

# 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

March 10, 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

#### ELECTION OF A NEW CHAIRPERSON

#### NEW BUSINESS

1. 2022-CUP-06: Discussion and consideration of approval of a conditional use permit for a building of greater height located at 94 W 1170 S. Greg Savage Applicant.
2. 2022-CUP-07: Discussion and consideration of approval of a conditional use permit for a building of greater height and size located at 358 S 985 W. Lindsey Tebbis Applicant
3. 2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of a preliminary plat and sensitive lands application for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. Tim & Kris Eden Applicant. Todd Trane-Millhaven Development Agent.

4. 2022-AFP-02: Discussion and consideration of a recommendation of an amended final plat for North Slope at Copper Rock Phase 2 located at 1952 W Cedar Breaks Drive. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent
5. 2022-PSP-07: Discussion and consideration of a possible approval of a preliminary site plan for Scooter's Coffee located at 715 W State St. Biggin Enterprises LLC Scott Gibson Applicant. Craig Larsen Legacy Design Group Agent.
6. 2022-PP-10: Discussion and consideration of a recommendation of approval of a preliminary plat for Black Ridge Phase 1A-1C, a 93 lot single family subdivision, located at 1760 W and Weeping Rock Road in the Collina Tinta development. Josh Lyon/Wasatch Group Applicant. Rosenberg Engineering Agent.
7. 2022-PP-11: Discussion and consideration of a recommendation of approval of a preliminary plat for Sky View, a 155 lot residential subdivision, located at the southwest corner of 2800 W and 600 N. DAF DEV, LLC Applicant. Charles Hammon Agent.
8. 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.

**Planning Commission Business:**

1. City Council Recap
2. Site Plan Design
3. Accessory Dwelling Units

**Approval of Minutes:**

**Adjournment**



## 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-06

Receipt: 7.690734

### APPLICATION & SUBMITTAL CHECKLIST

Name: GREG SAVAGE Telephone: 435-215-9738  
Address: 854 S. COUNTRY WAY Fax No. \_\_\_\_\_  
WASHINGTON, UT - 84780  
Email: SAVAGEDVELOPMENT@YAHOO.COM  
Agent (If applicable): GREG SAVAGE Agent's Phone: 435-215-9738  
Agent email: SAVAGEDVELOPMENT@YAHOO.COM  
Address of Subject Property: 94 W, 1170 S, HURRICANE, UT.  
Tax ID of Subject Property: \_\_\_\_\_ Zone District: \_\_\_\_\_  
Proposed Conditional Use: (Describe, use extra sheet if necessary) USED FOR RV PARKING

### 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

|                             |                                                                        |
|-----------------------------|------------------------------------------------------------------------|
| <b>Agenda Date:</b>         | 03/10/2022                                                             |
| <b>Application Number:</b>  | 2022-CUP-06                                                            |
| <b>Type of Application:</b> | Conditional Use Permit                                                 |
| <b>Action Type:</b>         | Administrative                                                         |
| <b>Applicant:</b>           | Greg Savage                                                            |
| <b>Agent:</b>               |                                                                        |
| <b>Request:</b>             | A conditional use permit for a building with a greater height and size |
| <b>Location:</b>            | 94 W 1170 S                                                            |
| <b>Zoning:</b>              | R1-10                                                                  |
| <b>General Plan Map:</b>    | N/A                                                                    |

**Discussion:** The applicant proposes constructing a 2,360 sq. ft. and 19' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum 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 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 indicated on the plans
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.

**Recommendation:** Staff recommends approval of the conditional use permit.

| SHEET INDEX |                                      |
|-------------|--------------------------------------|
| COVER PAGE  | COVER PAGE                           |
| PAGE # 1    | SITE PLAN                            |
| PAGE # 2    | FOUNDATION PLAN                      |
| PAGE # 3    | MAIN FLOOR PLAN                      |
| PAGE # 4    | ROOF OVERVIEW                        |
| PAGE # 5    | MAIN ELECTRICAL                      |
| PAGE # 6    | GENERAL NOTES<br>SECTION AND DETAILS |

COPYRIGHT ©  
DREAM HOME DESIGN  
2022

DREAM HOME DESIGN  
Ideas and drawings are property  
of DREAM HOME DESIGN  
and may not be reproduced  
without written permission  
under penalty of law.

**LIABILITY**

DREAM HOME DESIGN  
is not accountable and  
will not be legally  
responsible for Structural  
Engineering concerning  
this plan. If Structural  
Engineering is required, it  
will become the  
responsibility of the Client  
and/or Contractor.

ORIGINAL DRAWN BY:  
K. CHRISTENSEN

ORIGINAL DRAWN DATE:  
1.17.2022

REVISED BY:  
K. CHRISTENSEN

REVISION DATE:  
1.25.2022

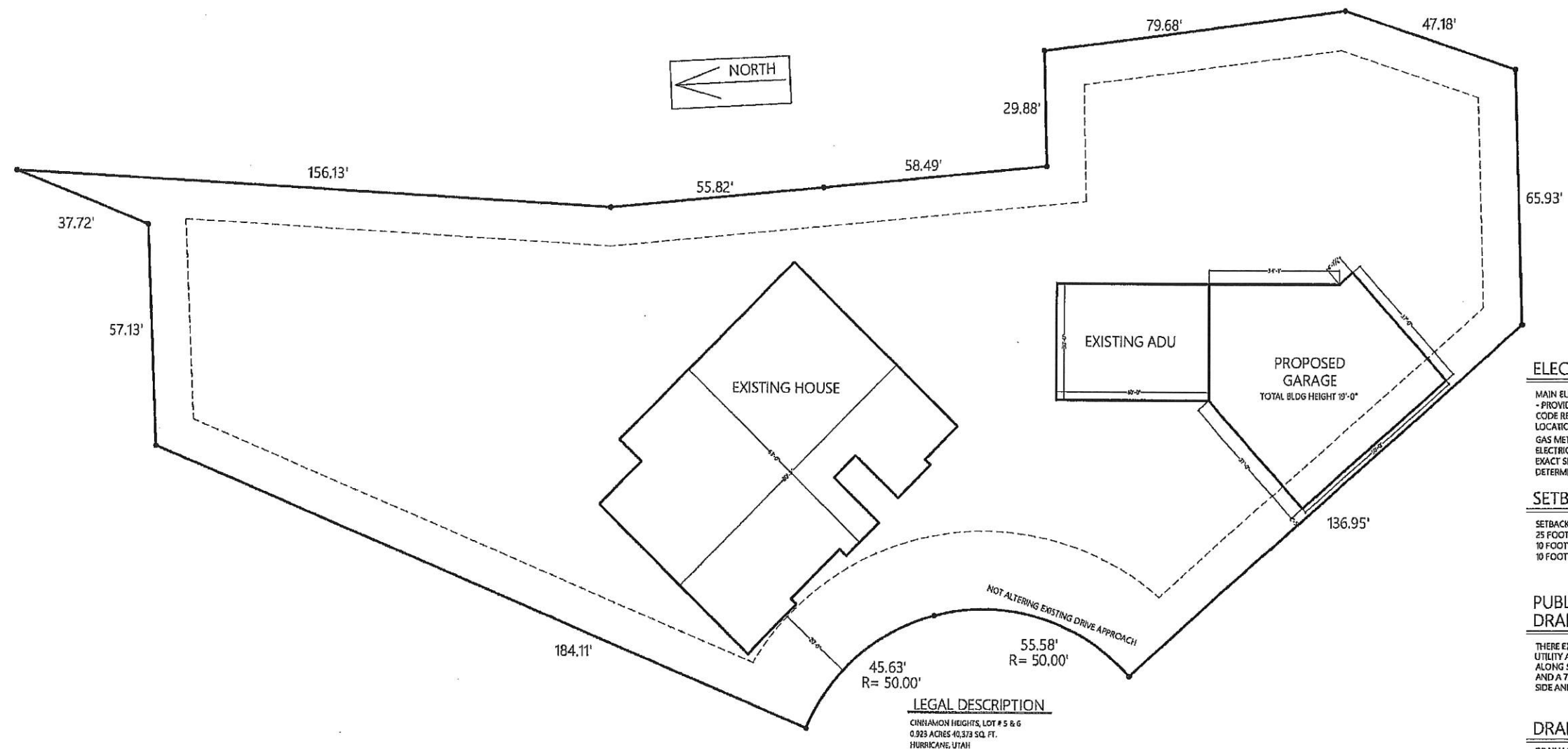


**DREAM HOME DESIGN**

info@dreamhomedesign.biz | 435-627-3146 | www.dreamhomedesign.biz

**LINARES RESIDENCE**  
CINNAMON HEIGHTS, LOT # 5 & 6  
HURRICANE, UTAH

PAGE # 1  
SITE PLAN



**LEGAL DESCRIPTION**

CINNAMON HEIGHTS, LOT # 5 & 6  
0.923 ACRES 40,373 SQ. FT.  
HURRICANE, UTAH

**LEGAL DESCRIPTION**

CINNAMON HEIGHTS, LOT # 5 & 6  
0.923 ACRES 40,373 SQ. FT.  
HURRICANE, UTAH

**ELEC & GAS METER NOTE:**

MAIN ELECTRICAL SERVICE PANEL & METER  
- PROVIDE UFER GROUND PER LOCAL  
CODE REQUIREMENTS. EXACT SIZE &  
LOCATION TO BE DETERMINED ON-SITE  
GAS METER TO BE 48" AWAY FROM  
ELECTRICAL SERVICE (MIN.)  
EXACT SIZE & LOCATION TO BE  
DETERMINED ON-SITE

**SETBACK NOTE:**

SETBACKS ON LOT ARE AS FOLLOWS:  
25 FOOT FRONT YARD SETBACK  
10 FOOT SIDE YARD SETBACK  
10 FOOT REAR SETBACK

**PUBLIC UTILITY AND  
DRAINAGE EASEMENT:**

THERE EXISTS A 10 FOOT PUBLIC  
UTILITY AND DRAINAGE EASEMENT  
ALONG STREET SIDE PROPERTY LINE  
AND A 7.5 FOOT EASEMENT ALONG  
SIDE AND BACK LOT LINES.

**DRAINAGE NOTE:**

DRAINAGE SHALL BE AWAY FROM HOUSE  
AND SLOPE TOWARDS PUBLIC STREET.  
  
