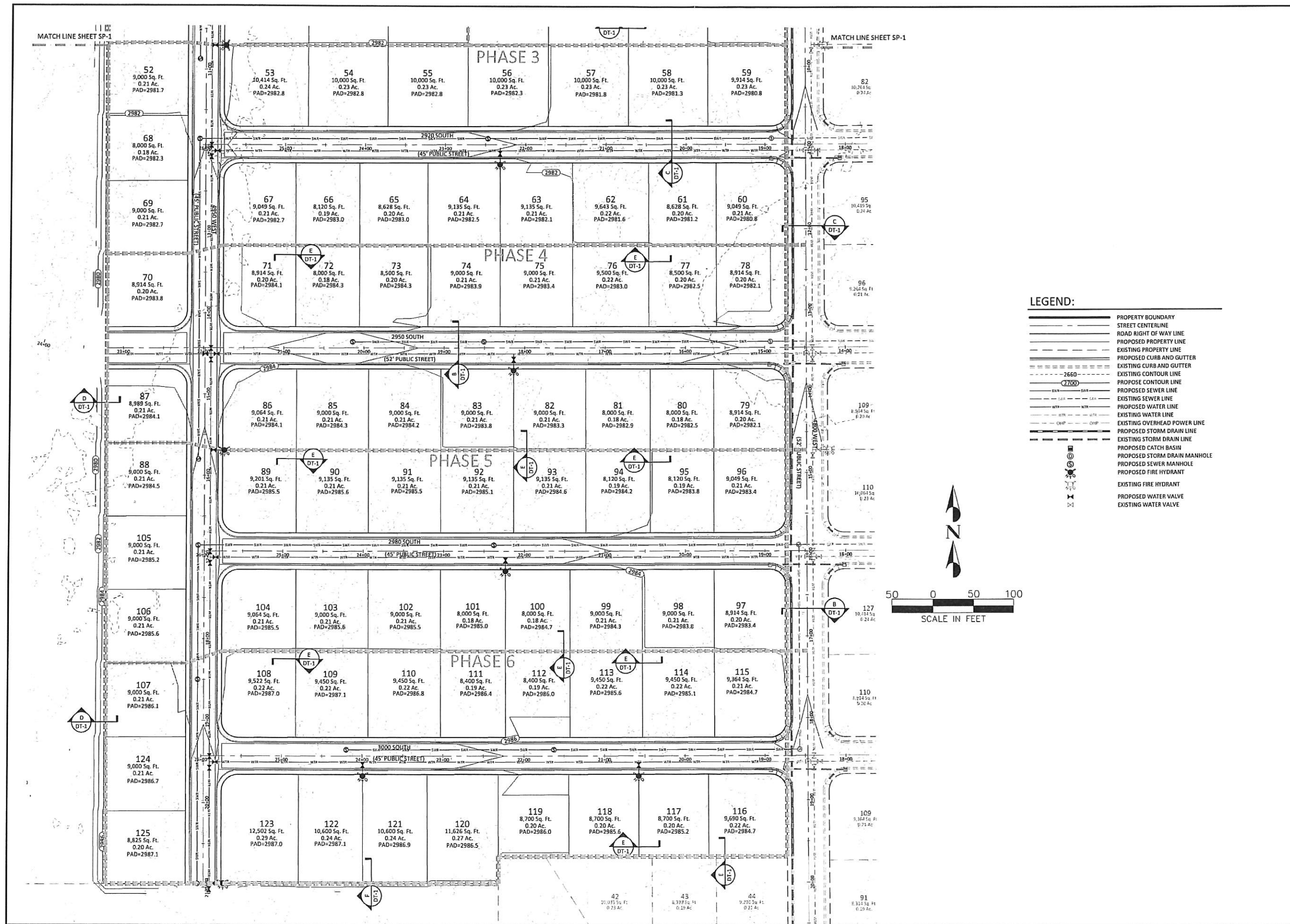
SHEET NAME:
SITE PLAN

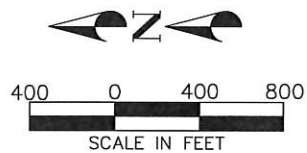
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	JAN 2022
PRG:	BB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	20-024
SCALE:	1" = 50'
SHEET NUMBER:	

SP-1
3 OF 5 TOTAL



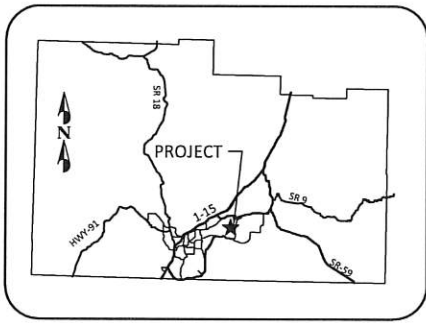


OWNER/DEVELOPER

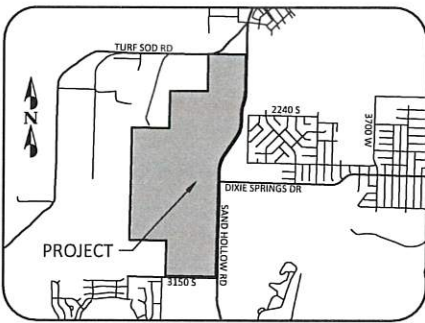
THE HOLLOWS, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com



VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- AREA BOUNDARY LINE
- PROPOSED MULTI-USE TRAIL
- PAVED / UNPAVED
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
1-3 UNITS/ACRE
- HIGH DENSITY SINGLE FAMILY RESIDENTIAL
4-8 UNITS/ACRE
- MULTI-FAMILY RESIDENTIAL
6-15 UNITS/ACRE
- NEIGHBORHOOD COMMERCIAL
- NATURAL OPEN SPACE

LAND USE TABLE

AREA	ACRES	UNITS	DUA	USE
A	35.8	127	3.55	SINGLE FAMILY
B	29.4	118	4.01	SINGLE FAMILY
C	11.4	44	3.86	SINGLE FAMILY
D	6.6	*	*	NEIGHBORHOOD COMMERCIAL
E	11.9	*	*	NEIGHBORHOOD COMMERCIAL
F	23.9	94	3.93	SINGLE FAMILY
G	37.6	140	3.72	SINGLE FAMILY
H	34.9	140	4.01	SINGLE FAMILY
I	17.3	138	7.98	MULTI FAMILY / RESORT
J	18.1	108	5.97	MULTI FAMILY
K	31.6	189	5.98	MULTI FAMILY
L	44.4	355	8.00	MULTI FAMILY / RESORT
M	36.2	140	3.87	SINGLE FAMILY
N	87.8	175	2.02	SINGLE FAMILY
OS	33.2	*	*	OPEN SPACE
TOTAL	460.1	1770	3.85	

PLANNED DEVELOPMENT
OVERLAY ZONE
FOR

DESERT SANDS

LOCATED IN THE SOUTH HALF SECTION 14
AND NORTH HALF OF SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.

DESERT SANDS
PLANNED DEVELOPMENT
LOCATED IN HURRICANE, UTAH
LAND USE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	MARCH 2021
PM:	BB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	XX
PROJECT NO.:	20-024
SCALE:	1" = 400'
SHEET NUMBER:	

LUP-1

1 OF 1 TOTAL

FINAL SITE PLAN APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$250.00

For Office Use Only:
File No. 2622-FSP-02
Receipt No. 8 155630

Name: American Heritage Homes Telephone: 435-272-2824
Address: PO Box 669 Fax No. _____
Agent (If Applicable): _____ Telephone: _____
Email: Seth@AHHomes.com Agent Email: _____
Address/Location of Subject Property: 92 N. 3400 W. _____
Tax ID of Subject Property: H-WALM-8 Building A Zone District: _____
Proposed Use: (Describe, use extra sheet if necessary) Office Building _____

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets when ever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

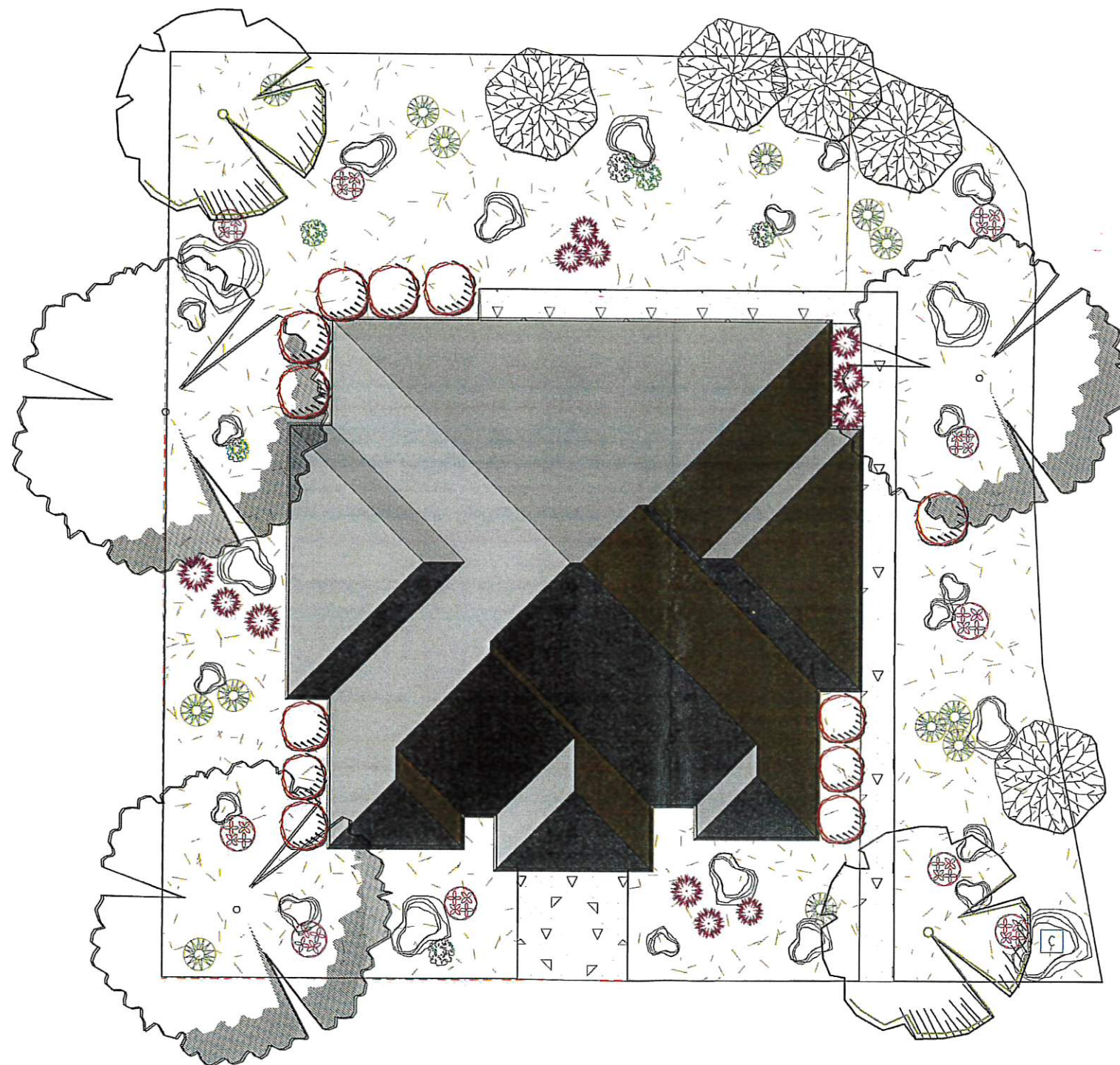
- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way;
- ☒ c) Project name, North arrow, and tie to a section monument;
- ☒ d) The boundary lines of the project site with bearings and distances;
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- ☒ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- ☒ g) Location of man-made features including irrigation facilities, bridges, and buildings
- ☒ h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- ☒ i) Identification of property, if any, not proposed for development, and;
- ☒ j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.



Staff Comments:

1. The applicant has made the main utility improvements to the site when they built the existing building.
2. The parking and all other requirements have been approved when the other buildings were approved.
3. ADA Parking and Access: The applicant may need to add additional ADA parking space or route to the new building since no route is currently in place. Staff is consulting with the building department and has the section under review.
4. All outdoor lighting will need to be installed to City standards
 - a. Should be full cutoff lighting.
 - b. Light Color Temp should be 3000 K or less
5. The landscaping plan provided meets our standards.

Recommendation: Staff recommends the Planning Commission review this application based on City standards. Staff recommends approval of the final site plan subject to the site complying with ADA access standards and Hurricane outdoor lighting standards.



Legend		
Common Name	Qty	
Flower, Edible		
Rosemary, Trailing	6	
Rosemary	10	
Flower, Perennial		
Yucca, Red	12	
Shrub, Cacti		
Yucca, Big Bend	13	
Shrub, Evergreen Broadleaf		
Hawthorn, Indian, Pink	12	
Tree, Deciduous		
Redbud - Eastern	2	
Tree, Evergreen		
Oak, Southern Live	3	



Revision #:

Date: 2/3/2021

Scale:

3/32" = 1'

Landscape Plan: 1

Ruesch & Reeve Law office

Landscape Design by: Kristin

Inspire Landscape & design

- POWER NOTES:**
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
 2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE HIGH VOLTAGE ELECTRICAL SYSTEM.
 3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT: 435.635.5536
 4. POWER SERVICE DRAIN ON THIS PLAN ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE AS PER HURRICANE POWER SPECIFICATIONS AND REQUIREMENTS.
 5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
 6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
 7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
 8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
 9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
 10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
 11. METERS SHALL NOT BE LOCATED IN FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
 12. DEVELOPER WILL BE BILLED FOR ALL PRIMARY ELBOW TERMINATIONS. CHARGE WILL BE \$99.00 PER ELBOW.
 13. HURRICANE POWER WILL PROVIDE C.T.s AND METER BASE AND WILL CHARGE A SINGLE PHASE C.T. METERING FEE OF \$930.00.

WASTE WATER NOTES:
STANDARDS & SPECIFICATIONS.
ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL ASH CREEK SPECIAL SERVICE DISTRICT NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY THE CITY HURRICANE. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS. BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE. ALL SEWER MANHOLES SHALL HAVE ASH CREEK SPECIAL SERVICE DISTRICT LOGO UNDS FOR FINAL INSPECTION.