IF REQUIRED, RELATIVE ELEVATIONS OF TOP  
OF FINISHED FLOOR, LOT CORNERS AND  
STREET GRADES/FINISHED GRADES SHALL  
BE PROVIDED BY CIVIL ENGINEER.

**NOTE:**

DREAM HOME DESIGN SHALL NOT BE  
RESPONSIBLE FOR ACCURACY OF  
INFORMATION FOR ANY RECD LOT  
CORNER ELEVATIONS, SEWER  
PHONE, GAS, ELECTRICAL, CABLE, &  
ALL OTHER UTILITY INFORMATION  
PROVIDED BY CONTRACTOR/OWNER

**SITE PLAN**

SCALE: 1" = 15'-0"





## 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-07

Receipt: 8.156040

### APPLICATION & SUBMITTAL CHECKLIST

Name: Lindsey Tebbos Telephone: 435-256-0065

Address: 358 S. 985 W Fax No. \_\_\_\_\_

Email: tebbos1220@aol.com

Agent (If applicable): \_\_\_\_\_ Agent's Phone: \_\_\_\_\_

Agent email: \_\_\_\_\_

Address of Subject Property: 358 S. 985 W. Hurricane, UT

Tax ID of Subject Property: H-SEVI-15 Zone District: R1-15

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

2 car Garage w/ Casita upstairs. (greater height + size)

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: 2-23-22

Received by: Brienna Spencer

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



## STAFF COMMENTS

|                             |                                                               |
|-----------------------------|---------------------------------------------------------------|
| <b>Agenda Date:</b>         | 03/10/2022                                                    |
| <b>Application Number:</b>  | 2022-CUP-07                                                   |
| <b>Type of Application:</b> | Conditional Use Permit                                        |
| <b>Action Type:</b>         | Administrative                                                |
| <b>Applicant:</b>           | Lindsey Tebbs                                                 |
| <b>Agent:</b>               |                                                               |
| <b>Request:</b>             | A conditional use permit for a building with a greater height |
| <b>Location:</b>            | 358 S 985 W                                                   |
| <b>Zoning:</b>              | R1-15                                                         |
| <b>General Plan Map:</b>    | Single Family                                                 |

**Discussion:** The applicant proposes constructing a 1,018 sq. ft. and 29' 2 3/4" tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum 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 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 brick and stucco exterior, which does match the exterior to the house as shown below.



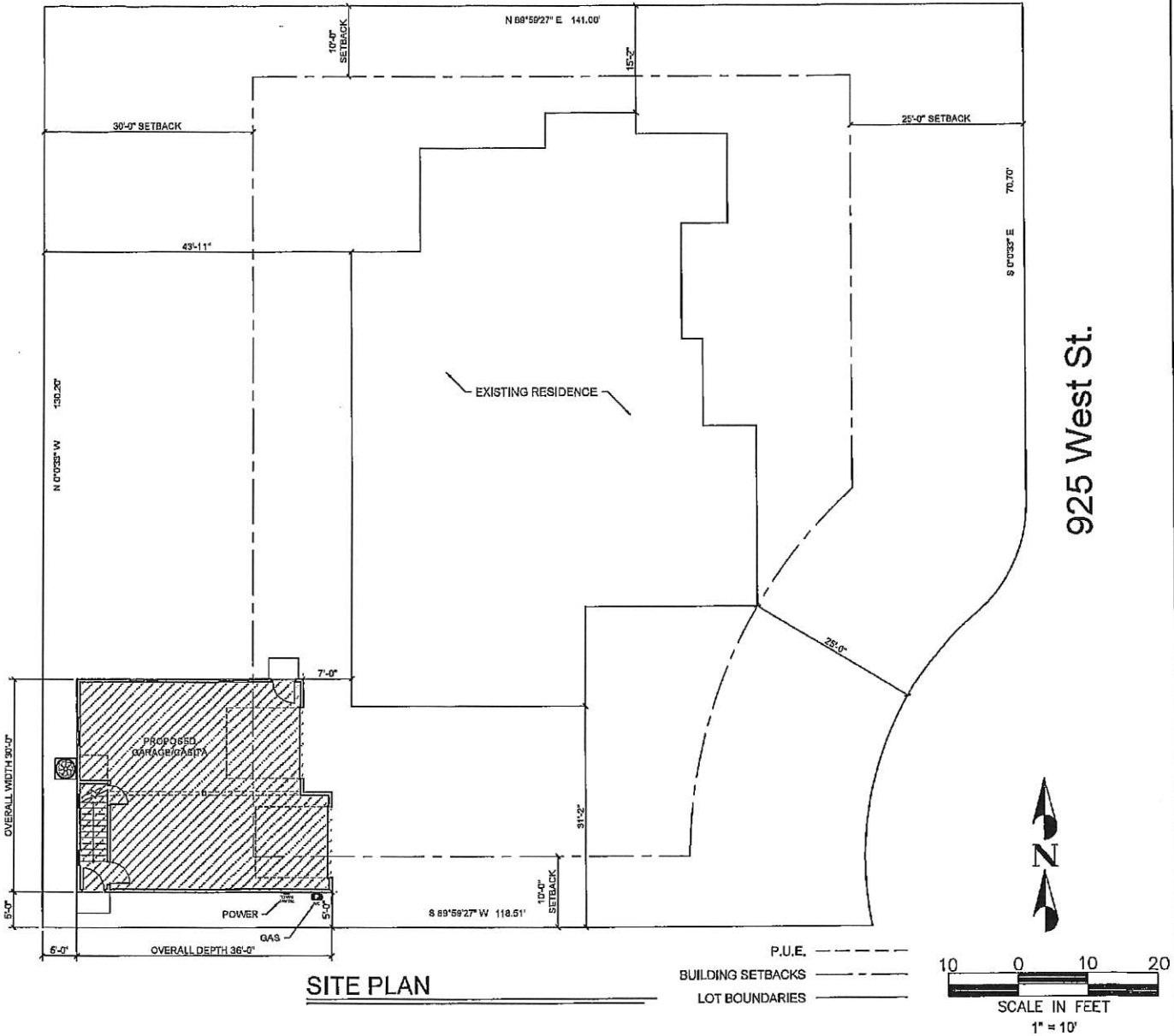
*Google Street View of the main home*

3. The building is set back a minimum of 5' from the side property lines and 5' off the back.

**Recommendation:** Staff recommends approval of the conditional use permit.



Seville Subdivision  
LOT # 15  
17,463 SQ. FT.



CODE SUMMARY

APPLICABLE CODE:  
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2017 NATIONAL ELECTRICAL CODE

| BUILDING AREAS:  |             |
|------------------|-------------|
| BASEMENT AREA    | 0 SQ.FT.    |
| MAIN FLOOR AREA  | 0 SQ.FT.    |
| UPPER FLOOR AREA | 988 SQ.FT.  |
| GARAGE AREA      | 1018 SQ.FT. |
| FRONT PORCH AREA | 0 SQ.FT.    |
| REAR PATIO AREA  | 0 SQ.FT.    |

SEE STRUCTURAL CALCULATIONS FOR  
STRUCTURAL DESIGN CRITERIA.  
OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:  
LOT: #15  
SUBDIVISION: Seville Subdivision  
ADDRESS: 358 S. 985 W.  
CITY: Hurricane, UT

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.  
THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF  
THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR  
AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE  
FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION  
DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY  
DISCREPANCIES OR ERRORS TO J. LONNIE FOX DRAFTING AND DESIGN  
IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH  
THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE  
NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN  
CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE  
RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE  
PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING.  
QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY  
CONTACTING ARCHITECT/DRAFTSMAN.

SHEET INDEX

GENERAL DRAWINGS  
A0.1 - COVER SHEET  
SITE PLAN

ARCHITECTURAL DRAWINGS  
A1.1 - MAIN FLOOR PLAN  
FTG & FOUNDATION PLAN  
A1.2 - 2ND FLOOR PLAN  
ROOF PLAN  
A2.1 - ELEVATIONS  
A3.1 - BUILDING SECTIONS

ELECTRICAL DRAWINGS  
E1.1 - ELECTRICAL PLANS

CONSULTANTS

GENERAL CONTRACTOR

TEL —

|            |           |
|------------|-----------|
| DRAWN BY   | JLF       |
| PROJECT#   | 22-021    |
| REV.1      |           |
| REV.2      |           |
| FINAL REV. | 2/11/2022 |

TEBBS (CASITA)  
358 S. 985 W.  
Hurricane, UT

COVER SHEET  
SITE PLAN

J. LONNIE FOX  
DRAFTING AND DESIGN  
PHONE: (801) 797-1444 - jlonniefox@gmail.com - www.jlonniefoxdesign.com

|                  |      |
|------------------|------|
| FOUNDATION SQFT  | 0    |
| MAIN FLOOR SQFT  | 0    |
| 2ND FLOOR SQFT   | 988  |
| GARAGE SQFT      | 1018 |
| TOTAL FLOOR SQFT | 988  |
| TOTAL SQFT       | 988  |

SHEET #  
A0.1

COPYRIGHT 2020 J. LONNIE FOX DRAFTING AND DESIGN. THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER THE COPYRIGHT ACT.



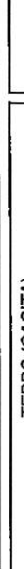
1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
5. VENTS SHALL TERMINATE # BELOW OR 4" HORIZONTALLY & AT LEAST ONE ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3" ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & 4" FROM PROPERTY LINE.
7. EXHAUST SYSTEMS TO OUTSIDE, DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS, MINIMUM DUCT DIA. 3"
8. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
9. COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
10. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

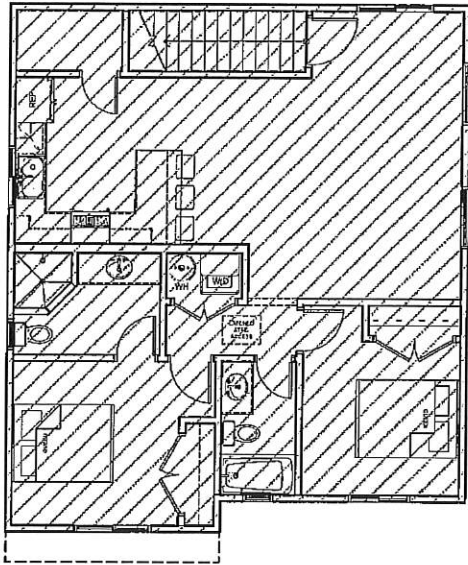
1. BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED, (2015 IRC SECTION N1102.4, AND TABLE N1102.4.1)
2. ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
3. BLOWER DOOR OR DUCT TESTING WILL REQUIRE AN INSPECTION TO WITNESS TESTING.
4. SEE SECTIONS 8 & DETAILS FOR INSULATION R-VALUES
5. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2015 IRC SECTION N1103.2.2).