- DOMINION ENERGY GAS NOTES:**
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CONTACT JEFF BURTON (435)-674-6157
 2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT THE DEVELOPER'S EXPENSE.
 3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASINGS LOCATIONS (1155 E. 350 N. ST. GEORGE).
 4. ALL OF THE 10' FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' FOOT WIDTH, TO WITHIN 6" INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ****DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.****
 5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PLUS SHALL BE CLEARED AWAY.
 6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
 7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
 8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
 9. CONTACT CRAIG HANSEN, (435)-674-6144, AT LEAST 2 WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
 10. **** IMPORTANT NOTICE ****
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE TO BE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
 11. HIGH PRESSURE GAS NOTE:
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA:
BEFORE DIGGING PLEASE CALL:
BRIAN WARD (435)-559-6547

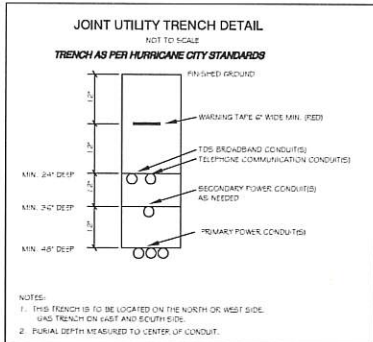
- CENTURYLINK NOTES:**
1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 72 HRS IN ADVANCE
 2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'x8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL
 3. CONTACT CENTURYLINK ENGINEER AT 435-673-9639 OR JACH.MATHEWS@CENTURYLINK.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
 4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

- TDS BROADBAND NOTES:**
1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
 2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
 3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TOWARD DAVID TRAUTVENS WITH TDS AT 435-703-8932.
 4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
 5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

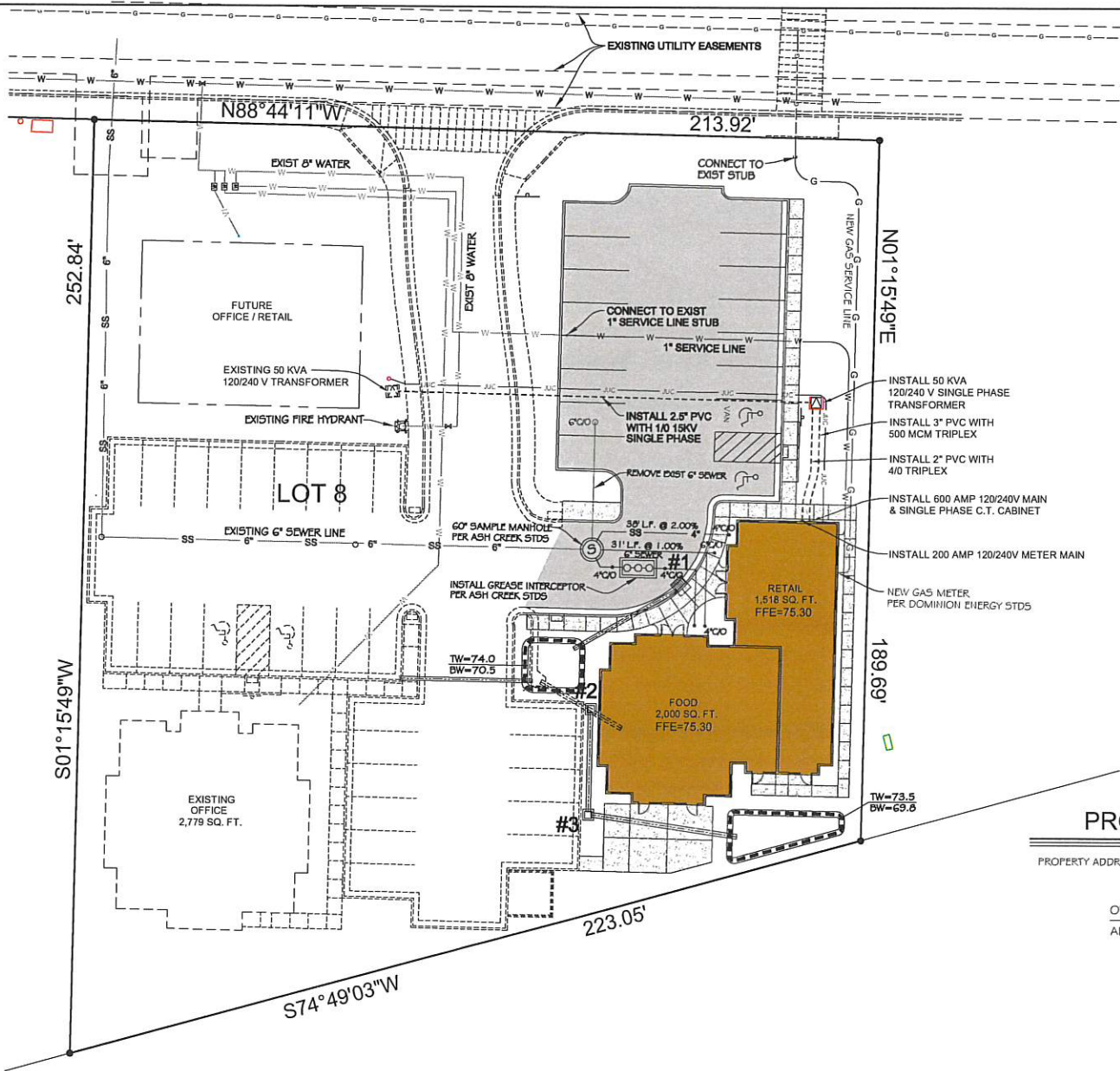
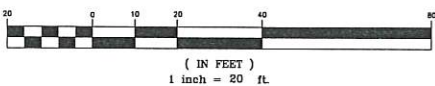
- WATER NOTES:**
1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE WATER DEPARTMENT.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF HURRICANE.
 3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
 4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608, 16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608, 16.4
 5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF HURRICANE REQUIREMENTS.
 6. 1/4 GAUGE WIRE SHALL BE TIED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
 7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
 8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
 9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
 10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF HURRICANE WATER SERVICES ENGINEER.
 11. CONTACT DALLAN AT 435.632.5643 WITH ANY WATER SERVICE RELATED QUESTIONS.

- WASTE WATER NOTES:**
1. ALL SEWER SYSTEMS NEED TO BE INSPECTED BY ASH CREEK SPECIAL SERVICES DISTRICT. CALL 24 HOURS BEFORE BURYING SEWER FOR INSPECTION. PLEASE CALL 635-2348.
 2. ALL SEWER MAINS TO BE INSTALLED IN A PUBLIC STREET.
 3. PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER AS PER PRIVATE SEWER AGREEMENT WITH ASH CREEK SPECIAL SERVICES DISTRICT.

- FIRE NOTES:**
1. THE TYPE OF CONSTRUCTION FOR THIS BUILDING WILL BE STANDARD BUILDING MATERIALS INCLUDING: CONCRETE, WOOD, STEEL, & STUCCO.
 2. BUILDING HEIGHT = 1-2/2'
 3. BUILDING WILL NOT BE FIRE SPRINKLED.
 4. BUILDING OCCUPANCY TYPE: BUSINESS B, ASSEMBLY A-2
 5. BUILDING CONSTRUCTION TYPE: V-B



GRAPHIC SCALE



PROPERTY INFO

PROPERTY ADDRESS = PARCEL # = H-WALM-8
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
ABCOSE PROPERTIES LLC
88 NORTH 3400 WEST
HURRICANE, UT 84737
(435) 635-7737
BEN@RRLEGAL.COM

LEGEND

- 2781 --- EXISTING 1" CONTOUR
- 2785 --- EXISTING 5" CONTOUR
- SS 4" SEWER LINE (SIZE NOTED)
- 6" SEWER CLEANOUT 4"
- W WATER 1.0" SERVICE LINE
- EXISTING WATER METER SETTER
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- SECONDARY POWER
- JUC JOINT UTILITY TRENCH

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE PRINTS LOCATED CENTER BOTTOM



VICINITY MAP

N.T.S.

DATE: 1/29/2020
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: ABCOSE



SCALE: 1" = 20'

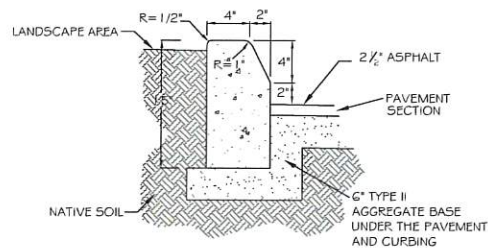
UTILITY PLAN
ABCOSE PROPERTIES LLC
HURRICANE WALMART - LOT #8
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH WINS, UTAH 84738 (435) 383-2267

PROFESSIONAL ENGINEER
4/8/2020
License No. 323808
Marc R. Fongor
Marc R. Fongor
UTAH 40311

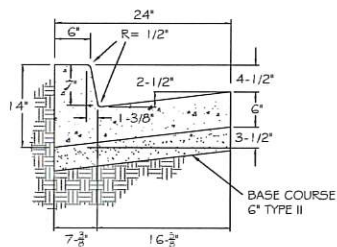
SHEET

C3



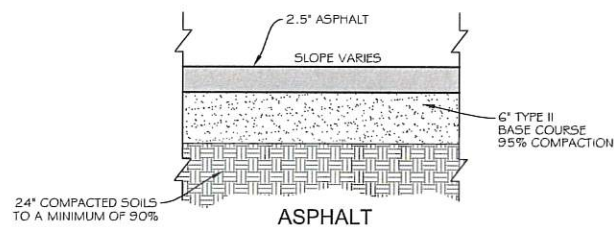
6" PARKING LOT CURB

DETAIL "A"



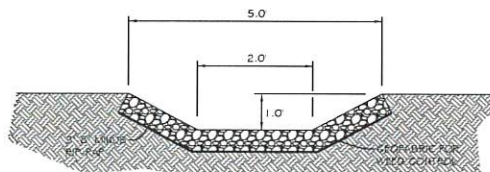
24" PARKING LOT CURB

DETAIL "B"



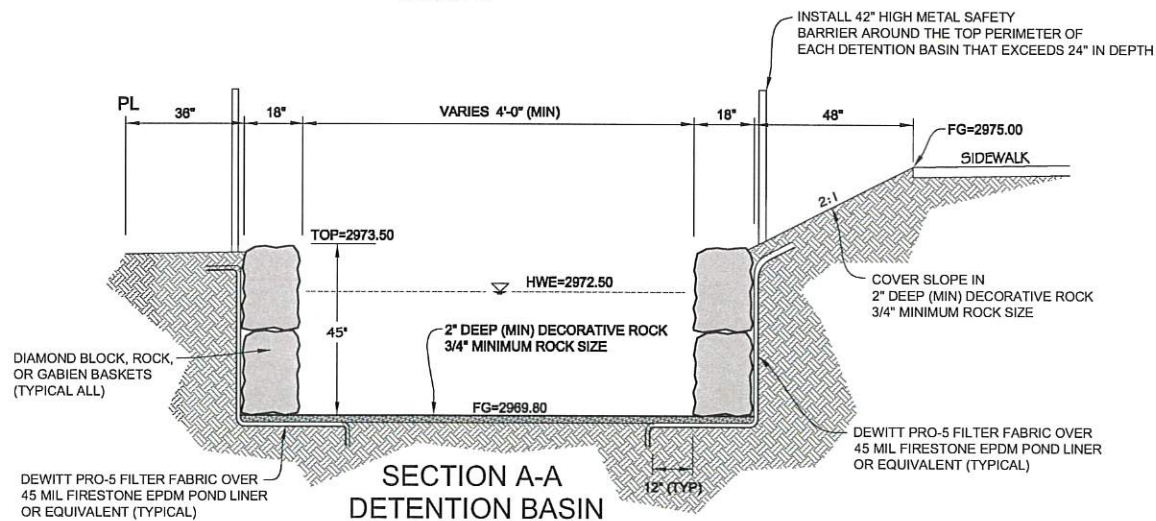
ASPHALT PARKING LOT SECTION

DETAIL "C"



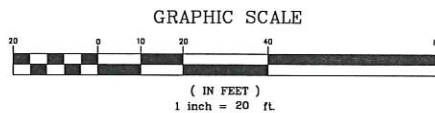
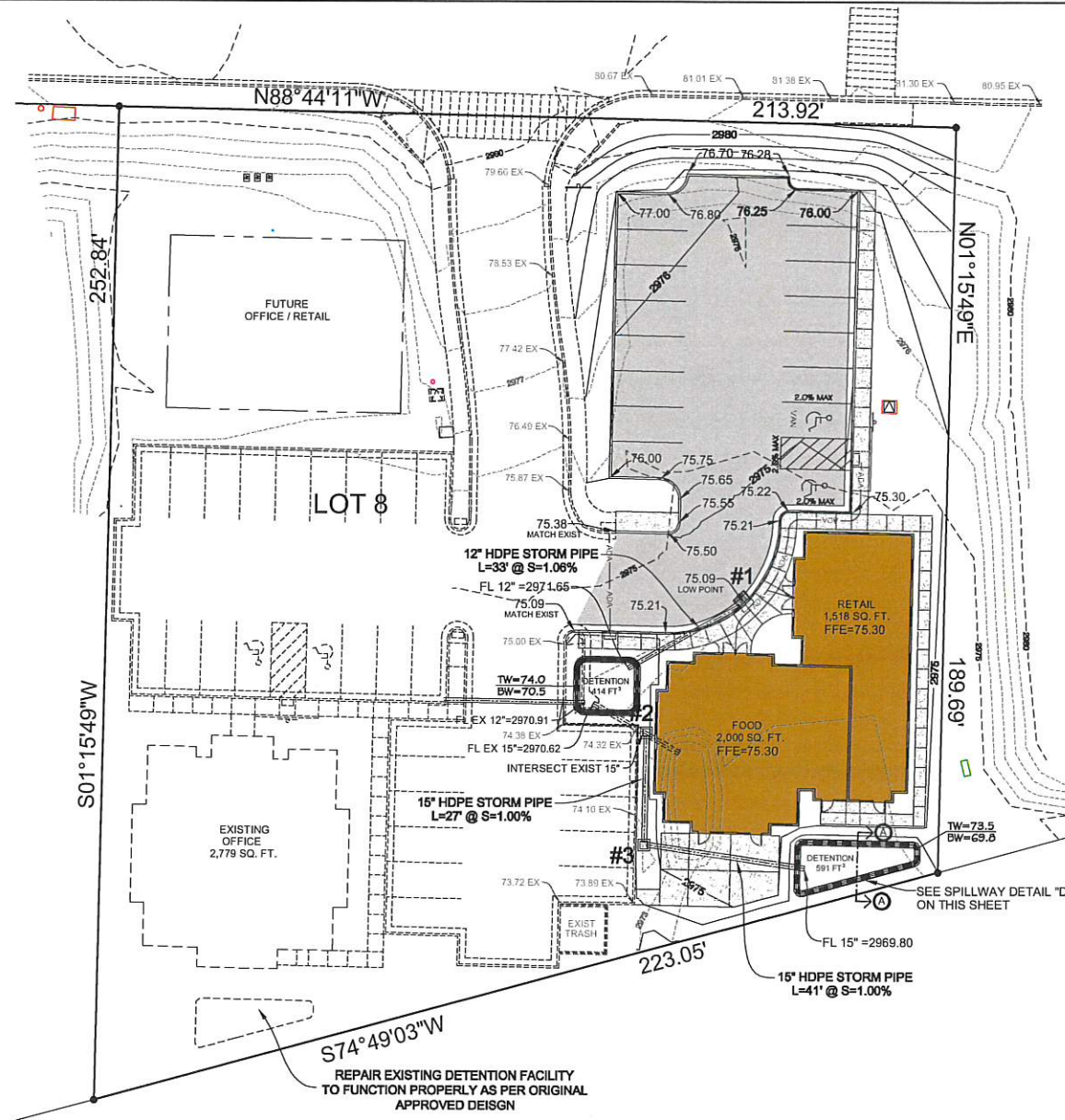
SPILLWAY DETAIL

DETAIL "D"



SECTION A-A
DETENTION BASIN

DETAIL "E"



PROPERTY INFO

PROPERTY ADDRESS = PARCEL # = H-WALM-5
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
ABCOSE PROPERTIES LLC
86 NORTH 3400 WEST
HURRICANE, UT 84737
(435) 635-7737
BEN@RRLEGAL.COM