1. 5/8" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
2. ATTIC ACCESS REQUIRED.
3. VENT CLOTHES DRYER TO EXTERIOR.
4. FIREPLACE MUST BE ICC APPROVED.
5. STRUCTURE REQUIRED TO HAVE FREEZELESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

1. 6'-8" MINIMUM HEADROOM REQUIRED.
2. HANDRAIL REQUIRES 1 1/2" - 2 1/4" RETURN TO WALL OR NEWELL POST.
3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM

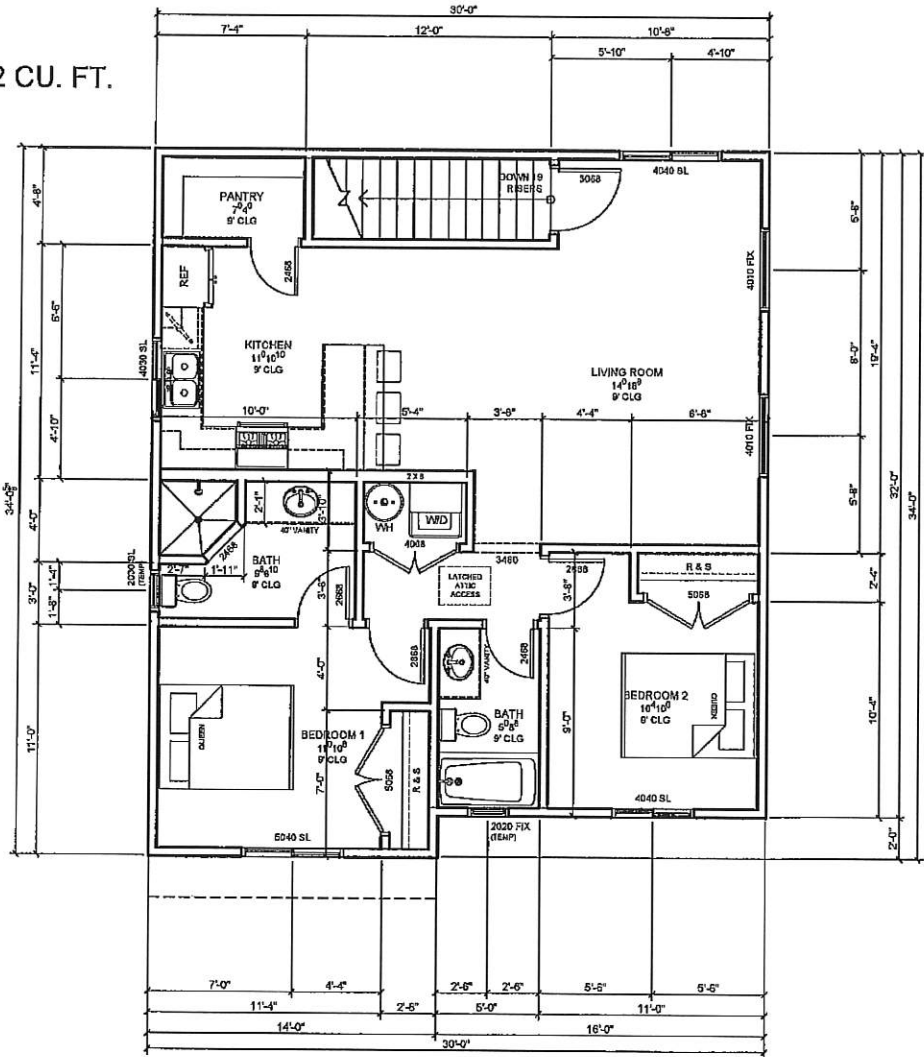


|                                                                                       |                                                                                     |                                                  |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|
| OWNER/<br>JLF                                                                         |  | TEBBS (CASITA)<br>358 S. 985 W.<br>Hurricane, UT |
| PROJECT#<br>22-021                                                                    |                                                                                     |                                                  |
| REV1<br>-                                                                             |                                                                                     |                                                  |
| REV2<br>-                                                                             |                                                                                     |                                                  |
| FINAL REV.<br>2/11/2022                                                               |                                                                                     |                                                  |
|    |                                                                                     |                                                  |
|    |                                                                                     |                                                  |
|   |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|  |                                                                                     |                                                  |
|                                                                                       |                                                                                     |                                                  |



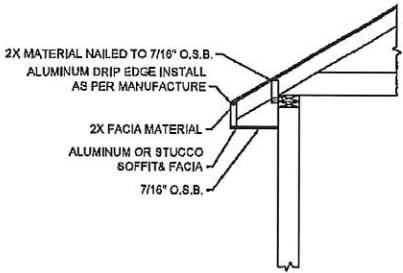
2ND FLOOR CONDITIONED: 8892 CU. FT.

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



2ND FLOOR PLAN

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



TYPICAL SOFFIT/FASCIA

SCALE: NO SCALE

ATTIC VENTILATION:

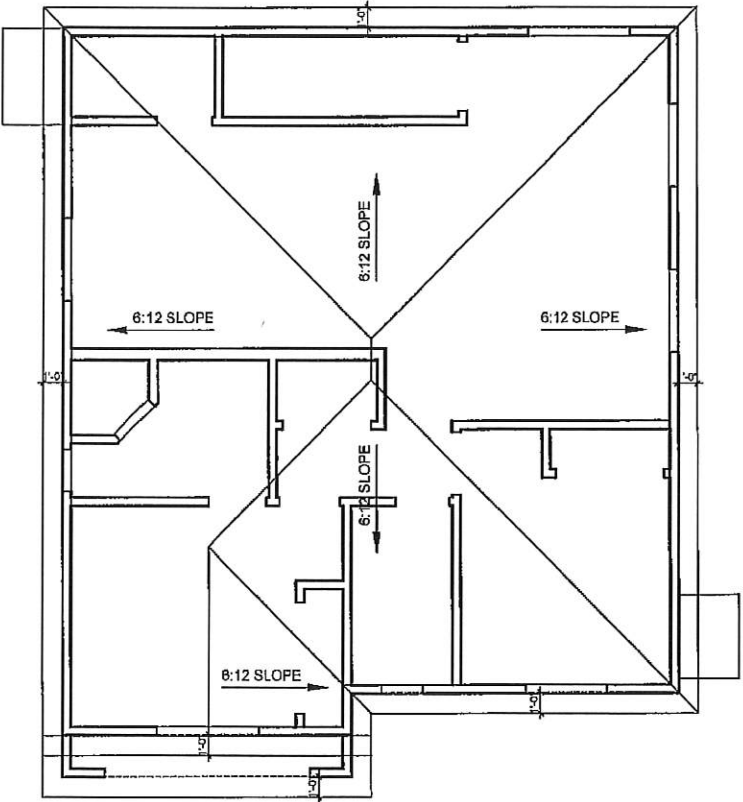
888 SQ. FT. ATTIC AREA  
888 / 300 = 2.96 SQ. FT. VENTILABLE AREA  
0.30 SQ. FT. CONVERTS TO 1,339 SQ. IN.

- 3 - HIGH O'HAGIN LOW-PROFILE MODEL FLAT VENTS
- 3 - LOW O'HAGIN LOW-PROFILE MODEL FLAT VENTS

ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTILABLE AREA.

ROOF NOTE:

1. FORM M.E.C. REQ. & SPECS SEE ATTACHED 8 1/2" X 11" SHEETS ALL RECOMMENDATIONS CONTAINED THEREIN BECOME PART OF THESE PLANS
2. FRAMING DETAILS ARE TO BE USED ONLY WHEN REFERRED TO DISREGARD OTHERS
3. SEE OWNER FOR LOCATION OF HOSE BIBS
4. SEE OWNER FOR LOCATION OF MEDICINE CABINETS
5. CAULK & COUNTER FLASH ALL EXTERIOR OPENINGS WINDOWS AND DOORS, DRYER VENTS, ETC.
6. ATTIC VENTILATION TO BE 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC SPACE FOR ROOF AND EVE VENT COMBINATION.
7. GAP ALL WAFFER BOARD AS PER MANF. SPEC. INSTALL H-CLIPS ON 7/16" ROOF SHEATHING
8. PROVIDE APPROVED WEATHER BARRIER BEHIND SIDING & BRICK VENEER, 2-LAYERS BEHIND STUCCO SYSTEM PROVIDE WEATHER BARRIER ABV. SOFFIT & FASCIA TO TOP PLT. & PROVIDE EQUAL FLASHING @ FDN. & BRICK VENEER OR STONE 1/2 WALLS WHERE WATER FROM WEATHER BAR. COULD ENTER DWELLING.
9. NEED ICE AND WATER SHIELD CONSISTING OF ONE LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING OR USE APPROVED ICE AND WATER SHIELD, (THIS IS NOT ROD. IN ALL CITIES CONF. W/ BUILDING OFFICIAL)
10. MIN. OF FOUR(4) MIL. POLYETHYLENE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UNVENTED CEILINGS.
11. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF EIGHTY(80) LBS. PER. SQ. IN. AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.



ROOF PLAN

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

|           |           |
|-----------|-----------|
| DRAWN BY  | JLF       |
| PROJECT # | 22-021    |
| REV.1     | -         |
| REV.2     | -         |
| DATE      | 2/11/2022 |

TEBBS (CASITA)  
355 S. 985 W.  
Hurricane, UT

2ND FLOOR PLAN

J. LONNIE FOX  
DRAFTING AND DESIGN  
phone (801) 985-4422 - jlonniefox@gmail.com - www.jlonniefoxdesign.com

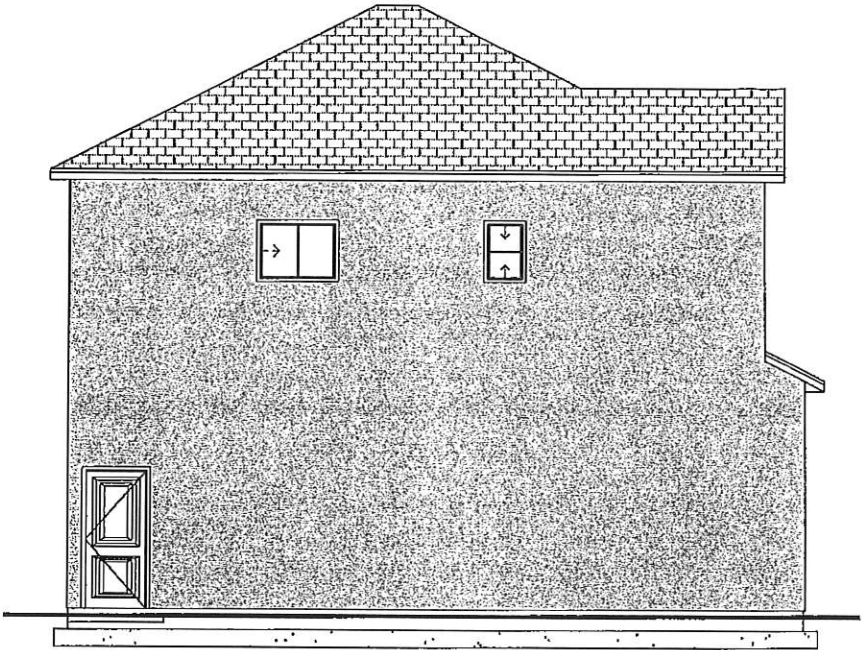
|                  |      |
|------------------|------|
| BASMENT SQFT     | 0    |
| MANFLOOR SQFT    | 0    |
| 2ND FLOOR SQFT   | 988  |
| OVERALL SQFT     | 1016 |
| TOTAL FLOOR SQFT | 988  |
| TOTAL SQFT       | 988  |

SHEET #

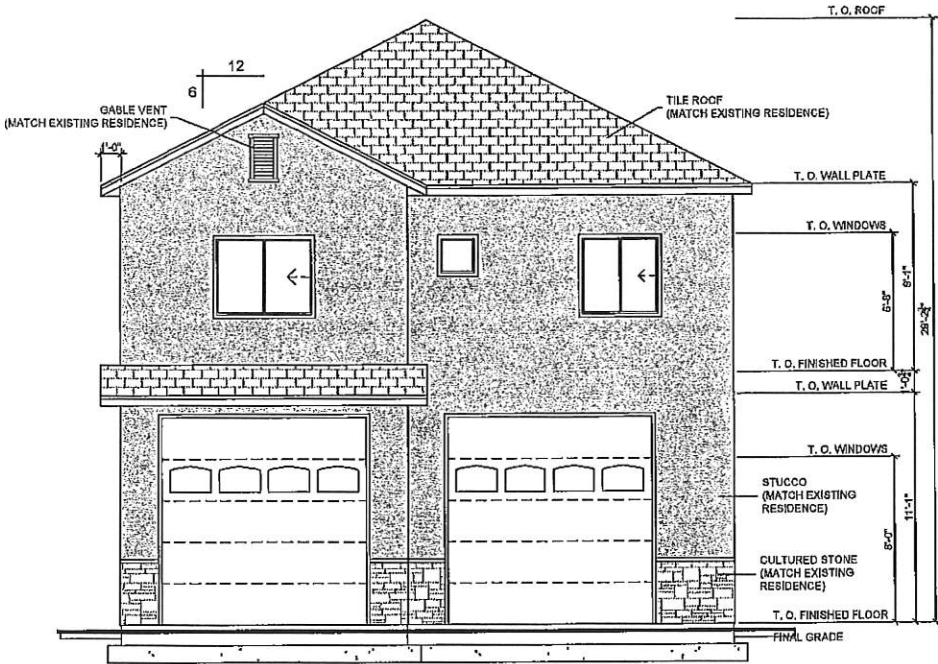
A1.2

GENERAL NOTES:

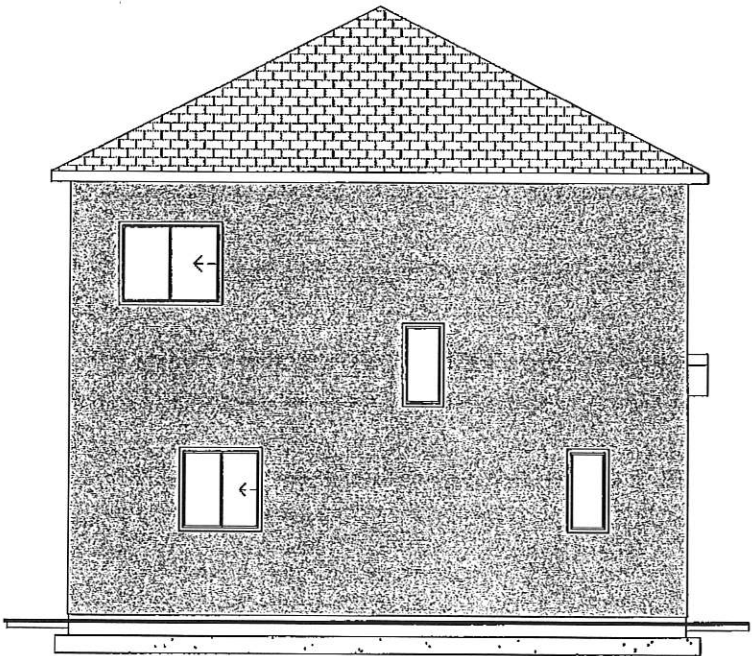
1. COMPACTION REQUIRED ON ALL BACKFILLED AREAS.
2. COMPACTION CERTIFICATION REQUIRED AT FINAL INSPECTION.
3. 6" SLOPE IN THE FIRST 10' & 2% THEREAFTER.
4. ROOF VENTING THE REQUIRED AS PER IRC STANDARDS.
5. ALL STUCCO MUST BE ICC APPROVED.
6. ALUMINUM FLASHING REQUIRED BETWEEN ALL TRANSITIONS OF BRICK, STONE, STUCCO, SIDING, & CONCRETE.



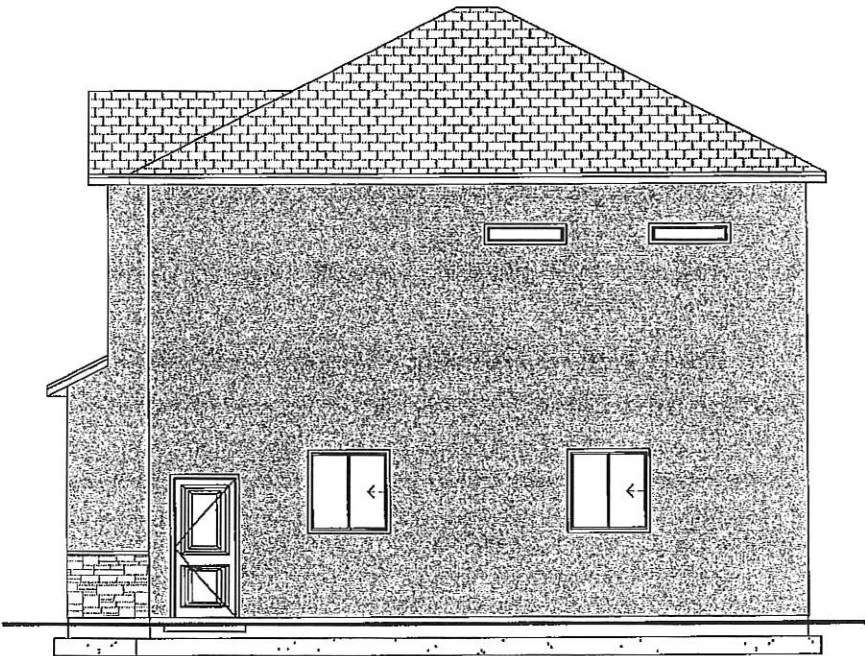
② (SOUTH) LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



① (EAST) FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



④ (WEST) REAR ELEVATION  
SCALE: 1/4" = 1'-0"



③ (NORTH) RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

|            |           |
|------------|-----------|
| DRAWN BY   | JLF       |
| PROJECT #  | 22-021    |
| REV.1      |           |
| REV.2      |           |
| FINAL REV. | 2/11/2022 |

TEBBS (CASITA)  
358 S. 985 W.  
Hurricane, UT

ELEVATIONS

J. LONNIE FOX  
DRAFTING AND DESIGN  
phone (801) 470-4444 - jlonniefox@gmail.com - www.jlonniefoxdesign.com

|          |      |
|----------|------|
| BASED ON | 0    |
| MANUALS  | 0    |
| 2D/3D    | 988  |
| QUOTES   | 1016 |
| TOTAL    | 988  |
| TOTAL    | 988  |

SHEET #  
A2.1

COPYRIGHT 2020 J. LONNIE FOX DRAFTING AND DESIGN. THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER THE COPYRIGHT ACT.



# 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. 2022-PP-06

Receipt No. 8-155131

Name: TIM & KRS EDEN Telephone: \_\_\_\_\_

Address: 1863 JAMES AVE STATE COLLEGE PA Fax No. \_\_\_\_\_

Email: \_\_\_\_\_ Agent Email: todd@millhavendevelopment.com

Agent (If Applicable): TODD TRANE Telephone: 801-369-4768  
MILLHAVEN DEVELOPMENT

Address/Location of Subject Property: 1150 SOUTH ANGEL HEIGHTS DR

Tax ID of Subject Property: H-L-1-B Zone District: R1-15

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

4.04 ACRES INTO 3 LOTS. PHASE 2 OF HIDEAWAY RIDGE SUBD

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.