*NOTES:

- 1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)
- 2.) ALL ACCESSIBLE PARKING STALLS & ACCESS AISLE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)
- 3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN. ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.
- 4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 8% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

STORM DRAIN DATA

#	TYPE	TBC / RIM	GRATE	INV IN	INV IN ADDITIONAL	INV OUT
1	STD 60x60 DRAIN INLET	2975.09	2974.51	N/A	N/A	2972.00
2	2'x2' FLOOR PLATE GRATE	N/A	2974.40	1.5' INVERT 2970.45	N/A	1.5' INVERT 2970.40
3	2'x2' FLOOR PLATE GRATE	N/A	2974.00	1.5' INVERT 2970.21	N/A	1.5' INVERT 2970.20

LEGEND

- 75.87 EX = EXISTING TOP BACK OF CURBING ELEV.
- 76.00 = PROPOSED TOP BACK OF CURBING ELEV.
- 75.50 TA = TOP OF ASPHALT (FINISHED GRADE)
- = DIRECTION OF FLOW
- - - 1' = EXISTING 1' CONTOUR
- - - 5' = EXISTING 5' CONTOUR
- - - 1' = PROPOSED 1' CONTOUR
- - - 5' = PROPOSED 5' CONTOUR
- ADA = ACCESSIBLE ROUTE

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

EARTHWORK QUANTITIES

188 (C) CU. YD. CUT
351 (F) CU. YD. FILL
163 (F) CU. YD. NET FILL

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DATE: 1/29/2020
DRAWN BY: E.A.M.
CHECKED BY: M.R.P.
CLIENT: ABCOSE



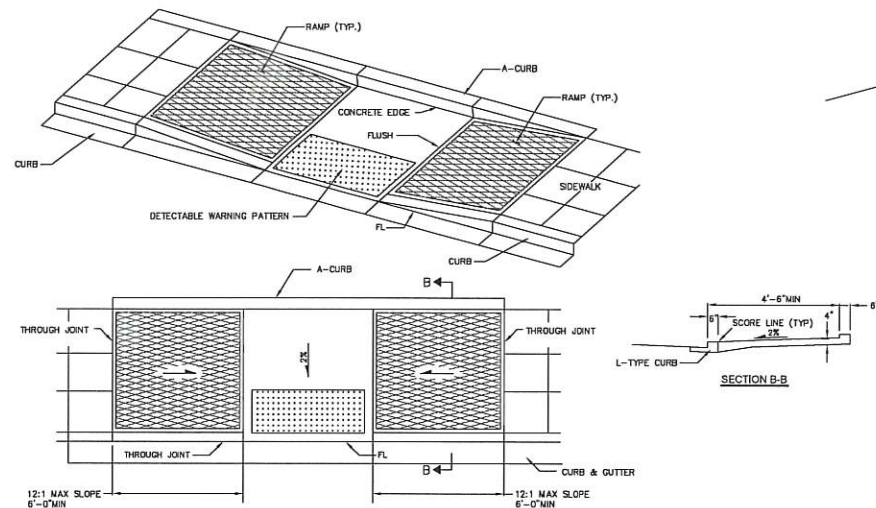
GRADING PLAN
ABCOSE PROPERTIES LLC
HURRICANE WALMART - LOT #8
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH INNS, UTAH 84738 (435) 316-2267



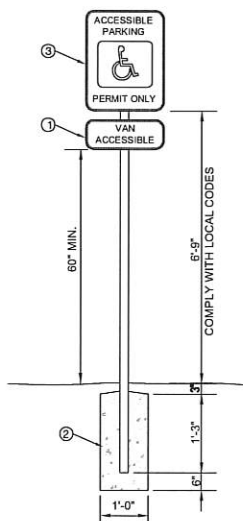
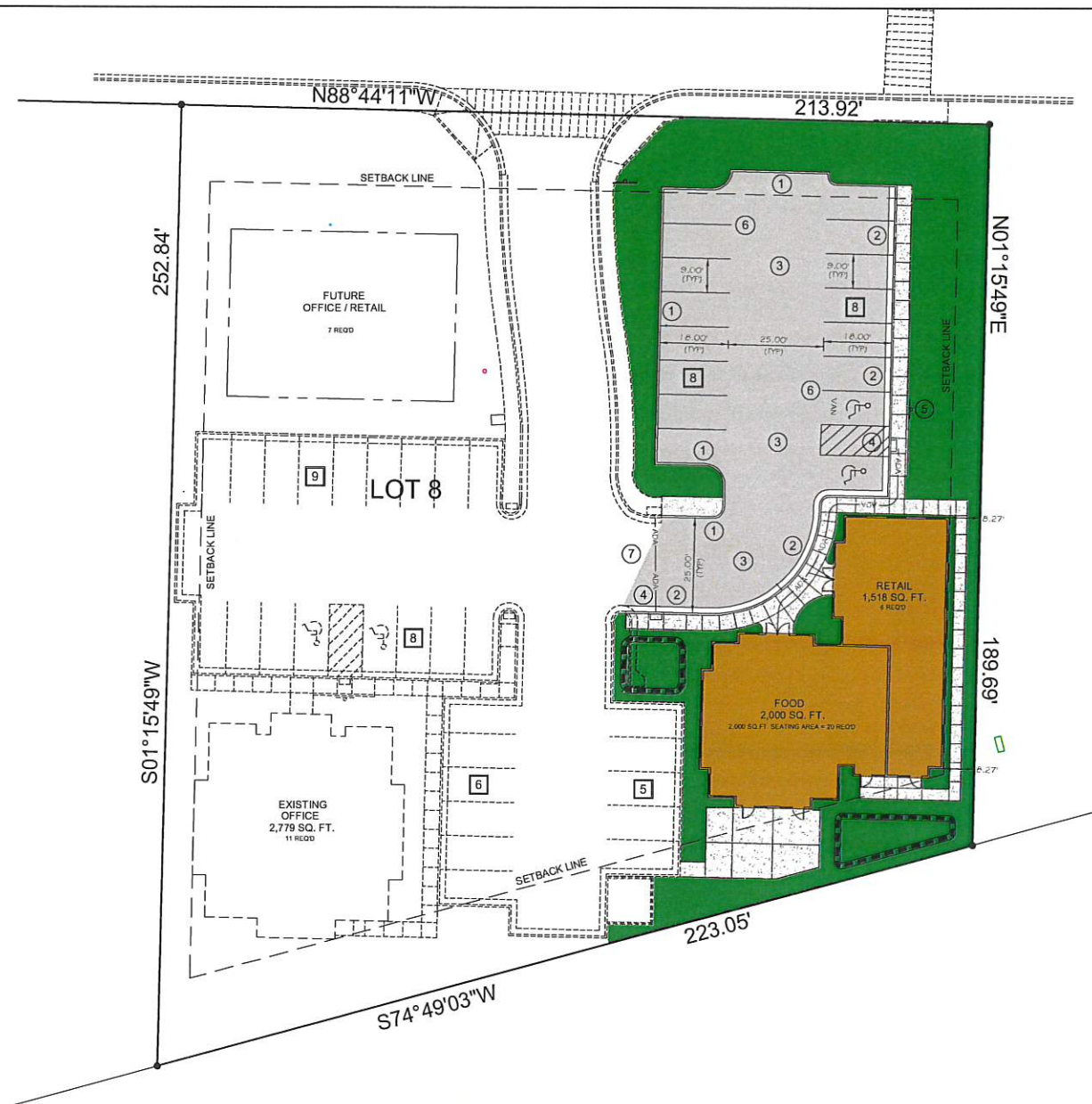
SHEET
C4

- LEGEND**
-  = BUILDING AREA
(SEE ARCHITECTURAL PLANS FOR DETAILS)
-  = LANDSCAPE AREA / PERVIOUS AREA
(SEE LANDSCAPE PLANS FOR DETAILS)
-  = ASPHALT AREA
-  = CONCRETE AREA
- ADA — ADA — = ACCESSIBLE ROUTE
TO BE A MINIMUM OF 5' WIDE AND HAVE
A 2% MAX CROSS SLOPE AND 6% MAX HORIZONTAL SLOPE
- = SETBACK LINE
- = PROPERTY CORNER
-  = PARKING SPACE QUANTITY
-  1. INSTALL 6" PARKING LOT CURB
(PER DETAIL "A" ON SHEET C4)
-  2. INSTALL 24" PARKING LOT CURB
(PER DETAIL "B" ON SHEET C4)
-  3. INSTALL ASPHALT PARKING SECTION
(PER DETAIL "C" ON SHEET C4)
-  4. INSTALL ACCESSIBLE RAMP
(PER DETAIL "D" ON THIS SHEET)
-  5. INSTALL ACCESSIBLE PARKING SIGN
(PER DETAIL "E" ON THIS SHEET)
-  6. 4" WIDE PAINTED WHITE PARKING SPACE
-  7. SAWCUT & MATCH ASPHALT 2' MINIMUM FROM EXIST EDGE



- SIDEWALK NOTES:**
1. PROVIDE CONTRACTION JOINTS IN SIDEWALK AT MAXIMUM 5' SPACING. MATCH JOINTS IN CURB AND GUTTER.
 2. PROVIDE EXPANSION JOINTS IN SIDEWALK AT MAXIMUM 50' SPACING. MATCH JOINTS IN CURB AND GUTTER.
 3. PLACE TRUNCATED DOME DETECTABLE WARNING SURFACE IN THE LOWER 2" OF THE THROAT OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL. COLOR OF TEXTURE TO BE SAFETY YELLOW, OR AS DIRECTED BY ENGINEER.
 4. SIDEWALK CURB RAMP SLOPES SHOWN RELATIVE TO TRUE LEVEL HORIZON (ZERO BUBBLE.)
 5. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK-LINES.

ACCESSIBLE RAMP
DETAIL "D"



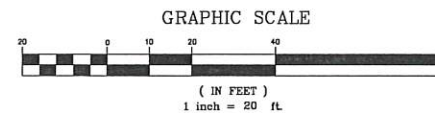
ACCESSIBLE PARKING SIGN
DETAIL "E"

- NOTES:**
1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
 2. VERIFY WITH LOCAL CONDITIONS.
 3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.
 4. INSTALL ACCESSIBLE PARKING SIGN AT EACH ADA PARKING STALL.

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # = H-WALM-5
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
ABCOSE PROPERTIES LLC
88 NORTH 3400 WEST
HURRICANE, UT 84737
(435) 635-7737
BENG@RRLEGAL.COM



SITE DATA

ZONE	C-2
SITE AREA (TOTAL LOT AREA)	47,332 SQ.FT. 1.08 ACRES
NEW BUILDING AREA	3,518 SQ.FT. (7.4%)
PARKING / IMPERVIOUS AREA	7,654 SQ.FT. (16.2%)
LANDSCAPE / COMMON AREA	6,542 SQ.FT. (13.8%)

NEW BUILDING:	
RETAIL / OFFICE	1,518 SQ.FT.
FOOD	2,000 SQ.FT.
TOTAL BUILDING AREA	3,518 SQ.FT.
OVERALL BUILDING HEIGHT	18'-2"

EXISTING PARKING PROVIDED:	
OFFICE = 2,779 SQ. FT. @ (1 PER 250 SQ. FT.)	= 11 SPACES
FUTURE RETAIL / OFFICE = 1,750 SQ. FT. @ (1 PER 250 SQ. FT.)	= 7 SPACES
TOTAL PARKING REQUIRED	= 18 SPACES
EXISTING PARKING PROVIDED	= 28 SPACES

NEW PARKING REQUIRED:	
RETAIL / OFFICE = 1,518 SQ. FT. @ (1 PER 250 SQ. FT.)	= 6 SPACES
FOOD = 2,000 SQ. FT. TOTAL // 2,000 SQ.FT. SEATING @ (1 PER 100 SQ. FT.)	= 20 SPACES
TOTAL PARKING REQUIRED	= 26 SPACES
NEW PARKING PROVIDED	= 16 SPACES

OVERALL PARKING PROVIDED:	
TOTAL PARKING REQUIRED = 44 SPACES	
TOTAL PARKING PROVIDED = 44 SPACES	



SITE PLAN
ABCOSE PROPERTIES LLC
HURRICANE WALMART - LOT #8
HURRICANE, UTAH 84737

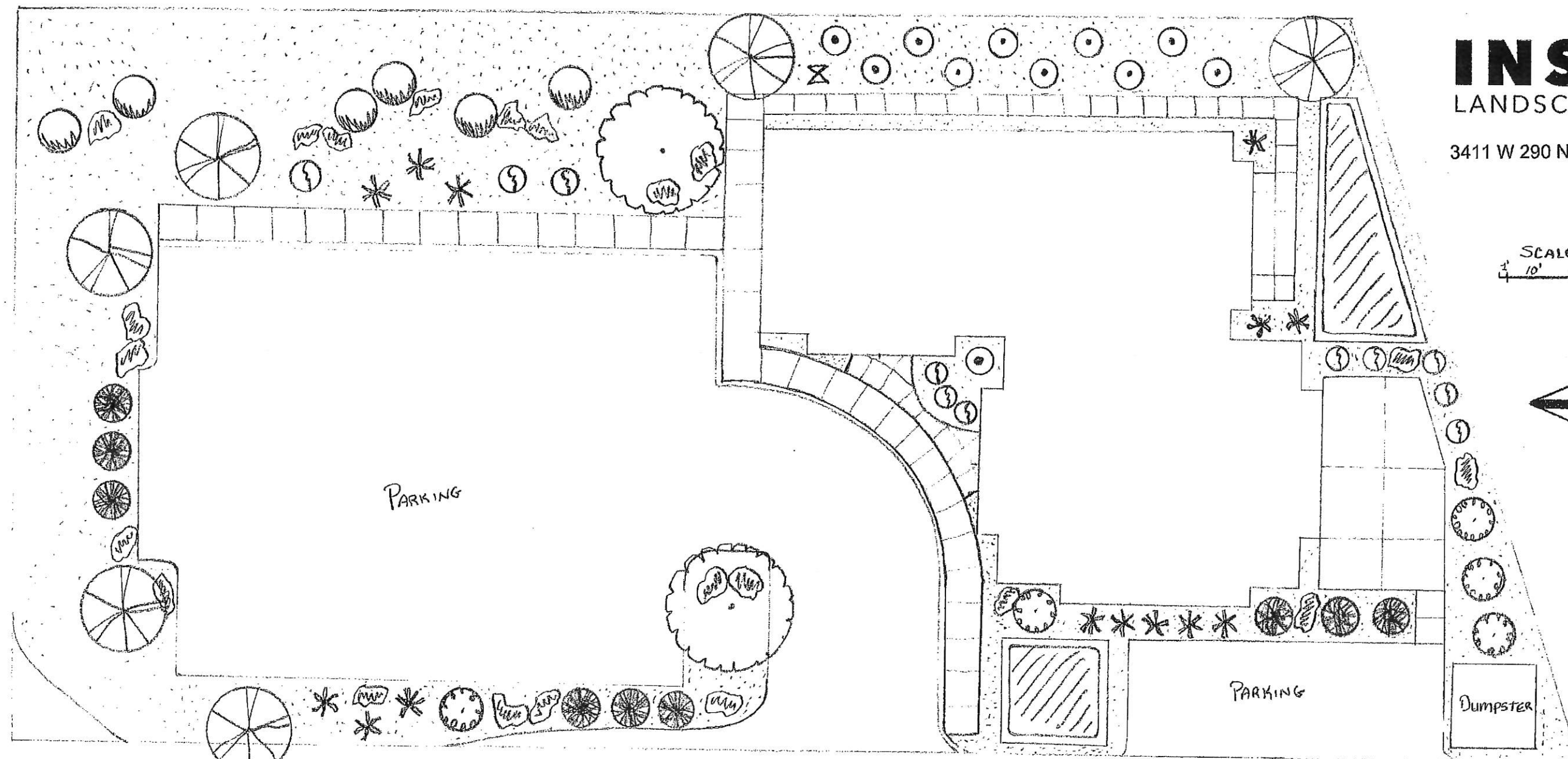
PREMIER
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75 EAST 100 NORTH WNS, UTAH 84738 (435) 393-2267



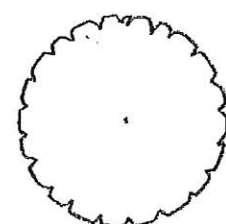
SHEET
C5

SCALE = $\frac{1}{16}'' = 1'$

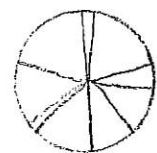
$\frac{1}{16}''$ 10' 30'



LEGEND



EASTERN REDBUD 2



SOUTHERN LIVE OAK 6



YELLOW BIRD OF PARADISE 5



ROSEMARY 9



WEeping ROSEMARY 6



PINK LADY HAWTHORN 11



DESERT SPOON 14



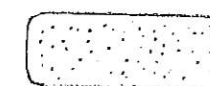
RED YUCCA 11



ACCENT BOULDER 22



BACKFLOW VALVE



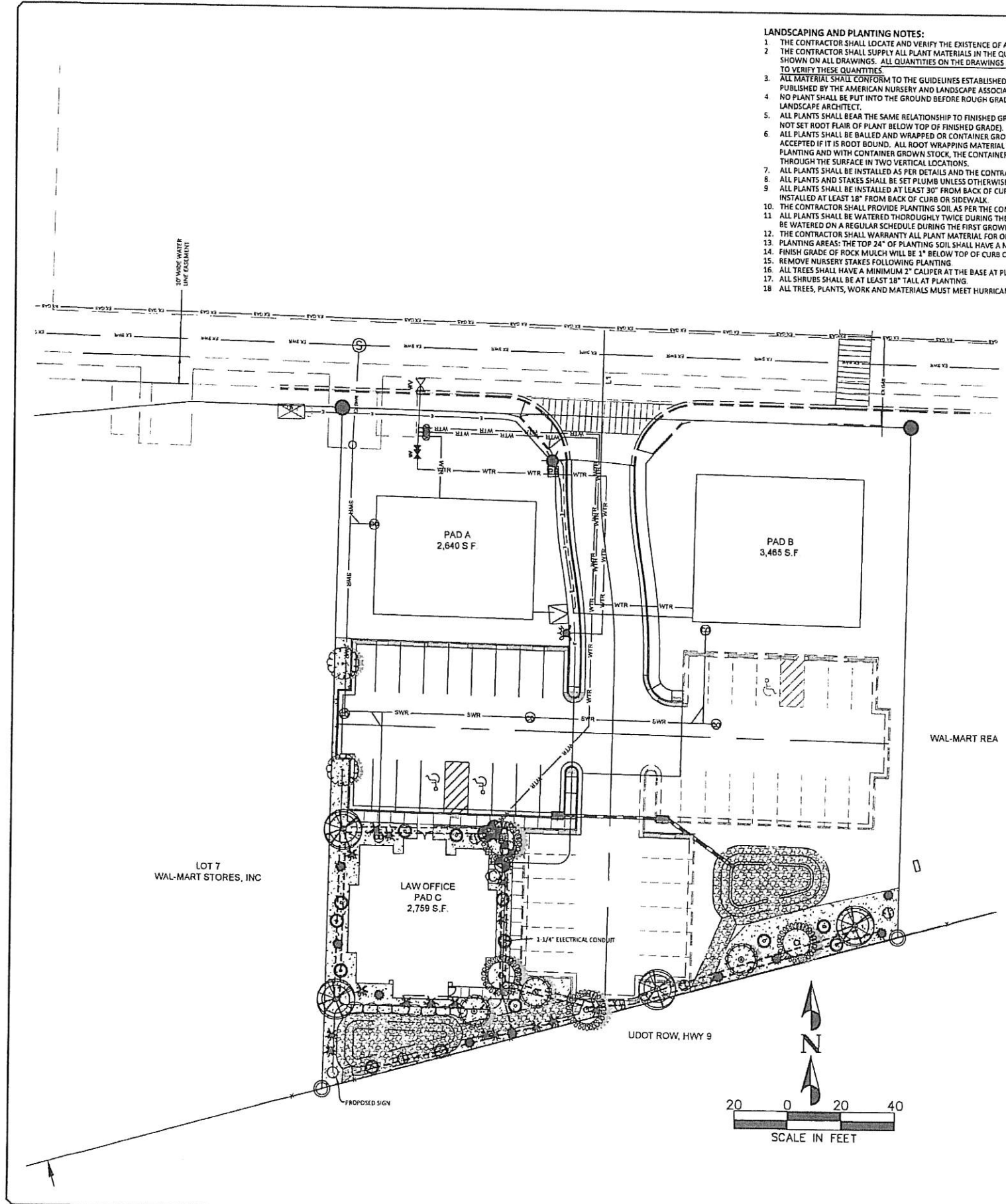
DECORATIVE ROCK

Landscape and Planting Notes

1. Landscape and planting to be done according to submitted design but is subject to change according to client's needs and approved changes to site plan.
2. Plant quantities and sizes as per planting plan.
3. All plants to be planted to the same grade as original grade in its container.
4. Holes for trees and shrubs to be dug at 1.5 times the size of root ball.
5. Soil amendments will be added to each tree and shrub when planted and will be watered in once before backfilling the hole and again after final grade is set.
6. All trees to be staked with 2 tree stakes each.
7. Irrigation to shrubs and trees will be drip irrigation and will be according to plant horticulture needs and specifications.
8. Landscape rock (Decorative rock and accent boulders) to match existing river rock at Ruesch & Reeve law office and will be installed to 3" thick.
9. Grade before installing decorative rock will be 3" below curb and sidewalks.
10. 2 ply construction grade weed barrier to be installed under all decorative rock areas, and around all shrubs and trees. Landscape staples will be used to hold edges in place.

Irrigation Schedule

1. Bluestakes to be contacted and Utilities located prior to landscape work commencing.
2. All main lines to be trenched a minimum of 12" and all lateral lines a minimum of 8".
3. Main line and lateral line pipe will be new schedule 40 PVC.
4. Main line pipe will be 1" PVC schedule 40, lateral lines will be 1" - 3/4" PVC schedule 40 and all distribution tube for drip system will be 3/4" - 1/2" tubing around the landscape and 1/4" tubing to each individual plant.
5. Backflow will be placed according to landscape plan and will be 1" - RPZ set a minimum of 12" above final grade with insulated pouch and faux rock cover.
6. All drip valves will be Hunter PGV valves with flow control and filter/pressure reduction valve.
7. All valves connected with action fittings for easy maintenance and service.
8. Multistrand low voltage electrical sprinkler wire to be installed in trench with main or lateral lines and run to sprinkler clock that will service landscape.



- LANDSCAPING AND PLANTING NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. ALL QUANTITIES ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES.
 3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
 4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
 5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE IN ITS CONTAINER. (I.E. DO NOT SET ROOT FLAIR OF PLANT BELOW TOP OF FINISHED GRADE).
 6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN STOCK AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 7. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
 8. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
 9. ALL PLANTS SHALL BE INSTALLED AT LEAST 30" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
 10. THE CONTRACTOR SHALL PROVIDE PLANTING SOIL AS PER THE CONTRACT SPECIFICATIONS.
 11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
 12. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
 13. PLANTING AREAS: THE TOP 24" OF PLANTING SOIL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL. REFER TO SPECIFICATIONS.
 14. FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK.
 15. REMOVE NURSERY STAKES FOLLOWING PLANTING.
 16. ALL TREES SHALL HAVE A MINIMUM 2" CALIPER AT THE BASE AT PLANTING.
 17. ALL SHRUBS SHALL BE AT LEAST 18" TALL AT PLANTING.
 18. ALL TREES, PLANTS, WORK AND MATERIALS MUST MEET HURRICANE CITY STANDARDS (CODE SECTION 10-32).

- IRRIGATION NOTES**
1. THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD HEADS SPECIFIED. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE ENGINEER IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
 2. ALL MAINLINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE
 3. LIVE SERVICE MAIN LINES SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE BACKFILL TRENCH AROUND LIVE SERVICE MAIN LINES ACCORDING TO HURRICANE CITY STANDARDS. LATERAL LINES SHALL BE PLACED A MINIMUM OF 6" BELOW FINISH GRADE.
 4. ALL MAIN LINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAIN LINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAIN LINE DRAINAGE SUMPS SHALL OCCUR ON SITE.
 5. MAKE THE MAIN LINE CONNECTION TO THE WATER METER AND INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED BY THE HURRICANE CITY STANDARDS. CONNECTION AND BACKFLOW SHALL BE INSTALLED AS PER INDUSTRY AND HURRICANE CITY STANDARDS.
 6. ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOWSTRIP, CURB, OR SIDEWALK.
 7. ALL VALVES ARE TO BE WIRED TO CONTROLLERS USING RAINBIRD MAXI WIRE AND DBY GREASE CONNECTORS. ALL VALVE WIRES UNDER PAVING SHALL BE INSTALLED IN 2" SCHEDULE 40 PVC SLEEVES BURIED 24" DEEP. PROVIDE AND INSTALL A DIFFERENT COLOR WIRE FOR EACH VALVE. RUN ONE EXTRA WIRE FROM THE CONTROLLER TO EACH GROUP OF VALVES FOR FUTURE USE AND COIL 48" LOOPS OF WIRE IN A PULL BOX. MARK THE WIRE COIL WITH A CHRISTY TAG NOTING ITS CORRESPONDING STATION NUMBER.
 8. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE NEW IRRIGATION CONTROLLER IN THE LOCATION INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTIONS TO THE ELECTRICAL METER AND ALL SYSTEMS.
 9. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION. WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS, ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS, FROM EXISTING TO NEW CONSTRUCTION.

PLANTING LEGEND

SYMBOL	COMMON NAME	QUANTITY	SIZE
	SOUTHERN LIVE OAK	4	24" BOX
	RED BUD	5	24" BOX
	YELLOW BIRD OF PARADISE	4	24" BOX
	DWARF RED OLEANDER	9	5 GAL.
	RED YUCCA	5	5 GAL.
	PINK LADY HAWTHORN	11	5 GAL.
	DESERT SPOON	14	5 GAL.
	MIN 3" THICK ROCK MULCH		

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER-DESCRIPTION
	RAINBIRD	MIN. 6 STATION IRRIGATION CONTROLLER
	APPROVED	ELECTRICAL METER
	APPROVED	3/4" IRRIGATION WATER METER INSTALLED TO THE HURRICANE CITY STANDARD
	WILKINS	REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW DEVICE, MODEL NO. 975XTL-75 WITH HOT ROK COVER
	HUNTER	1" AUTOMATIC GLOBE VALVE WITH SELF CLEANING INTERNAL FILTER.
	APPROVED	STOP & FLUSH VALVE, LINE SIZE
	APPROVED	BALL VALVE, LINE SIZE
	APPROVED	MANUAL DRAIN VALVE
	APPROVED	PULL BOX
	APPROVED	4" SCH 40 PVC SLEEVES
	APPROVED	3/4" LATERAL
	APPROVED	3/4" POLY TUBING
	TORO OR NETAFIM	3/4" DRIPLINE WITH 4 EA. 2.0 GPH EMITTERS @ EQUAL SPACING 12" FROM TRUNK. TEXAS RANGER SHALL HAVE ONE 1/2 GPH EMITTER PER PLANT, ALL OTHERS SHALL HAVE ON 2 GPH EMITTER PER PLANT

DATE: 07/20/22
DRAWN BY: MAM
CHECKED BY: MAM
JOB NO.:
SCALE: AS SHOWN

NO. DESCRIPTION DATE

MCE, Inc.
Civil Engineering • Geotechnical Engineering
Planning • Environmental Engineering
788 S. Main St., Suite 200, Salt Lake City, UT 84143
(435) 533-5053 millerconsulting@gmail.com

BEN RUESCH
LAW OFFICE

LANDSCAPE PLAN

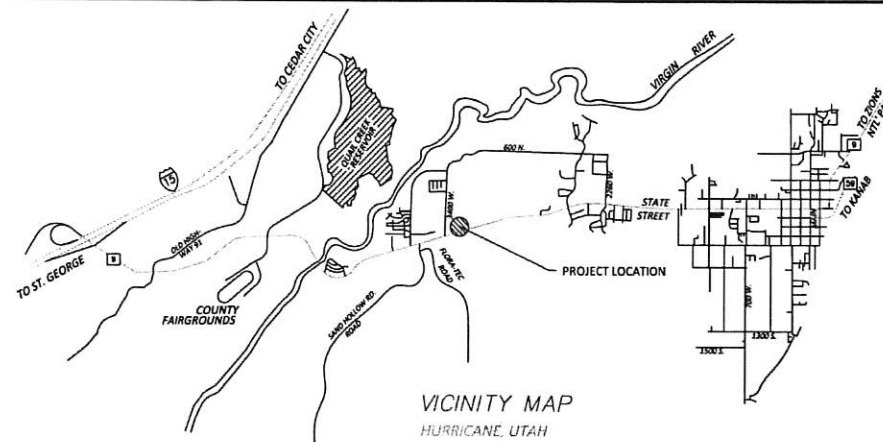
SHEET
L-1
OF 1

WASTEWATER NOTES:

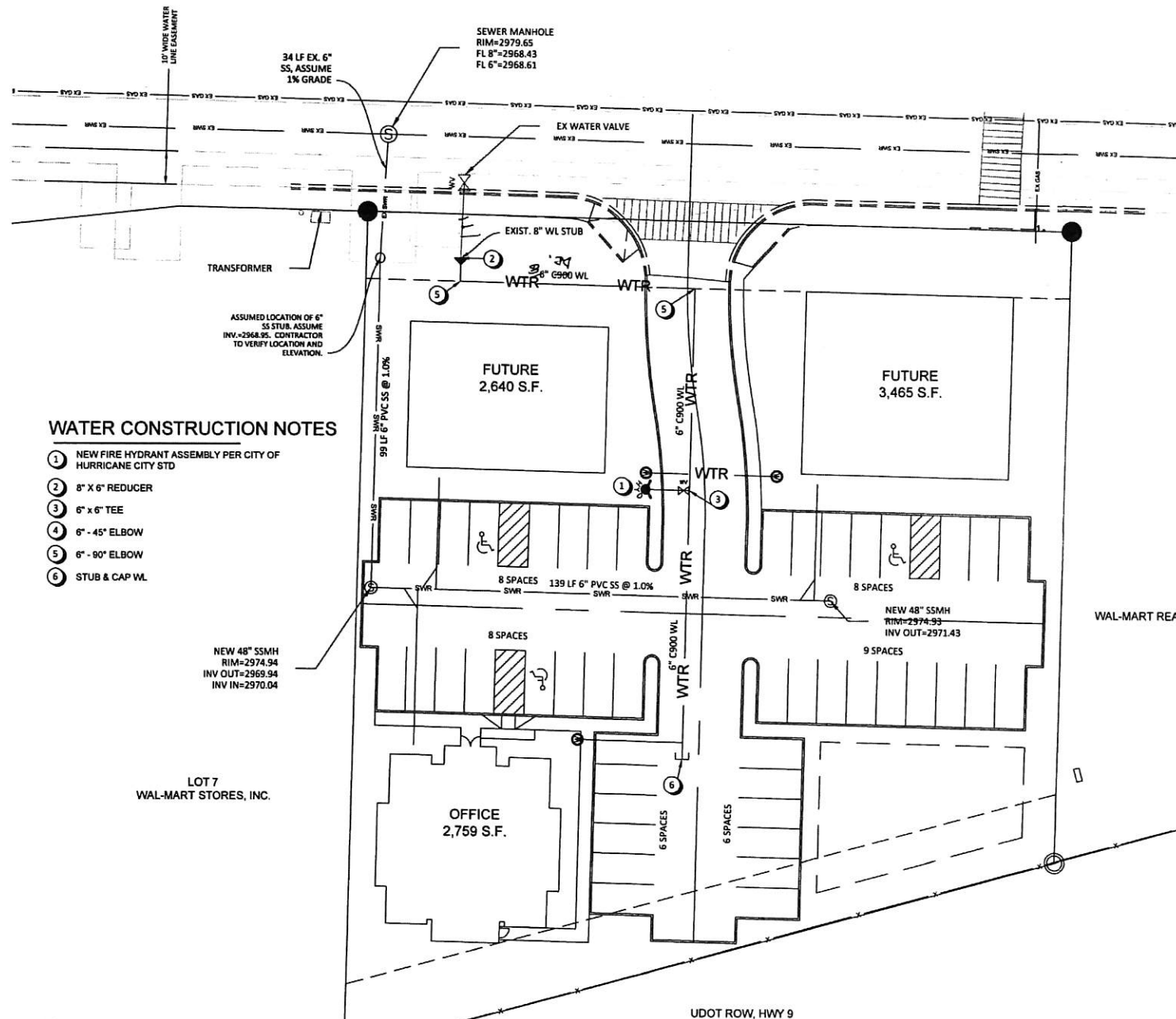
1. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
2. BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.
3. ALL SEWER MANHOLES SHALL HAVE HURRICANE CITY LOGO LIDS FOR FINAL INSPECTION.
4. ALL RESTAURANT FACILITIES SHALL INSTALL STANDARD GREASE/SAND INTERCEPTOR IN CONFORMANCE WITH SAINT GEORGE REGION STANDARDS.

SITE DATA

SITE AREA: 1.0866 AC.
BUILDING AREA: 8,864 S.F. TOTAL
CONSTRUCTION: TYPE VB
FIRE SERVICE: YES



VICINITY MAP
HURRICANE, UTAH



WATER CONSTRUCTION NOTES

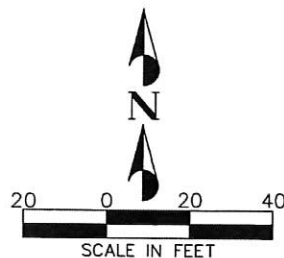
1. NEW FIRE HYDRANT ASSEMBLY PER CITY OF HURRICANE CITY STD
2. 8" X 6" REDUCER
3. 6" X 6" TEE
4. 6" - 45° ELBOW
5. 6" - 90° ELBOW
6. STUB & CAP WL

NEW 48" SSMH
RIM=2974.94
INV OUT=2969.94
INV IN=2970.04

LOT 7
WAL-MART STORES, INC.

WAL-MART REF

UDOT ROW, HWY 9



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING IRRIGATION LINE
- EXISTING POWER LINE (PHASE AS NOTED)
- PROPOSED POWER LINE (PHASE AS NOTED)
- EXISTING GASLINE
- PROPOSED SECONDARY POWER
- PUBLIC UTILITY & DRAINAGE EASEMENT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED 6" PVC SEWER LATERAL
- EXISTING WATER VALVE
- PROPOSED WATER VALVE, SIZE PER LINE
- PROPOSED 3/4" WATER METER (SIZE AS NOTED)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED 35' LED STREET LIGHT (COBRA HEAD) & SECONDARY BOX
- PROPOSED SECONDARY POWER BOX
- TRANSFORMER (SIZE AS NOTED)
- PMS-8 SWITCH & BASEMENT

WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE HURRICANE CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE INTERNATIONAL PLUMBING CODE," AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.15.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACKFLOW ORDINANCE.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 5" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES ENGINEER.

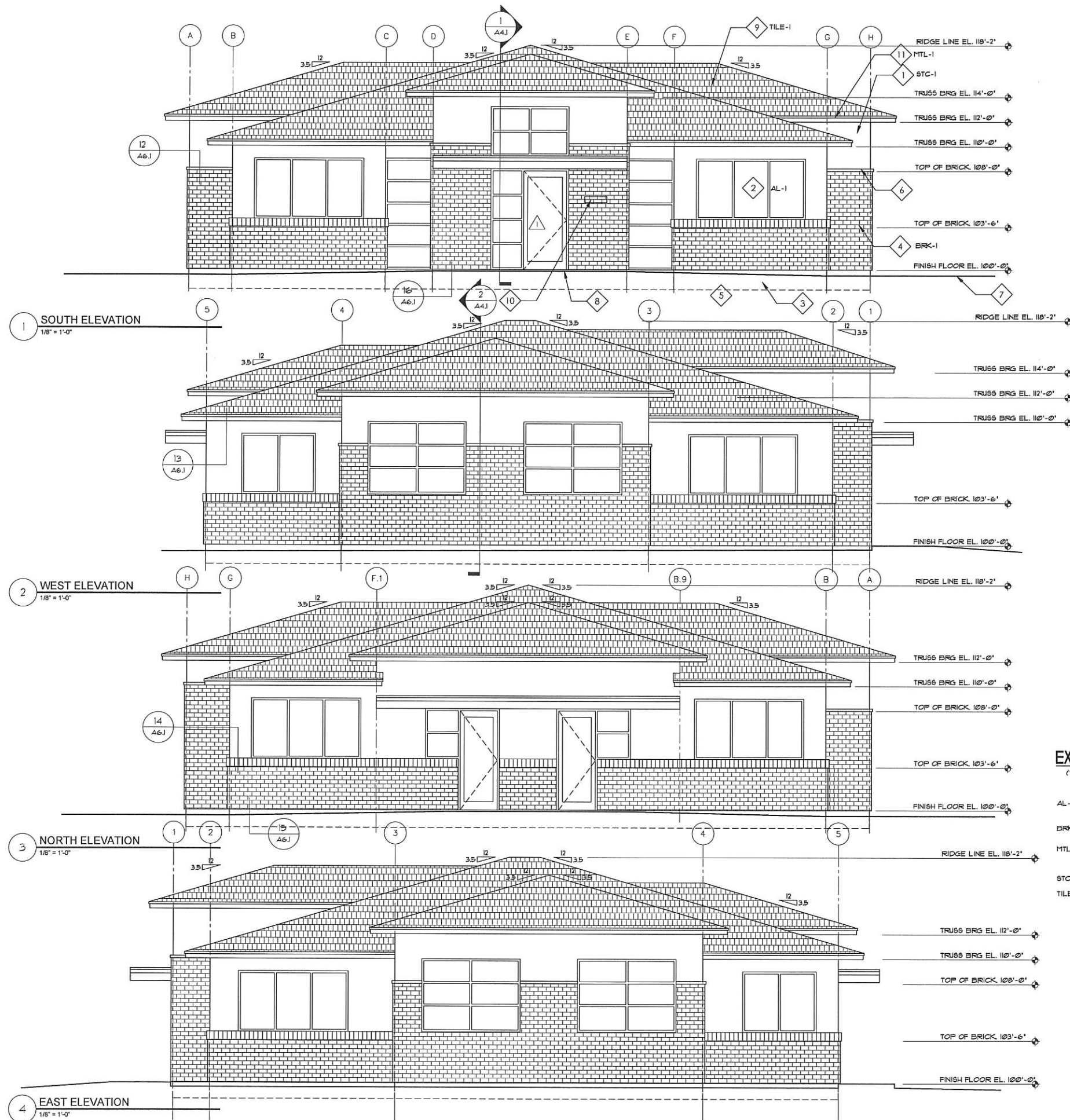


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Civil Engineering • Geotechnical Engineering
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BEN RUESCH
LAW OFFICE

SHEET
C-4
OF 1



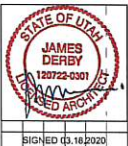
REFERENCE NOTES

- 1 DIAMOND WALL FM ONE COAT STUCCO SYSTEM OVER GALVANIZED METAL LATH (ASTM C1032) AND MANUFACTURER'S ACRYLIC BASED WATER RESISTIVE / AIR BARRIER, OR APPROVED EQUAL
- 2 WINDOW PER SCHEDULE SHEET A5.1
- 3 FOOTINGS AND FOUNDATION PER STRUCTURAL DWGS.
- 4 'THIN BRICK' VENEER OVER (2) LAYERS GRADE-D BUILDING PAPER, 3/4 METAL LATH, 1/2" THICK MIN. SCRATCH COAT AND 1" TYPE-S MORTAR BED AND MORTAR JOINT, OR APPROVED EQUAL
- 5 SEE SOILS REPORT FOR SOIL PREPARATION AND STRUCTURAL FILL
- 6 STONE WALL CAP BY 'THIN BRICK VENEER' MFR
- 7 LINE OF FINISH GRADES PER CIVIL DWGS.
- 8 EXTERIOR CONCRETE SIDEWALKS PER CIVIL DWGS.
- 9 CONCRETE ROOFING TILES BY EAGLE ROOFING PRODUCTS PER DETAIL 17/A6.1, OR APPROVED EQUAL
- 10 BUILDING ADDRESS LOCATION, MINIMUM 4" H X 1/2" STROKE LETTERS AND NUMBERS PER IBC SECTION 5012
- 11 PRE-FINISHED ALUMINUM FASCIA

EXTERIOR FINISH SCHEDULE

(VERIFY ALL MATERIAL AND COLOR SELECTIONS WITH OWNER)

- AL-1 ALUMINUM STOREFRONT FRAMING: BLACK ANODIZED (TO MATCH EXISTING), ARCHITECTURAL CLASS I. GLASS SOLARBAN 60 LOW-E 90% ARGON BY VITRO GLASS
- BRK-1 THIN BRICK VENEER: STONE WORKS, TUMBLED BRICK, IRON SMOKE
- MTL-1 PRE-FINISHED ALUMINUM FASCIA: MATCH AL-1
- STC-1 STUCCO: SHERWIN WILLIAMS 6385 DOVER WHITE, FLAT
- TILE-1 CONCRETE ROOFING TILES: EAGLE ROOFING PRODUCTS, GOLDEN EAGLE PROFILE 1699 CHARCOAL RANGE