## SENSITIVE LANDS APPLICATION

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

Fee: \$

For Office Use Only:

File No. 2022-H11-03

Receipt No. 8-155131

Name: TIM & KRIS EDEN Telephone: \_\_\_\_\_

Address: 1863 JAMES AVE <sup>STATE</sup> COLLEGE, PA Fax No. \_\_\_\_\_

Agent (If Applicable): TODD TRANE Telephone: 801-369-4768

Email: todd@millhavendevelopment.com Agent Email: \_\_\_\_\_

Address/Location of Subject Property: 1150 SOUTH ANGEL HEIGHTS DRIVE

Tax ID of Subject Property: H-L-1-B Zone District: R1-15

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

4.04 ACRES INTO 3 LOTS. PHASE 2 OF  
HIDEAWAY RIDGE SUBD.

Other companion application submitted with the Development Plan:

- ☒ Preliminary Plat  
☐ Site Plan Review  
☐ Conditional Use Permit  
☐ Rezone  
☐ Other

### Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_

Application Complete: YES ☐ NO ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_





## STAFF COMMENTS

|                             |                                                    |
|-----------------------------|----------------------------------------------------|
| <b>Agenda Date:</b>         | 03/10/2022                                         |
| <b>Application Number:</b>  | 2022-PP-06 and 2022-HIL-03                         |
| <b>Type of Application:</b> | Preliminary Plat Application                       |
| <b>Action Type:</b>         | Administrative                                     |
| <b>Applicant:</b>           | Tim and Kris Eden                                  |
| <b>Agent:</b>               | Todd Trane- MillHaven                              |
| <b>Request:</b>             | Approval of a Preliminary Plat and Sensitive Lands |
| <b>Location:</b>            | 1150 S Angell Heights Dr                           |
| <b>Zoning:</b>              | R1-15 PDO                                          |
| <b>General Plan Map:</b>    | Natural Open Space                                 |

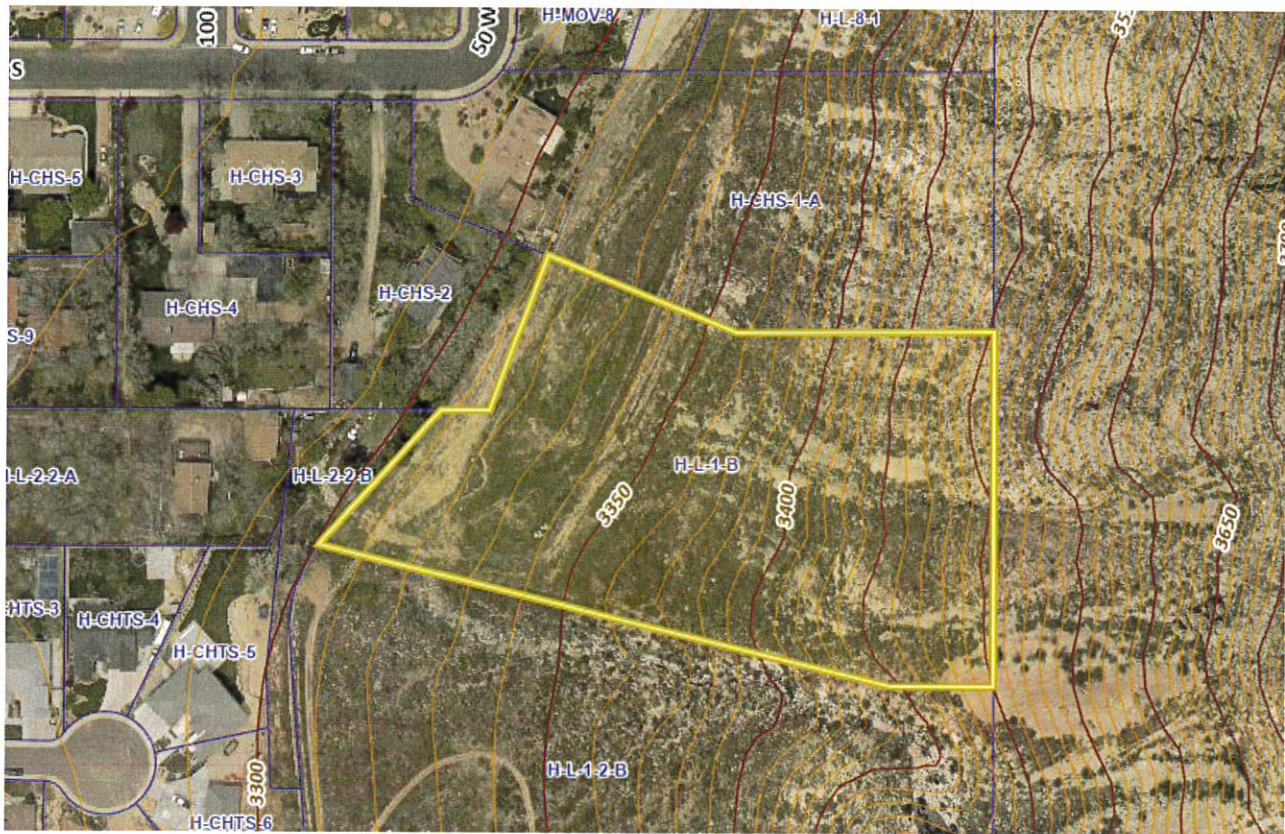
### Discussion:

This is a preliminary plat and sensitive lands application for phase 2 of Hideaway Ridge with 3 new single family lots. Phase 1 of Hideaway Ridge was approved as Phase 2 of Cliff Shadow last year. This property is right up on the Hurricane Cliffs and as such there are many sensitive land concerns with this property that need to be addressed.

### JUC Comments

The following items will need to be addressed:

1. **Power:** Power is planned out for the area.
2. **Sewer:** Will be there with the other phases
3. **Streets:** No comments
4. **Water:** No problem
5. **Engineering:** Make sure cul-de-sac and water lines meet city standards on length. There is a fault line and geohazards that need to be noted on the plat. Need drainage plan.
6. **Fire:** Check the length of the cul-de-sac
7. **Cable/Phone/Gas:** No concerns.
8. **Water Conservancy:** No concerns.



#### Staff Comments: Preliminary Plat

1. Zoning is R1-15 . All proposed lots comply with zoning.
2. There is a canal located along the western boundary. They have proposed a 15' drainage easement to go in its place.
3. This property runs along the old Hurricane Canal. The city has plans for a trail to go along the old Canal path but it would end north of this property.
4. The property is not in a desert tortoise take area as posted on the plat
5. A will serve letter from the culinary and sanitary water providers has not been provided.
6. According to the Hurricane City Design Standards:
  - a. *3.2.4.5 CUL-DE-SAC STREETS A. Such streets shall not exceed six hundred (660') feet in length as measured from center of cross street to center of cul-de-sac. The turn-around pavement radius shall not be less than forty (40') (50 feet at property line). Commercial pavement radii shall be no less than fortyfive feet (45 ') (55 feet at property line). No road shall be ended without a properly designed cul-de-sac turnaround unless otherwise approved by the City Engineer. Major collectors and higher order roads shall not be permanently dead-ended.*
  - b. Information has not been provided by the applicant on how long the overall cul-de-sac (coming in from phase 1) is. In previous iterations of this design, it was very close, however, it appears to be about 50'-150' too long.

03/10/2022

2022-PP-06  
2022-HIL-03



- c. Staff is reviewing the application. Staff initially recommended that the road connects through to this property from the development to the south to allow the development of this property. Staff believes there are two conflicting codes at stake. One is cul-de-sac length as referenced above, the other within our subdivision code listed below. At the first review, we looked at the possibility of 160 W continuing north, but found that it was not likely feasible at the time with slopes, property lines, and current uses. Planning staff is discussing this conflict with engineering and fire to receive feedback.

### **10-39-11. - Subdivision streets and fencing.**

#### *A. Relation to adjoining street systems.*

1. The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.

### **Sensitive Lands**

1. The property proposed for development contains large sections of very steep slopes, with large areas of over 30%. Both lots 20 and 21 are over an acre in size, which is required for slopes that are this steep. However, so much of the area is over 30% (unbuildable) it is difficult to determine how much area they have to work with.

### **10-24-5: HILLSIDES AND RIDGE AREAS:**

*A. Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:*

1. *Slopes over ten percent (10%) which are:*
  - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*
  - b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)*
  - c. *A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.*
2. *Soils Investigation Report: A soils investigation report which contains the following information:*
  - a. *Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*
  - b. *Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.

4. Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:

(A) Rainfall intensity and duration;

(B) Soil erodibility;

(C) Land slope and length of slope or topography;

(D) Condition of the soil surface and land management practices in use; and

(E) Surface cover, grass, pavements, etc.

2. All of the lots are located on property that is a 10%-30+% slope.



3. The mapping is difficult to read for lot 21. That whole lower section should show an average slope area for the buildable area. It appears that it is in the high twenties, with large sections over 30%. Hurricane City code states that areas of 30% or more are unbuildable, with the exception of small out-cropping. Staff would like to see the building area average slope for each lot.

*10-24-5 (C)(1) d. To determine required minimum lot size (subsection 10-24-6B of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.*

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until the cul-de-sac length and the issues of the sensitive land are resolved.

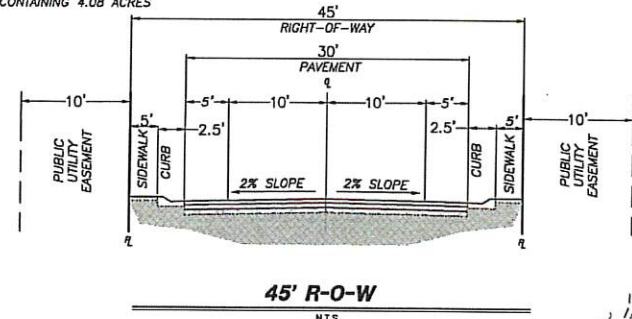


SUBDIVISION DESCRIPTION: HIDEAWAY RIDGE PHASE 2 (H-L-1-B)

HURRICANE LOCAL SUR (H) Lot: 1 S: 2 T: 42S R: 13W BEG S89°50' E ALG L/L 819.55 FT NW COR LOT 2 HURRICANE LOCAL SUR SEC 2, TH S89°50' E ALG L/L LOT 2 & LOT 1 H/L 356.47 FT TO NE COR LOT 1; TH S0°15'14" W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21" W 579.84 FT TO PT ON ARC 125 FT RAD CUR RAD LN BEARS S50°41'40" E; TH NELY RGT ALG ARC SD CUR 7.52 FT THRU CTL ANG 03°26'42"; TH N42°45'02" E 173.16 FT; TH N89°44'46" E 46.40 FT; TH N21°47'14" E 354.62 FT TO POB.

LESS:POR LYING WITHIN CHERRY HILLS SUB AND DESC AS FOL: BEG S0°15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 H/L; TH S89°50' E 12.50 FT TO BEG OF 20.00 FT NON-TNGT RAD CUR RGT, WITH BEARING TO ITS CTR BEING S89°44'46" E; TH NELY 31.39 FT ALG ARC OF SD, THRU CTL ANG OF 89°54'46"; TH S89°50' E 810.07 FT TO PT OF TNGY W/73.00 FT RAD CUR LFT: TH NELY 67.44 FT ALG ARC OF SD CUR THRU CTL ANG OF 52°56'00"; TH S89°50' E 483.27 FT TO E BDRY OF HLS PT BEING NE COR LOT 1; TH S0°15'14" W 253.23 FT ALG L/L; TH N89°50'00" W 251.31 FT; TH N68°12'46" W 200.00 FT; TH S21°47'14" W 161.50 FT; TH N89°44'46" W 689.39 FT TO W LN OF LOT 2 OF HLS; TH N0°15'14" E 279.65 FT ALG SD LN TO POB.

CONTAINING 4.08 ACRES

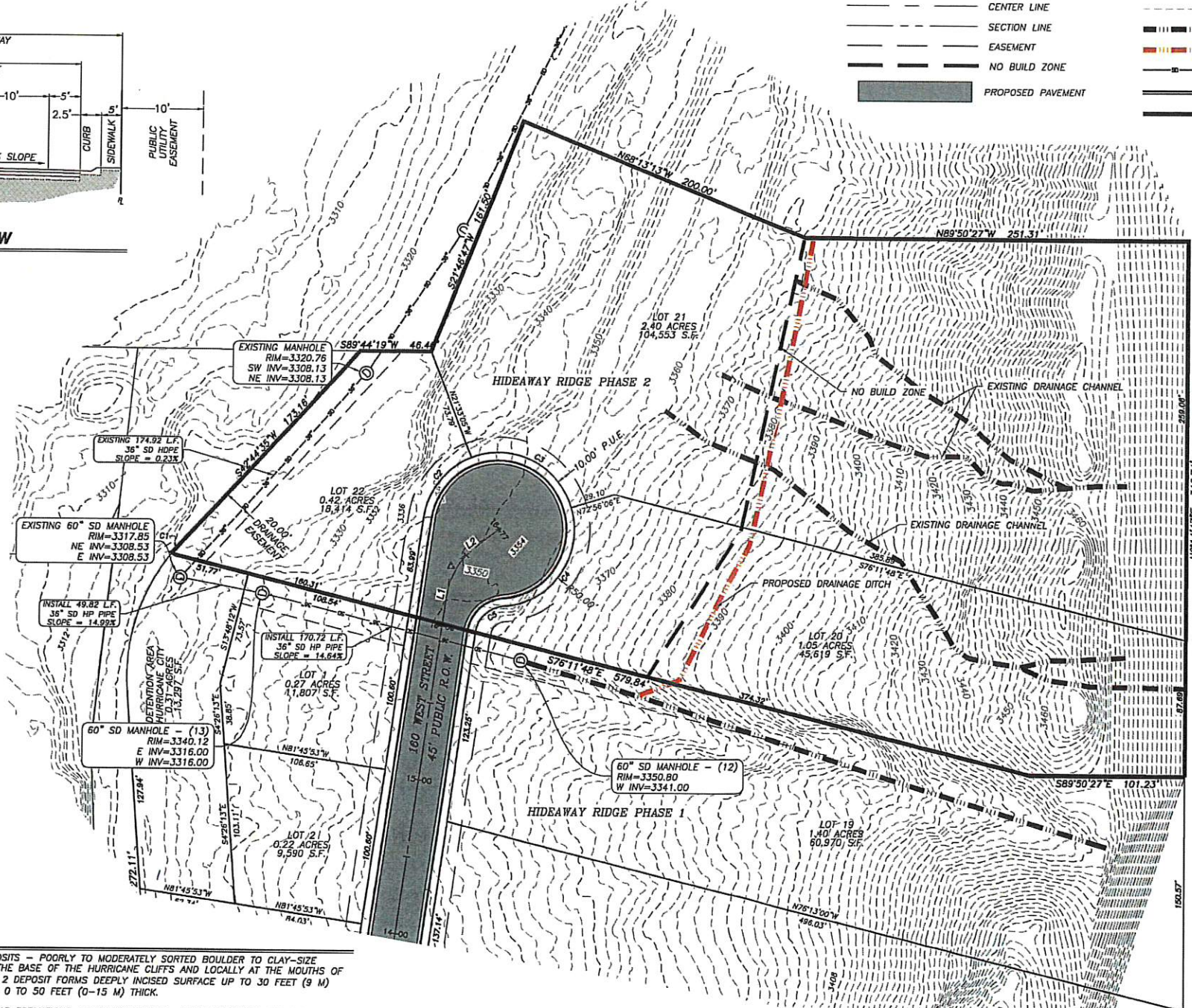
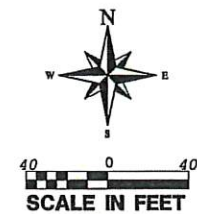


PRELIMINARY PLAT FOR:  
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH

LEGEND

|                        |                              |
|------------------------|------------------------------|
| PROPERTY LINE          | SECTION CORNER               |
| ADJACENT PROPERTY LINE | MAJOR CONTOUR (10')          |
| CENTER LINE            | MINOR CONTOUR (2')           |
| SECTION LINE           | EXISTING DRAINAGE CHANNEL    |
| EASEMENT               | PROPOSED DRAINAGE DITCH      |
| NO BUILD ZONE          | PROPOSED SD (SIZE SHOWN)     |
| PROPOSED PAVEMENT      | CURB/GUTTER & SIDEWALK       |
|                        | PHASE LINE                   |
|                        | EXISTING STORM DRAIN MANHOLE |



CURVE TABLE

| CURVE | LENGTH | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA      |
|-------|--------|---------|-------------|-------------|------------|
| C1    | 7.52'  | 125.00' | 7.51'       | S41°01'14"W | 3°26'42"   |
| C2    | 52.55' | 50.00'  | 50.16'      | N38°20'31"E | 60°12'48"  |
| C3    | 82.45' | 50.00'  | 73.42'      | S64°18'29"E | 94°29'11"  |
| C4    | 89.82' | 50.00'  | 78.22'      | S34°23'54"W | 102°55'36" |
| C5    | 27.10' | 20.00'  | 25.07'      | S47°02'55"W | 77°37'35"  |

LINE TABLE

| LINE | LENGTH | DIRECTION   |
|------|--------|-------------|
| L1   | 37.62' | S8°14'07"W  |
| L2   | 39.65' | S52°09'04"W |

LAND USE SUMMARY

TOTAL LOTS: 3  
AVERAGE LOT SIZE: 41,672.40 SQ FT (0.95 AC)  
UNITS PER ACRE: 0.95

GEOLOGICAL HAZARDS

|                              |                                                                                                                                                                                                                            |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FAULTS & SURFACE FAULTING    | SPECIAL STUDY AREA, HOLOCENE APPROX/BUR                                                                                                                                                                                    |
| LIQUEFACTION                 | L2-LW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION                                                                                                                                             |
| FLOODING                     | ZONE X-AREA OF MINIMAL FLOOD HAZARD                                                                                                                                                                                        |
| LANDSLIDE HAZARD             | MC - MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS DROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3°)                                                                                                                  |
| ROCKFALL HAZARD              | H - HIGH ROCK FALL-HAZARD AREA                                                                                                                                                                                             |
| BRECCIA PIPES AND PALEOKARST | BK/PK (OUTSIDE OF DEVELOPMENT)                                                                                                                                                                                             |
| CLICHE                       | NONE                                                                                                                                                                                                                       |
| COLLAPSIBLE SOIL             | HCS-HIGH COLLAPSIBLE SOILS<br>CSB-STREAM/TERRACE ALLUVIUM, NO DATA                                                                                                                                                         |
| EXPANSIVE SOIL               | ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION                                                                                                                                                             |
| GYPSEIFEROUS SOIL & ROCK     | GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT)<br>GRC - BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED (OUTSIDE OF DEVELOPMENT)                                                                            |
| PIPING & EROSION             | NONE                                                                                                                                                                                                                       |
| SHALLOW BEDROCK              | BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER<br>BRS/BRH-SOFT/HARD: AREAS WITH LESS RESISTANT BEDROCK, AND AREAS WITH HARD BEDROCK VISIBLE AT GROUND SURFACE (OUTSIDE OF DEVELOPMENT) |
| WIND BLOWN SAND              | NONE                                                                                                                                                                                                                       |
| SHALLOW GROUND WATER         | SGW2-POORLY DRAINED OR SLOW DRAINING GENERALLY FINE-GRAINED SOILS                                                                                                                                                          |

GEOLOGICAL REPORT

QAF1: ALLUVIAL-FAN DEPOSITS - POORLY TO MODERATELY SORTED BOULDER TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; LEVEL 2 DEPOSIT FORMS DEEPLY INCISED SURFACE UP TO 30 FEET (9 M) ABOVE ACTIVE DRAINAGES; 0 TO 50 FEET (0-15 M) THICK.