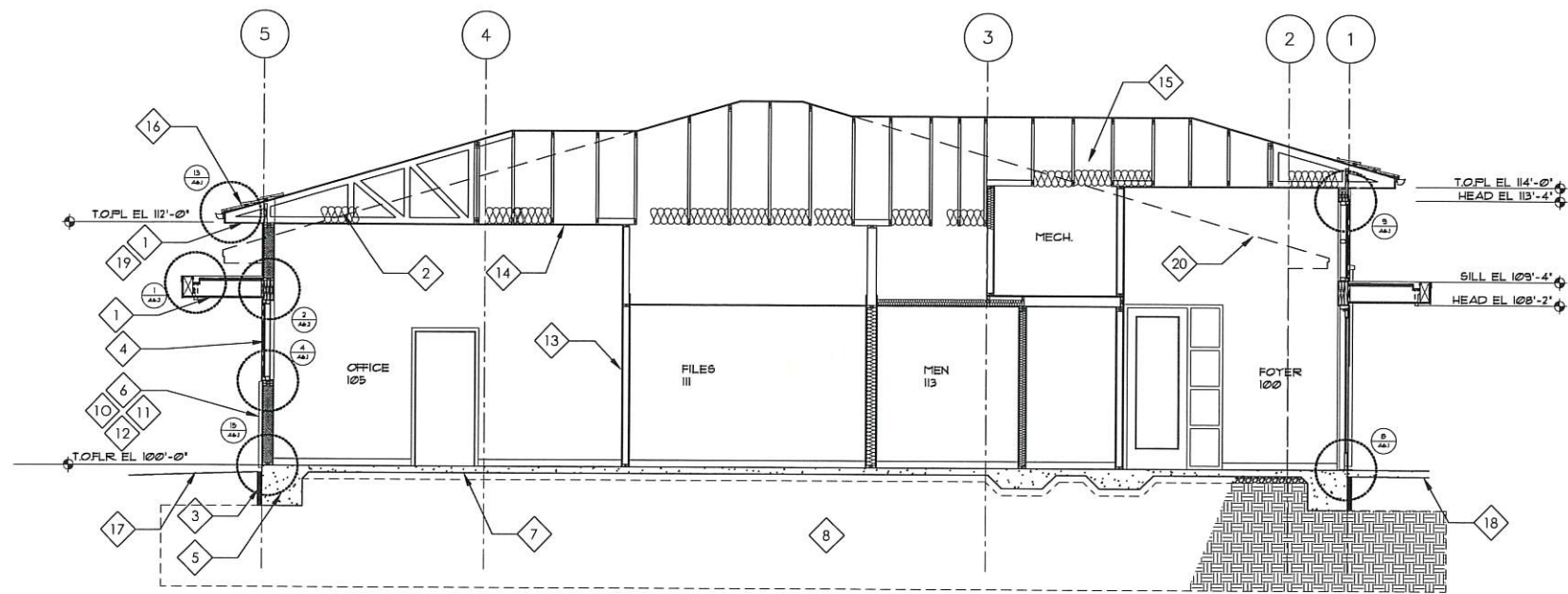
PHASE II OFFICE BUILDING
LOT #8 HURRICANE WAL-MART SUBDIVISION
HURRICANE, UTAH

ST GEORGE CITY OFFICE
720 S RIVER ROAD, SUITE A115
ST GEORGE CITY, UTAH 84770
PH (801) 716-6189

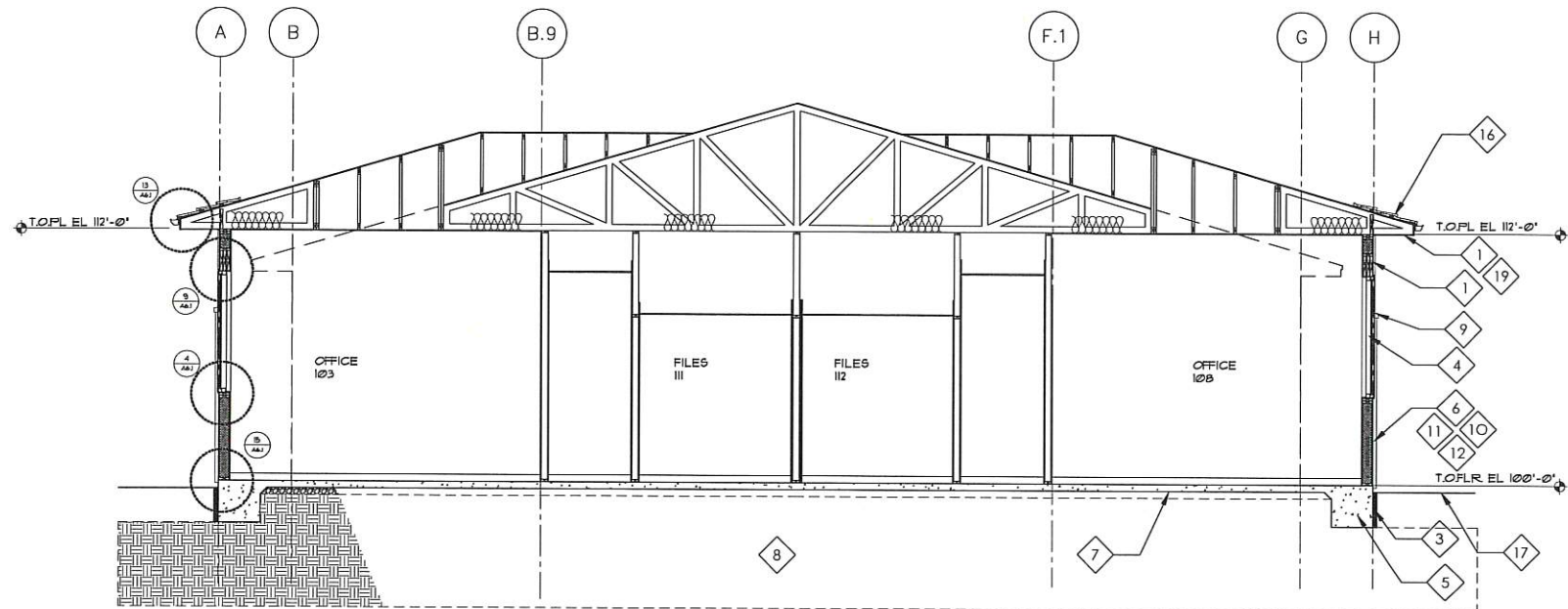
SALT LAKE CITY OFFICE
2944 E 7320 SOUTH
SALT LAKE CITY, UTAH 84121
PH (801) 866-1385



JOB NO.	A2019.19
DATE:	05.28.2020
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NO.:	A3.1



1 BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"

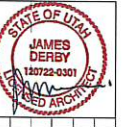
REFERENCE NOTES

- 1 DIAMOND WALL FM ONE COAT STUCCO SYSTEM OVER GALVANIZED METAL LATH (ASTM C1032) AND MANUFACTURER'S ACRYLIC BASED WATER RESISTIVE / AIR BARRIER, OR APPROVED EQUAL
- 2 12" R-38 BATT INSULATION W/ POLYETHYLENE VAPOR BARRIER
- 3 2.5" OWENS CORNING FOAMULAR 250 EXTRUDED POLYSTYRENE RIGID PERIMETER INSULATION OR APPROVED EQUAL R 12.5
- 4 WINDOW PER SCHEDULE SHEET A5.1
- 5 FOOTINGS AND FOUNDATION PER STRUCTURAL DWGS.
- 6 'THIN BRICK' VENEER PER EXTERIOR FINISH SCHEDULE, SHEET A3.1, OVER (2) LAYERS GRADE-D BUILDING PAPER, 3/4" METAL LATH, 3/4" THICK MIN. SCRATCH COAT AND 3/4" TYPE-S MORTAR BED AND MORTAR JOINT, OR APPROVED EQUAL
- 7 4" CONC. SLAB OVER VAPOR BARRIER PER DETAIL 3/A6.2
- 8 SEE SOILS REPORT FOR SOIL PREPARATION AND STRUCTURAL FILL
- 9 STONE WALL CAP BY 'THIN BRICK VENEER MFR
- 10 SPRAY FOAM INSULATION PER WALL TYPES
- 11 SHEATHING PER STRUCTURAL DWGS.
- 12 2 X 6 STUDS PER STRUCTURAL DWGS.
- 13 5/8" GYP. BRD., PAINTED
- 14 1/2" INTERIOR GYPSUM CEILING BRD.
- 15 ROOF FRAMING AND SHEATHING PER STRUCTURAL DWGS. SEE ROOF SHEATHING ALTERNATE NO. 1
- 16 CONCRETE ROOFING TILES PER DETAIL 11/A6.1 AND EXTERIOR FINISH SCHEDULE SHEET A3.1
- 17 LINE OF FINISH GRADES PER CIVIL DWGS.
- 18 EXTERIOR CONCRETE SIDEWALKS PER CIVIL DWGS.
- 19 CONT. SOFFIT VENT, AS MANUFACTURED BY GAF MODEL LSV8, OR APPROVED EQUAL
- 20 LINE OF ROOF AND WALL BEYOND

ALTERNATE NO. 1

PROVIDE A SEPARATE LINE ITEM COST FOR THE FOLLOWING:

IN LIEU OF 1/16" ROOF SHEATHING, NOTED IN STRUCTURAL DRAWINGS, PROVIDE 15/32" THERMOSTAT RADIANT BARRIER SHEATHING AS MANUFACTURED BY GEORGIA-PACIFIC BUILDING PRODUCTS OR APPROVED EQUAL.



PHASE II OFFICE BUILDING
LOT #8 HURRICANE WAL-MART SUBDIVISION
HURRICANE, UTAH

ST GEORGE CITY OFFICE
729 S RIVER ROAD, SUITE A115
ST GEORGE CITY, UTAH 84770
PH (801) 715-5159

SALT LAKE CITY OFFICE
2944 E 7300 SOUTH
SALT LAKE CITY, UTAH 84121
PH (801) 680-1385

JDA
JAMES DERBY ARCHITECTS PC

JOB NO. A201519
DATE: 05.28.2020
DRAWN: JD
CHECKED: JD
SHEET TITLE:
BUILDING
SECTIONS
SHEET NO.

A4.1

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-06
Receipt No. 8-155739

Name: HURRICANE EQUIPMENT RENTALS Telephone: 435-625-1069

Address: 715 WEST STATE/HURRICANE Fax No. _____

Agent (If applicable): N/A Agent's Phone: N/A

Email: HURRICANE EQUIPMENT RENTALS @ GMAIL.COM Agent Email: N/A

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-262-C-1 Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary) MOVING HURRICANE EQUIPMENT RENTAL FROM 715 W STATE — NEW LOCATION

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
 - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
 - ☒ The layout of proposed uses;
 - ☒ Location of open space when applicable;
 - ☒ Proposed access to the property and traffic circulation patterns;
 - ☒ Adjoining properties and uses;
 - ☒ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☒ 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-PSP-06
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Hurricane Equipment Rentals
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	State Street and 520 W
Zoning:	NC
General Plan Map:	Single Family

Discussion:

The applicant has filed a preliminary site plan for Hurricane Equipment Rental. Their current location is located on 700 W and State Street and they are looking to move to 520 W and State Street.

JUC Comments

The following items will need to be addressed:

1. **Power:** No Concerns
2. **Sewer:** Sewer is on 520 W and State Street
3. **Street:** No Concerns
4. **Water:** Make sure the driveway is not on top of the water meter
5. **Engineering:** Will need a retention pond for washing equipment to prevent runoff to storm drain
6. **Fire:** No Concerns
7. **Phone:** No comments
8. **Gas:** No comments

Staff Comments: Preliminary Site Plan

02/23/2022

2022-PSP-06

1. The business is classified as *Business equipment rental, services, and supplies*, which would be a permitted use within the zone. Though some of their business does not quite meet the definition of the use, the Zoning Administrator finds it is closely compatible to other permitted use as allowed under 10-15-3
"Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title."
2. Parking Requirement:

Business equipment rental and supplies	1 space per 250 square feet of gross floor area
---	---

The plan is to have a small office space on the property. They are showing a total of 5 parking spaces on the site plan which would accommodate a building of 1,250 sq ft.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan does show this area.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
4. Utilities: The lot is improved, so there is minimal improvements that the applicant will need to complete. The main concern is about providing a stormwater basin to filter runoff water from washing off the equipment.
5. The lot is flat and the staff does not have any concerns about slopes or concerns on the property.
6. Building: The applicant is currently located at 700 W and State and is operating out of a metal container. The applicant has said their intention is to move their office to the new property. Staffs

main concern is the metal building requires a conditional use permit with the following standards:

h. Standards for metal buildings.

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

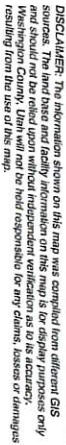
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

Staff believes that the office would not meet current standards for a metal building unless some improvements were made. The building would also need to meet commercial building code standards. These issues will need to be resolved before or with the final site plan.



7. Scholzen Products currently has a sign on the property. The City does not allow for "off-site signage". Staff believes this will need some further review about if the sign will be allowed to stay on-site or if it will need to be removed with Hurricane Equipment Rental move onto the site.
8. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval with the condition the applicant address the concerns within this report during construction drawings and final site plan.



HURRICANE EQUIPMENT RENTAL

180'

☐ WATER

☐ FLEET

STORAGE

OFFICE

PARKING

520 West

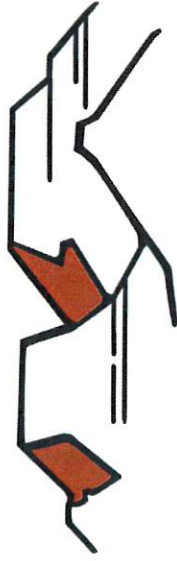
ENTRANCE

200'

EQUIPMENT PARKING

GRAVEL

State Street



Preliminary Site Plan Check List

Application Name:	Hurricane Equipment Rental
Review Date:	2/18/2022
Reviewed By:	Stephen Nelson

Complete	Requirement	Note
x	Each Lot Complies with zoning lot size requirements	
x	Each lot complies with zoning lot frontage	
x	The Use Complies with the zoning	Business equipment rental, services, and supplies
x	The name, address and telephone number of the applicant and the applicant's agent, if any;	
x	Location, topography showing two foot (2') contours, identification of thirty percent (30%) or greater slopes, and layout of proposed uses;	Property is flat.
No	Location of open space;	Landscaping Buffering is not shown

x	Proposed access to the property and traffic circulation patterns;	
Kind of	Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;	Shows connection areas, no real utility improvements required other than storm drainage.
x	Proposed reservations for parks, playgrounds, schools, and other public facility sites, if any;	
No	Adjoining properties and uses;	Commercial on all sides. No concerns
N/A	Tables showing the number of acres in the proposed development and a land use summary;	
N/A	A phased development plan if applicable.	
x	Does Parking Comply with Hurricane City Code?	Likely.
x	Are landscaped areas provided that comply with Hurricane City Code?	None shown
N/A	In Multiple-Family Residential Zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.	
x	Pedestrian Circulation: A network of convenient, safe, and raised or textured pedestrian paths should connect areas within the project, and the project to adjacent properties The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	Located off existing sidewalks.

	Walkways shall be well lighted with lights no higher than three feet (3') high that are fully shielded to provide visibility, security and a pleasant environment and prevent glare and light trespass.	
N/A	Walls: Different projects and uses should be physically separated to minimize the impact of unattractive or noisy areas and provide a buffer between properties. 1. Walls which front on a public street should be designed to include colors, materials, forms, and architectural accents compatible with the main building. 2. Minimum requirements for screening walls: See chapter 37 of this title.	
x	Security: A site should be designed to avoid creating conditions which may invite criminal activity. 1. Buildings, windows, and landscaping should be located to maximize surveillance of entryways, pathways, and parking lots. 2. Adequate lighting should be provided throughout the development.	
x	The Plan complies with Master Transportation Plans	
x	The Plan complies with the Master Active Transportation Plan	
x	The Plan provides proper transportation and utility connections to adjacent properties. No land locked lots are being created.	
x	The Plan has been reviewed by the JUC	
x	Engineering has had a chance to review the plat.	

AMENDED FINAL PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150

For Office Use Only:
File No. 2022-AFP-02
Receipt No. 8.155884

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: 1952 W. Cedar Breaks Dr., Hurricane, UT 84737

Tax ID of Subject Property: H-CRNS-2-20, 21 & 22 Number of Lots: 3

Subdivision Name: North Slope @ Copper Rock Phase: Phase 2 Amendment A

Submittal Requirements: 1-large paper copy, 1-11 X 17, and 1 disk in 2004 or newer Auto-Cad format

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
- ☒ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ☒ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County or other official monuments.
- ☐ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-AFP-02
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	1952 W Cedar Breaks Dr
Zoning:	R1-10 PDO
General Plan Map:	Single Family

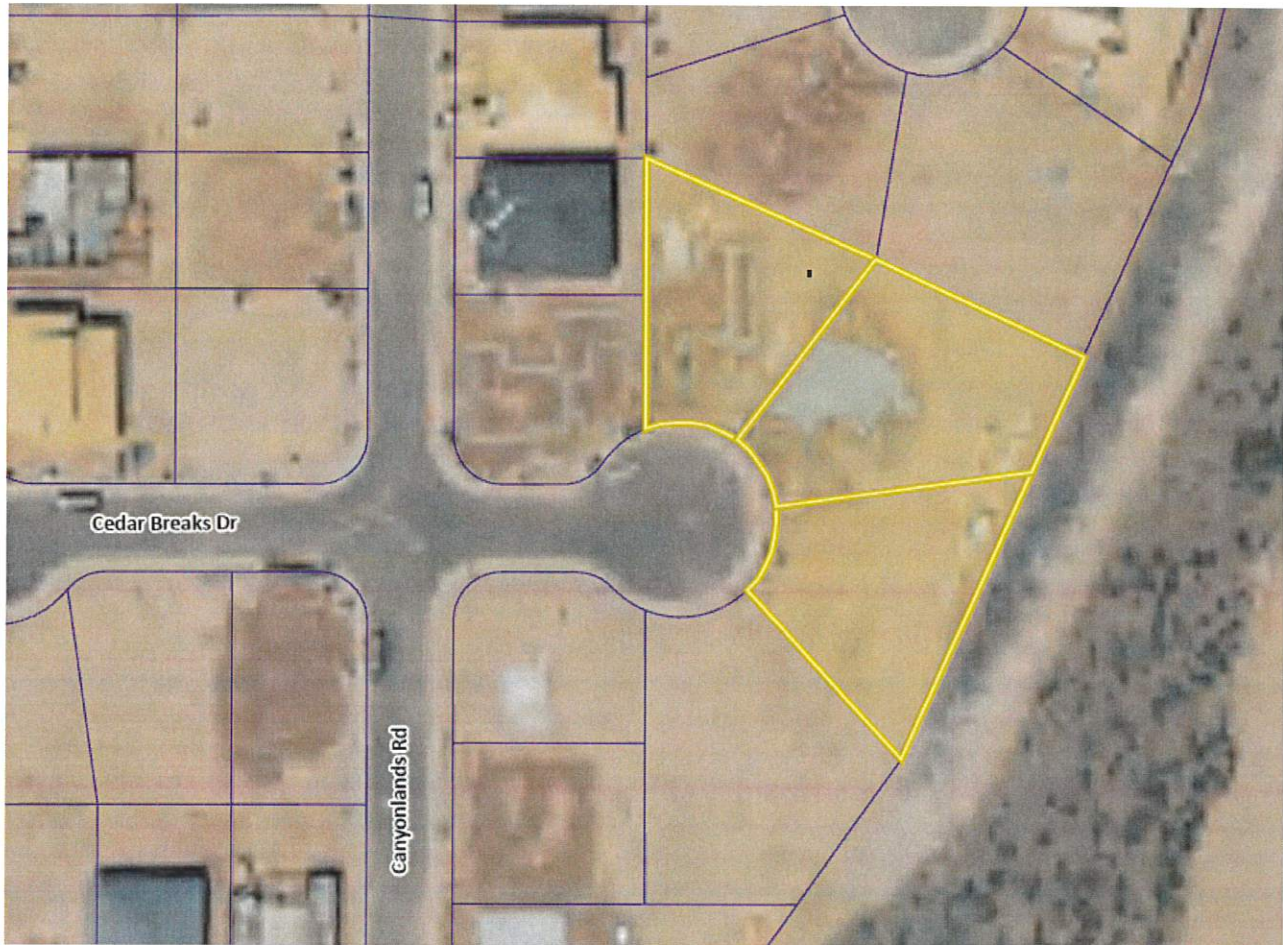
Discussion: The applicant has applied to amend the final plat for North Slope at Copper Rock Phase 2 to change the lot lines for lots 20, 21, and 22.