PKT: TOROWEAP AND KAIBAB FORMATIONS, UNDIFFERENTIATED - FAULT BOUNDED, HIGHLY FRACTURED AND BRECCIATED BLOCKS OF TOROWEAP AND KAIBAB STRATA ALONG THE HURRICANE FAULT ZONE. KAIBAB FORMATION

QBV2: VOLCANIC MOUNTAIN FLOWS AND ASSOCIATED DEPOSITS - DARK-GRAY TO GRAYISH-BLACK, VERY FINE-GRAINED, ALKALI OLIVINE BASALT WITH SPARSE OLIVINE PHENOCRYSTS; SUBSCRIPT DENOTES RELATIVE ELEVATION AND AGE, WITH 3 LOWER AND OLDER AND 2 HIGHER AND YOUNGER; SOURCE WAS VOLCANIC MOUNTAIN (SECTION 5, T. 42 S., R. 13 W.), THE YOUNGEST FLOW OF WHICH YIELDED AN 40AR/39AR AGE OF 258 ± 24 KA (SANCHEZ, 1995); QBV3 IS ABOUT 40 FEET (12 M) THICK, EXCEPT WHERE IT THINS AT ITS SOUTHERN MARGIN; QBV2 IS 30 TO 45 FEET (9-14 M) THICK. QEC/QBV2 DENOTES PARTIAL COVER OF EOLIAN SAND AND PEDOGENIC CARBONATE UP TO ABOUT 3 FEET (1M) THICK. QAGV DENOTES MODERATELY SORTED, MODERATELY TO WELL CEMENTED, PEBBLE TO COBBLE GRAVEL OF THE ANCESTRAL VIRGIN RIVER THAT CONTAINS ROUNDED QUARTZITE, LIMESTONE, AND BASALT CLASTS AND WHICH BOTH OVERLIES AND UNDERLIES THE QBV3 FLOW; 0 TO 20 FEET (0-6 M) THICK.

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER AND ASH CREEK SPECIAL SERVICE DISTRICT. THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

THE HISTORIC HURRICANE CANAL RUNS ALONG THE WEST SIDE OF THIS PROPOSED SUBDIVISION.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

OWNER

EDEN TIMOTHY J & KRIS B  
1863 JAMES AVE  
STATE COLLEGE, PA 16801

N0°10'46"E  
170.94'

S89°50'25"E 1351.25'  
FOUND BRASS CAP  
SOUTHWEST CORNER  
SECTION 2, T42S, R13W, S.L.B.&M.

PRELIMINARY PLAT FOR:  
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

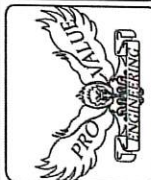
DATE: 2/27/2023  
SCALE: 1"=40'

JOB NO.  
432-002

SHEET NO.  
1 OF 3

| NO | REVISIONS   | DATE | BY |
|----|-------------|------|----|
|    | DESCRIPTION |      |    |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane City, Utah 84731  
Phone: (435) 648-0507

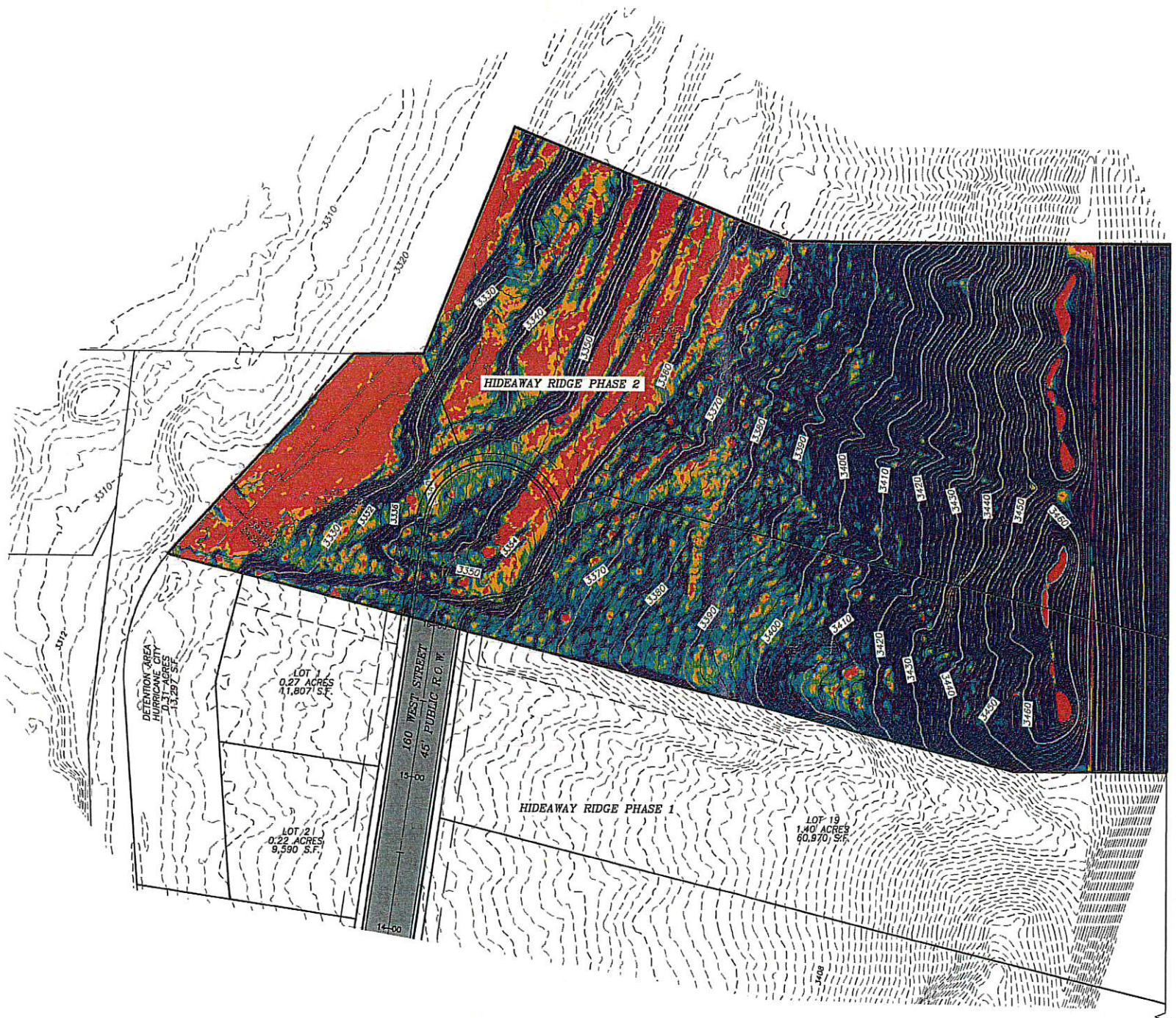
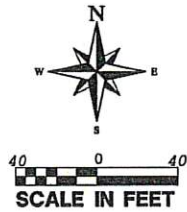


PRELIMINARY PLAT



SLOPE MAP FOR:  
**HIDEAWAY RIDGE PHASE 2**

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH



| Slopes Table |               |               |           |           |
|--------------|---------------|---------------|-----------|-----------|
| Number       | Minimum Slope | Maximum Slope | Area      | Color     |
| 1            | 0.00%         | 10.00%        | 21301.52  | Red       |
| 2            | 10.00%        | 15.00%        | 8724.88   | Orange    |
| 3            | 15.00%        | 20.00%        | 10988.24  | Yellow    |
| 4            | 20.00%        | 25.00%        | 14358.68  | Green     |
| 5            | 25.00%        | 30.00%        | 15410.78  | Blue      |
| 6            | 30.00%        | 99999901.00%  | 106985.78 | Dark Blue |

| LOT CALCULATIONS |           |           |              |               |             |                      |
|------------------|-----------|-----------|--------------|---------------|-------------|----------------------|
| NUMBER           | MIN SLOPE | MAX SLOPE | MAX LOT SIZE | AREA          | % OF TOTAL  | TOTAL POSSIBLE UNITS |
| 1                | 0         | 10        | 15000        | 21301.52      | 11.98       | 1.14                 |
| 2                | 10.01     | 15        | 15000        | 8724.88       | 4.91        | 0.58                 |
| 3                | 15.01     | 20        | 22500        | 10988.24      | 6.18        | 0.49                 |
| 4                | 20.01     | 25        | 30000        | 14358.68      | 8.08        | 0.43                 |
| 5                | 25.01     | 30        | 37500        | 15410.78      | 8.67        | 0.41                 |
| 6                | 30.01     | 99999     | 43500        | 106985.78     | 60.18       | 2.46                 |
|                  |           |           |              | TOTAL AREA SF | 177,768     | 5.56                 |
|                  |           |           |              | TOTAL AREA AC | 4.080988522 |                      |

| AVERAGE LOT SLOPE |               |              |
|-------------------|---------------|--------------|
| LOT #             | AVERAGE SLOPE | LOT SIZE     |
| LOT 20            | 43.35%        | 45,619 S.F.  |
| LOT 21            | 45.06%        | 104,555 S.F. |
| LOT 22            | 24.63%        | 18,414 S.F.  |

**OWNER**  
EDEN TIMOTH J & KRIS B  
1863 JAMES AVE  
STATE COLLEGE, PA 16801

NO 10°46'E 170.94'  
S89°50'25"E 1351.25'  
FOUND BRASS CAP  
SOUTHWEST CORNER  
SECTION 2, T42S, R13W, S.L.B.&M.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 668-8507



SLOPE MAP FOR:  
**HIDEAWAY RIDGE PHASE 2**  
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2/22/2022  
SCALE: 1" = 40'  
JOB NO.  
432-002  
SHEET NO.  
**2 OF 3**



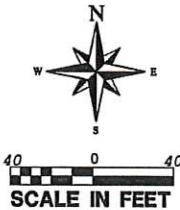
Keep safe below.  
Call 811 before you dig.