JUC Comments

1. This application will be reviewed at the Joint Utility Committee meeting on February 23rd, 2022

Staff Comments

1. The plat meets amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2020. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. The submitted plat describes the differences between the amended plat and the original plat
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Staff would appreciate the narrative explain why these lot lines are being moved, especially after construction on part of this plat is underway
4. *Lot area and width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved site plan.*
5. One of staff's main concerns is that the home meet the proper setback lines. There has been construction that has started on these lots for new homes. However, the applicant has not provided any information to ensure that these lots will still maintain the proper side-setbacks, which is 5' and total combined of 15' of each side.
6. The properties meet the requirements of the R1-10 PDO zoning



Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend continuing the items unless the applicant can provide additional information about home location on the lots with this application.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"NORTH SLOPE AT COPPER ROCK PHASE 2 PARTIAL AMENDMENT A"

For good and valuable consideration received, the owner does hereby dedicate and convey to the City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____ 2022.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C. Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____ S.S.
COUNTY OF _____

On the _____ day of _____ 2022, personally appeared before me, KENNETH C. KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC., a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

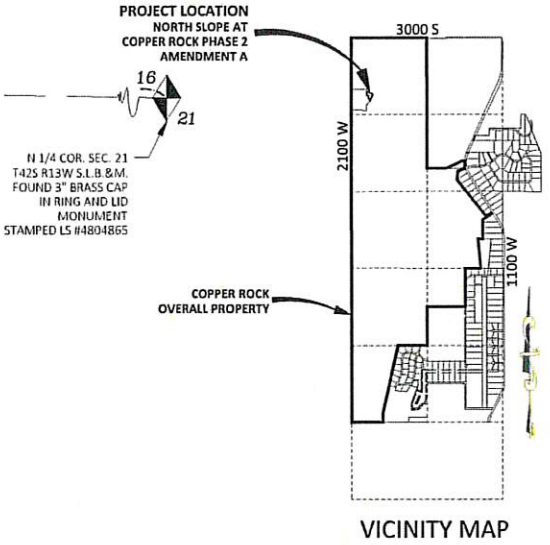
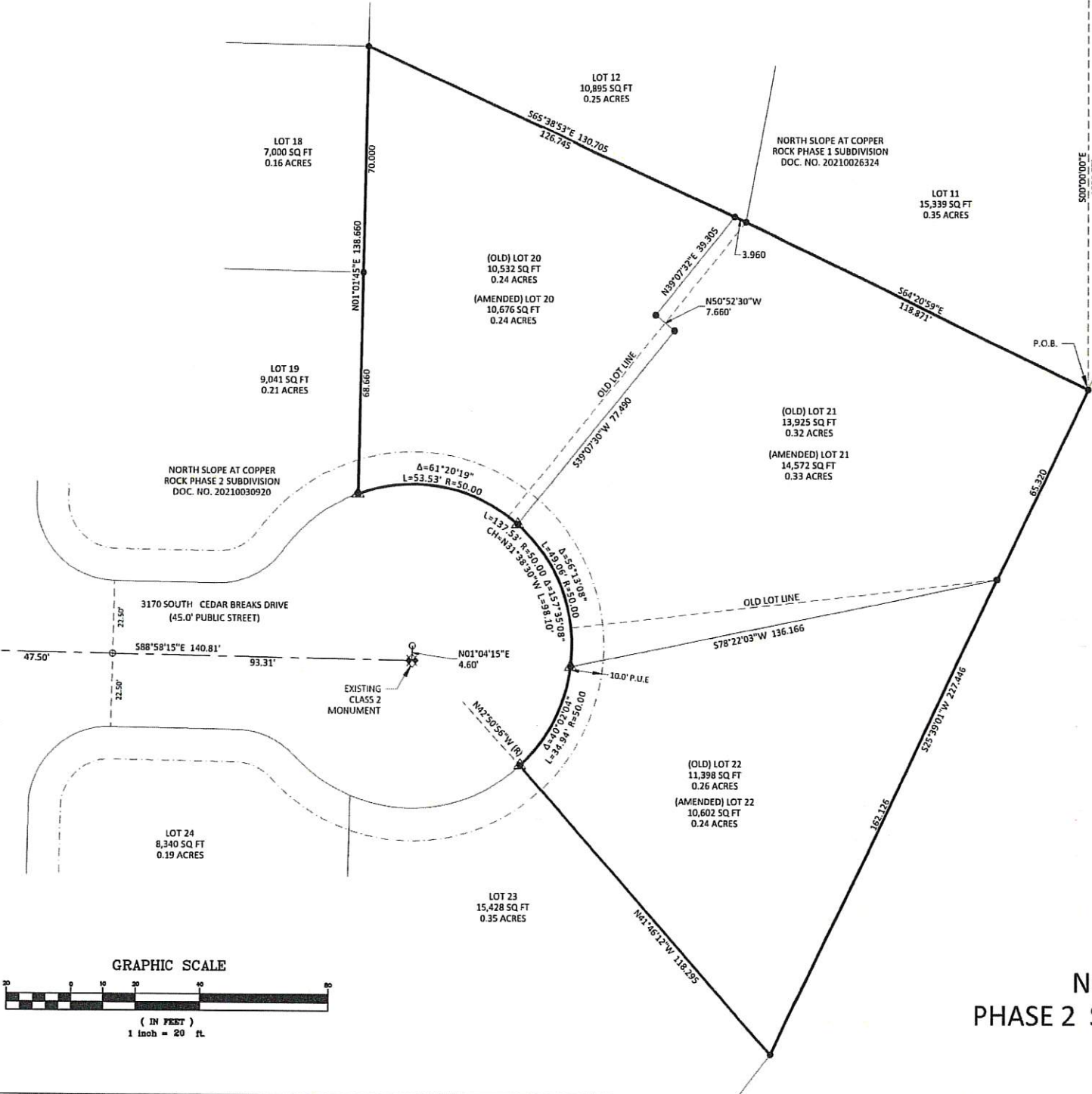
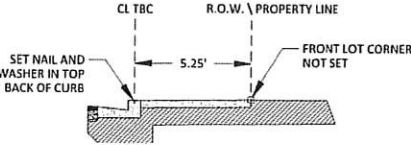
NOTARY PUBLIC

BOUNDARY DESCRIPTION

Beginning at a point which is South 88°59'02" East 718.32 feet along the North section line and South 00°00'00" East 1938.77 feet from the Northwest corner of Section 21 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 25°39'01" West 227.446 feet; thence North 41°46'12" West 118.295 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northwesterly 137.53 feet along the arc of said curve through a central angle of 157°35'08", the radial direction bears North 42°50'56" West, to a point of non-tangency; thence North 01°01'45" East 138.660 feet; thence South 65°38'53" East 130.705 feet; thence South 64°20'59" East 118.871 feet to the point of beginning. Contains 0.82 acres.



NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.



BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 21, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the Northwest Corner and the North 1/4 Corner having a bearing of South 88°59'02" East and a distance of 2638.17 feet.

LEGEND

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ✱ FOUND CLASS 2 MONUMENT
- ✱ FOUND CLASS 1 MONUMENT
- ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- AMENDMENT A BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

NORTH SLOPE AT COPPER ROCK PHASE 2 SUBDIVISION PARTIAL AMENDMENT A

I further certify that this plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No. 4804681

FINAL PLAT
FOR
NORTH SLOPE AT COPPER ROCK
PHASE 2 SUBDIVISION PARTIAL AMENDMENT A
WASHINGTON COUNTY, UTAH
SECTION 21, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
Hurricane City, Utah
Date: _____

Engineer's Approval

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20____

Engineer
City of Hurricane

Approval and Acceptance by the
City of Hurricane, Utah

We, the Mayor and City Council of the City of Hurricane, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____ A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane
Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

Washington County Recorder

DATE:	1-28-22
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME:	Phase 2 North Amendment A Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N. Coral Canyon Blvd. Suite 201, Washington, Utah 84790-0577 Tel: (435) 673-8060 Fax: (435) 673-8065

FINAL PLAT
FOR
NORTH SLOPE AT COPPER ROCK - PHASE 2 PARTIAL AMENDMENT A
LOCATED IN
SECTIONS 21 TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

1 **ON THURSDAY DECEMBER 9, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET**
2 **IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737**

3 **Members Present:** Dayton Hall, Mark Sampson, Shelly Goodfellow, Ralph Ballard, Michelle Cloud,
4 and Penny James-Garcia.

5 **Members Excused:** Rebecca Bronemann, and Paul Farthing

6 **Staff Present:** Planning Director Stephen Nelson, Assistant Planner Fred Resch III, Planning
7 Technician Brienna Spencer and City Engineer Representative Darrin LeFevre.

8 Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mark
9 Sampson and Shelly Goodfellow offered the prayer. Roll call was taken.

10 *Penny James-Garcia motioned to approve the agenda as amended. Mark Sampson seconded the motion.*
11 *Unanimous.*

12 **Public Hearing:**

13 Public Notices noticed for this meeting were noticed incorrectly and moved to the agenda for
14 December 15th, 2021.

15 **New Business:**

16 **2021-AFSP-02 Discussion and consideration of approval of an amended final site plan for Stonebrook**
17 **Towns Square, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.**

18 Steve Kemp went over lots 7 and 8. They were purchased by the owners of the family pawn shop, which
19 they had changed the boundaries of the lots through meets and bound deeds a couple of times while
20 adding an easement on the west and south side. Mr. Kemp bought all of lot what was called 7A, they
21 have been working on a plan to come up with lots for 3 buildings. They will be lots 10-12 and fit
22 completely inside of 7A. Stephen Nelson went over what was discussed about this application from the
23 last meeting. The preliminary plat was approved last week at the City Council meeting. What they have
24 provided within the final site plan amendment has met the code requirements. Penny James-Garcia
25 asked if the issue with the drainage has been fixed. Mr. Kemp stated they have spoken with the
26 engineering department and have come to some resolution on how to deal with that. Ralph Ballard
27 asked the applicant if he understands the city lighting requirements. Mr. Kemp stated that he doesn't
28 but his architect does and it will be reflected. Mr. Nelson stated that one of our main requirements that
29 is confused by developers is the light color/warmth. Most of the lighting coming in just has to make sure
30 they meet the color temp.

31 *Mark Sampson motioned to approve 2021-AFSP-02 for lot 10 only subject to Hurricane lighting*
32 *restrictions. Ralph Ballard seconded the motion. Unanimous.*

33 **2021-PSP-25 Discussion and consideration of approval of a preliminary site plan for SKRE**
34 **Commercial, a retail, office, and warehouse development, located at the northeast corner of Sand**
35 **Hollow Road and future Resort Blvd. Mike Nielson Applicant**

36 Mike Nielson stated that their current location is across from Zion Bank. They have outgrown that
37 location and are looking to move so they can expand. Penny James-Garcia asked the applicant to

address some of the staff comments. Mr. Nielson stated that the front portion of the facility will be a store front to show case their gear. The other section will have some office space for them and then warehousing in the rear. The other retail areas are for future use that they will probably rent out. Mrs. James-Garcia mentioned the comment about staff not wanting individual driveways for the businesses pulling onto Sand Hollow Rd. Mr. Nielson stated he believes that has been addressed by access off of the future Resort Blvd, which is off to the side. Stephen Nelson went over JUC's concerns about access for neighboring parcels. Karl Rasmussen showed the Commission what the plan is with the roads and accesses within the PID area. Mr. Nielson stated that the bulk of the access will be off the other roadway. Staff doesn't want a bunch of accesses off Sand Hollow Rd. Mrs. James-Garcia asked Mr. Rasmussen where they are with the PID. Mr. Rasmussen shared that it is funded and went over the plans that will start the beginning of the year. He went over the utility location/plan for the PID area. Mrs. James-Garcia asked about secondary water and what the City's plan is to have that throughout the city. Mr. Nelson stated that when they have access to the irrigation, they are required to put it in, if they don't have access, they are required to put in the dry lines. Dayton Hall asked how they were going about legally peeling this off. Mr. Neilson stated that a sliver of his brother's parcel was needed for the PID and they are in the middle of the land swap. It will receive its own tax ID number in the next coming weeks. Mr. Nelson stated that they will have to go through the subdivision process with roadway dedication and plat it out. Mr. Hall asked for clarification on this project process. Mr. Nelson explained it. Mark Sampson asked about the procedure for a piece of property in the middle of a place being developed. Mr. Nelson stated that typically anytime we see a development, we want to make sure we see property connectivity within the development. We want to make sure that the location of this project will not hinder the development of other property owners. Mr. Sampson asked when the city decides if something needs to have sprinklers. Mr. Nelson stated that commercial and industrial, recreational resort or short-term rentals for more than 10 people, residential with a single access with more than 30 units, or if a roadway is more than 10% in grade we require sprinklers. Ralph Ballard asked about there being an anticipated time frame for the infrastructure being put in for irrigation but not being used. Mr. Nelson stated that within city code, it gives some leeway that if we aren't going to be able to supply irrigation within a reasonable time, we can waive the requirement. It's anticipated to have the services within the next 10 years and the lines will withhold that amount of time.

Penny James-Garcia motioned to approve 2021-PSP-25 subject to staff and JUC comments. Shelly Goodfellow seconded the motion. Unanimous.

2021-PP-36 / 2021-HIL-07 Discussion and consideration of a recommendation of a preliminary plat and sensitive lands application for Paraiso subdivision, a 390-unit residential development, located at 2850 W and 300 N. Middon LLC Applicant

The applicant representative stated that they have met with staff and gone over the area's that are part of sensitive lands to come up with a plan that is feasible for the area. Shelly Goodfellow asked if they are putting in all the roads before starting phase 1 that is along the west side of the parcel. The applicant stated that they are working with Ash Creek and Frank Lindhart to get the utilities to their location because there is no sewer off of 2800 West. The access will start from the west of the project instead of the east along 2800 west. Dayton Hall asked Stephen Nelson about this application, he thought they had already approved this. Mr. Nelson stated that they have previously approved a preliminary site plan and this is a preliminary plat. Mr. Hall asked why a density bonus was required when they have about 4 units

per acre. Mr. Nelson stated that they were required to dedicate some space to the city which allows for a density bonus to be asked for. Mark Sampson asked about a road coming down the ridge. Mr. Nelson stated our sensitive lands ordinance allows for a road to be built up to 40%. It is very strict about anything being built above 30% but roads are one of the exceptions to that. Mr. Sampson asked what the timeline for 2800 west is. Mr. Nelson and Darrin LeFevre address this comment stating there is a deed restriction that kicked it back. Ralph Ballard asked about the sewer lift station in Canyons and asked if it was going away. The applicant stated that he is meeting with Joby to work with him to get it removed. He has also spoken with Mike Chandler at Ash Creek about the requirements for the sewer lines that will need to be put in. Penny James-Garcia asked for clarification on the trail requirements for 10-foot-wide trails. Mr. Nelson addressed this. Engineering has backed off of the 12-foot-wide requirement and thinks 10 feet is appropriate. Mr. Ballard asked if the trails are following some contours. The applicant stated that they do because some of them are a little too steep so they are giving it some kind of elevations.

Shelly Goodfellow motioned a recommendation of approval of 2021-PP-36 and 2021-HIL-07 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

Discussion and consideration of approval of the 2022 Planning Commission Meeting Schedule

Stephen Nelson went over the meeting schedule proposal and any possibly conflicting dates. Dayton Hall stated he thinks they should stick to it and if in 6 months, they aren't going to have a quorum then to address it then.

Michelle Cloud motioned to adopt the schedule for 2022. Penny James-Garcia seconded the motion. Unanimous.

Planning Commission Business:

1. City Council Recap
2. Presentation of Downtown Walking Survey
 - a. Fred Resch went over the information gathered from the survey.
 - b. The traffic issues were discussed
3. Planned Commercial
 - a. Discussion of changes to the Planned Commercial zone was had.

Approval of Minutes

1. 9/9/2021

Corrections from Dayton Hall were emailed and will reflect on the approved minutes.
Mark Sampson motioned to approve the minutes as adjusted. Dayton Hall seconded the motion. Unanimous.

Adjournment

**Hurricane Planning Commission Meeting
Minutes**

January 13, 2022

MINUTES

Call to Order - 6:00 P.M.

ON JANUARY 13, 2022 AT 6:00P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Dayton Hall called the meeting to order at 6:00P.M. Roll call was taken. Pledge:
Ralph Ballard Prayer: Mark Sampson

Penny James Garcia motioned to approve the agenda as posted. Mark Sampson seconded the motion. Unanimous

Members Present: Ralph Ballard, Rebecca Bronemann, Penny James-Garcia, Mark Sampson, Dayton Hall

Members Excused: Paul Farthing, Michelle Cloud, Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Assistant Fred Resch, Planning Technician Brienna Spencer, City Council Representative Kevin Thomas, and City Attorney Fay Reber.

New Business

2022-CUP-01: Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 1781 Angell Heights Drive. Haven Homes & Development Applicant

Mark Sampson asked Stephen Nelson about the setbacks and it needing to be 5 feet off the property line. Mr. Nelson stated that one of the things that has to happen when exceeding 16 feet is a 5-foot setback. Mr. Sampson asked if this was next to sensitive lands or if there was an issue with that. Mr. Nelson stated there aren't any issues.

Rebecca Bronemann motioned to approve 2022-CUP-01 subject to staff comments. Seconded by Ralph Ballard. Motion carried unanimously.

2022-CUP-02: Discussion and consideration of an approval for a conditional use permit for an accessory building of a greater height located at 198 S 1230 W. Rebecca & Darin Grundel Applicant.

Stephen Nelson stated that after further review, the applicant was requesting two accessory dwelling units within this building. It's a two-story building with a unit on the main floor and one on the second floor. Mr. Nelson went over code 10-41-4: dwelling units and what it states about accessory dwelling units and what it classifies them as. What is presented is not

1 compliant with our code. Mark Sampson asked what makes this non-compliant. Mr. Nelson stated
2 that an ADU does not have to have a kitchen. What makes them separate units is two completely
3 separate entrances. Staff's recommendation is that if it is approved, they must meet site plan
4 approval as part of the building permit. Mr. Nelson stated that he feels confident staff can work it
5 out with the applicant at the building permit standpoint. Ralph Ballard stated that Hurricane
6 wouldn't even allow two kitchens in their house. He agrees with their concept and thinks we should
7 go forward with looking at the code allowing more ADU's on a lot. Mr. Nelson stated that we could
8 revisit it and maybe look at lot size requirements.

9 There is a demand for multiple ADU's often. Mr. Ballard asked what the advantage is to having
10 multiple ADU's. Mr. Nelson stated that it allows them to create revenue. It also allows for short-term
11 rentals as well as a mother-in-law suit. The third advantage is that it helps create housing for our
12 community. A drawback is that there is more impact on the property, especially if we allow them to
13 be short-term rentals. Mr. Ballard stated that he thinks we should revisit the allowed amount of
14 ADU's if we want to address our housing market. It can be affordable housing. Penny James-Garcia
15 thinks we need to hold the code standard straight across the board. She is in far more favor of
16 multiple ADU's than approving more resorts as long as the family does have to live in the main home.
17 Maybe encourage a number that truly has to be long term and not short term, because we won't be
18 able to fix our attainable housing problem if they are all vacation rentals. Dayton Hall likes this
19 discussion and thinks we should address it. Rebecca Bronemann stated that she was just talking to a
20 friend who asked her to have the planning commission approve any attainable housing that comes
21 forward because it is needed.

22
23 *Mark Sampson motioned to approve 2022-CUP-02 subject to coming into compliance with existing*
24 *building and zoning codes. Seconded by Ralph Ballard. Motion carried unanimously.*

25 **2021-PP-35 / 2021-HIL-07: Discussion and consideration of a recommendation of a**
26 **preliminary plat and sensitive lands for Ridge at Zion Vista Phase 2, a 19-lot subdivision**
27 **located at 850 S 1850 W. Rich Hansen Applicant.**

28 Danny Green represents the applicant. He stated that they reviewed staff issues with staff and have
29 addressed those concerns. Stephen Nelson stated that typically we don't allow roads with more than
30 a 12% grade. We will have to go though and make sure it doesn't bottom out somewhere and allow
31 for a firetruck to fit on it. After discussion, we have distinguished that just below 13% is doable, it'll
32 just have to be addressed during construction drawings. Mr. Green stated they are currently working
33 on the design of the road and they will grade out the road to meet what it needs to. Unfortunately,
34 they can't get it down without the slope of the road. The bigger lots will help with the slope of the
35 driveway. Mark Sampson asked if this is the second time we've seen this. Mr. Nelson stated that it
36 came in December but we determined we needed sensitive land, so we took it off the latest agenda.
37 Mr.

38 Sampson asked if the sensitive land issues had been addressed and Mr. Nelson stated that they
39 were. Rebecca Bronemann stated she's glad the density and open space issue has been addressed.
40 She asked if the water model being needed has been addressed? Mr.

41 Nelson stated that we have to make sure the water system loops. Ralph Ballard stated his concern
42 about rushing the slope of the road off is that we do have climate issues. Darrin Lefevre stated that
43 engineering doesn't have any issues with it and it is such a short distance. Mr. Ballard stated we just
44 need to be aware of it. Mr. LeFevre stated that Scenic Point has a few roads that are 10% slope. Penny
45 James-Garcia stated that when she was a consultant on

1 this project when it was Zion Vista, one of the concerns that came up was about the water run off
2 coming down the hill and where the water would go so it didn't get into homes. Mr. Green stated
3 that everything north of this runs down to the retention basin. This particular phase will actually have
4 all the runoff go south and into a detention in that direction. Mr. Nelson stated they have submitted a
5 drainage plan that looks like it will work. Mrs. James-Garcia asked what the height of retention walls
6 would be for these homes. Mr. Green stated they believe they will get them all down to 10 feet.
7 Dayton Hall asked for clarification on how many lots the subdivision will have. Mr. Green stated that
8 they are going to give back 4 lots, so there are only 15 lots on this parcel of land. On the original
9 masterplan, it shows that those 4 lots are right where the t-box is supposed to be for the golf course.
10 Mr. Hall has a concern about approving something that is planned for houses, but other developers
11 are planning on that area being a t-box, that could potentially cause issues down the road.

12
13 *Penny James-Garcia motioned a recommendation of approval of 2021-PP-35 / 2021-HIL-07 subject to*
14 *staff and JUC comments, which includes the removal of the 4 lots to the*
15 *north. Seconded by Mark Sampson. Motion carried unanimously.*

16 **2022-PP-01: Discussion and consideration of a recommendation of a preliminary plat for Elim**
17 **Valley, a multifamily development located at 3700 West and Sand Hollow Rd. Thomas Hunt**
18 **Applicant**

19 Thomas Hunt went over the proposed project and he agrees with the staff comments. They have
20 come up with a plan to address the block lengths and road placements to shorten the block lengths.
21 He spoke with the engineering firm who is on the entire Gateway at Sand Hollow master project and
22 they stated that the zoning lines were just preliminary and that they didn't have to meet them exactly
23 how they were currently drawn out. Stephen Nelson stated he has a few concerns. When talking with
24 the applicant, they seemed willing to address those. One of his concerns is when you look at the
25 zoning boundaries, it isn't completely clear about where they lie. It is extremely close, but he wants to
26 make sure they comply. This plan meets the intent of the Elim Valley zoning, but he wants to make it
27 clear where the property lines are with zoning. Penny James-Garcia stated that this is too preliminary.
28 It needs to come back in line with what staff has stated in the staff comments. Approving it
29 contingent on staff comments is putting too much on staff to deal with. She is generally in favor of the
30 location and thinks it could address attainable and affordable housing. There are just too many things
31 that need to be figured out before she's comfortable voting on this. Mrs. James-Garcia went over
32 what she did not see with the proposal and what she, as a commissioner, would like to see. Rebecca
33 Bronemann agrees this needs to be refined. She questioned staff comment lot 6 and asked if it had
34 been resolved. She wants to see this happen but in more compliance.

35
36 *Mark Sampson motioned to continue 2022-PP-01. Seconded by Rebecca Bronemann. Motion carried*
37 *unanimously.*

38 **2022-PSP-01: Discussion and consideration of approval of a preliminary site plan for Bryson**
39 **Young, a development consisting of 2 commercial buildings, located at approximately 470 E 800**
40 **N. R+B Young Applicant. Bryson Young Agent.**

41 Bryson Young went over the application. The building to the east is intended for a drive-thru which
42 will hold 5 cars as required by state code. They don't intend for the restaurant to be a

1 sit-down, so parking is minimal and just for employees. He went over the warehouse with the retail
2 store front. Mark Sampson asked Mr. Young what they do, which he replied with sell clothing.
3 Dayton Hall asked how much space will be retail front and how much warehousing there will be. Mr.
4 Young stated that their store front will be 3,000 square feet and the other two units will be 1,000
5 square feet with about 11,000 square feet for warehousing. Penny James-Garcia asked what kind of
6 retail they currently do. Mr. Young stated that they have a woman's boutique currently fulfilling 400-
7 600 orders a day.

8
9 *Rebecca Bronemann motioned to approve 2022-PSP-01 subject to staff and JUC*
10 *comments. Seconded by Penny James-Garcia. Motion carried unanimously.*

11 **2022-PP-02: Discussion and consideration of a recommendation on an updated preliminary**
12 **plat for Peregrine Point West Phase 1-4 Amended, located at 600 N and 3100 W. Perry**
13 **Development Applicant, Greg Sant Agent.**

14 Greg Sant shared that this original preliminary plat had been approved. They are adding 6 lots and
15 have added a roadway tie in to 600 north. They also took this from a 3-phase project to a 4-phase
16 project. They have no problems extending the trail system through phase 3 to 600 north. Stephen
17 Nelson stated that there is a large power line that runs along the property and long-term access is
18 potentially a concern. Mr. Sant stated that final plats for phase 1 and phase 2 have been approved
19 with construction drawings. Scott Hughes from the power department stated that when those two
20 phases were approved, the guys who approved them missed that there was a big section of
21 powerline that has no access. They are currently working with Mr. Sant but if we cannot agree and fix
22 this, we are only going to make the issue become bigger. The concern has come up since construction
23 began. Mr. Sant stated that all they are asking for is extra lots and if this doesn't get approval, all they
24 do is go back to what was originally approved. This is a costly mistake that is now being found. It
25 makes about 2 million dollars in lots become unbuildable. Dayton Hall asked if there is a recorded
26 easement or if it is a prescriptive easement. Mr. Hughes stated that they are currently doing title
27 searches to see if there is a recorded easement. They don't want to continue to approve and
28 contribute to the problem. They want to work with the developers to come to a resolution. Mr. Sant
29 stated they have done multiple title searches on this power line and there isn't anything recorded on
30 it. He feels bad that there wasn't an easement recorded, but he doesn't think that is their problem to
31 solve. Fay Reber stated that one way to allow for them to move forward is to make a
32 recommendation subject to this being resolved and allow the council to decide. Ralph Ballard stated
33 that they don't have much without power and he hopes that they will be willing to work together.
34 There needs to be a solution. Penny James-Garcia agrees with Mr. Ballard's comments. She asked
35 about the cul-de-sac that the power department was not OK with and asked what cul-de-sac they
36 were talking about. Mr. Nelson stated that the road connecting to 600 north is the solution to that
37 comment. Mr. Hall asked about the status of the phases. Mr. Sant stated that phase 1 is about 75%
38 done, phase 2 is about 50% done, and phase 3 is about 25%. Mr. Hall thought the reason for breaking
39 it up in phases was to not build it all at the same time. Mr. Sant stated the reason they are doing it all
40 at once is because once they open up phase 1, they will be sold out and they want to have additional
41 lots available as quickly as possible.

42
43 *Dayton Hall motioned a recommendation of approval of 2022-PP-02 subject to staff and JUC*

1 *comments and subject to the power transmission line easement and property boundary line*
2 *being resolved. Seconded by Mark Sampson. Motion carried unanimously.*

3 **Planning Commission Business:**

4 **Planned Commercial**

5 Stephen Nelson stated that one of the ideas behind the planned commercial is to allow commercial
6 within residential and residential within commercial. We do want these developments to be higher
7 density. What we want to do is control the density and have it be Hurricane. He would like some
8 feedback tonight but he does not think the language should be adopted as it currently is. We could
9 potentially add a cap on the residential in planned commercial. Dayton Hall is reluctant to go over our
10 highest density multifamily zone of 15 units per acre. We don't really have any built-in density
11 limitations on commercial. It just has to meet parking and setback restrictions. Penny James-Garcia
12 asked Mr. Nelson why he chose 20 units per acre for the residential housing. Mr. Nelson stated that
13 Logan City has about 22 units per acre in their type of zone like this. Ralph Ballard stated that
14 sometimes the higher density takes away from the number of cars and trips needed. Rebecca
15 Bronemann stated that the high density will help with our housing crisis. Everyone wants to live here
16 for the small-town feel, but everyone is coming here.

17 **Site Plan Design**

18 Fred Resch went over what the city would like to see in new developments. The
19 commissioners discussed parks and landscaping requirements as well as lighting
20 requirements.

21 **Adjournment**