**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

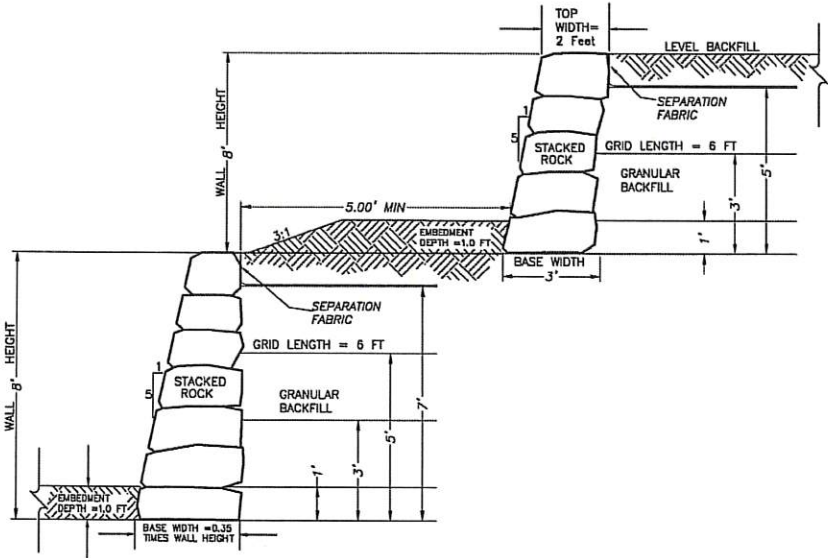
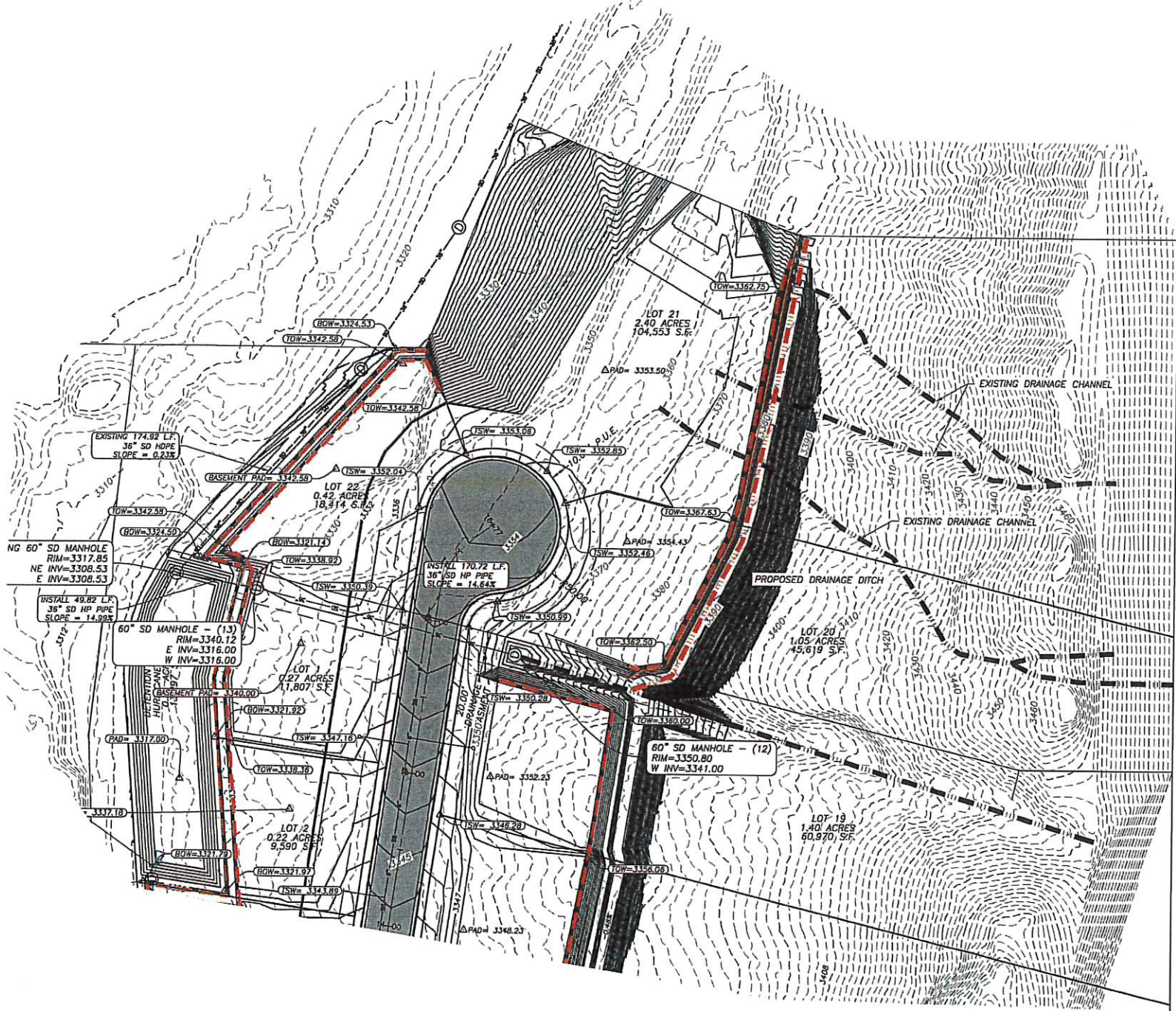
# GRADING PLAN FOR: HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S1&2&3M.  
WASHINGTON COUNTY, UTAH



## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED WALL
- PROPOSED STORM DRAIN LINE
- PROPOSED PAVEMENT
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- TOP ELEVATION OF SIDEWALK
- CONTOUR ELEVATION LABEL
- EXISTING DRAINAGE CHANNEL
- PROPOSED DRAINAGE DITCH
- PROPOSED SD (SIZE SHOWN)
- CURB/GUTTER & SIDEWALK
- EXISTING STORM DRAIN MANHOLE



RETAINING WALL DETAIL

- MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 8 FEET.
- GEOTEXTILE TO BE HUESKER 35/20-20 OR EQUIVALENT.
- GEOTEXTILES SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
- BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
- THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
- FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
- CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
- ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLOADED FROM THEIR POSITION.
- ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
- SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
- ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
- SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane, UT 84501  
Phone: (435) 886-1801

GRADING PLAN FOR:  
**HIDEAWAY RIDGE PHASE 2**  
LOCATED IN SECTION 02, T42S, R13W, S1&2&3M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/21/2012  
SCALE: 1"=40'

JOB NO:  
413-002

SHEET NO:  
**3 OF 3**



# 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

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Agenda Date:</b>         | <b>03/10/2022</b>                   |
| <b>Application Number:</b>  | 2022-AFP-02                         |
| <b>Type of Application:</b> | Amended Final Plat                  |
| <b>Action Type:</b>         | Administrative                      |
| <b>Applicant:</b>           | Fairway Vista Estates               |
| <b>Agent:</b>               | Alliance Consulting (Mike Bradshaw) |
| <b>Request:</b>             | Approval of an Amended Final Plat   |
| <b>Location:</b>            | 1952 W Cedar Breaks Dr              |
| <b>Zoning:</b>              | R1-10 PDO                           |
| <b>General Plan Map:</b>    | Planned Community                   |

**Update 3/7/2022:** Applicant has provided more information for this and has received a full JUC review. Applicant agreed to move all existing utility services to the new property lines. Staff recommends approval of this amended final plat.

**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

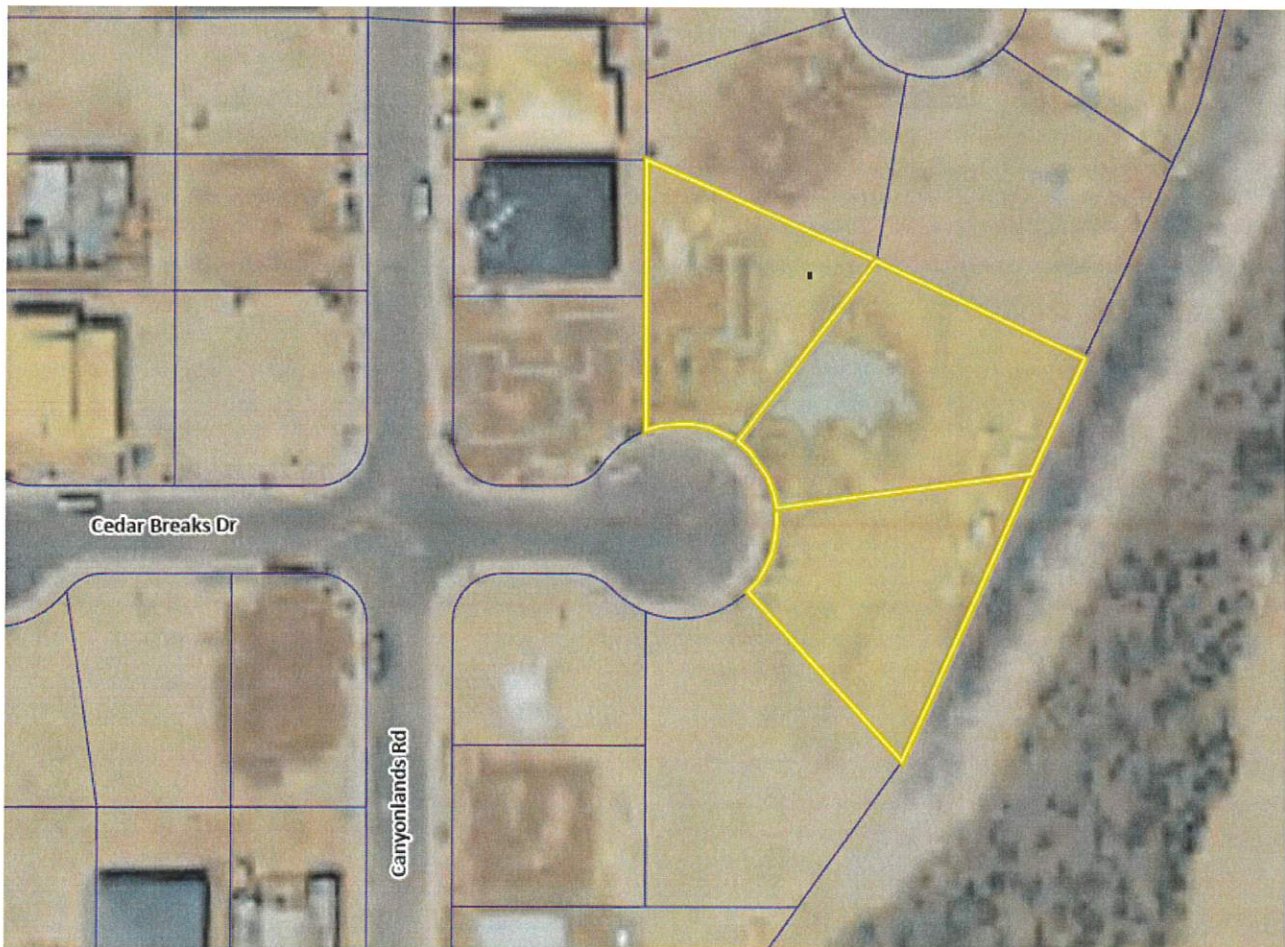
1. This application will be reviewed at the Joint Utility Committee meeting on February 23rd, 2022

### 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 the staff's main concerns is that the home meets 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 a 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 \_\_\_\_\_ S.S.

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

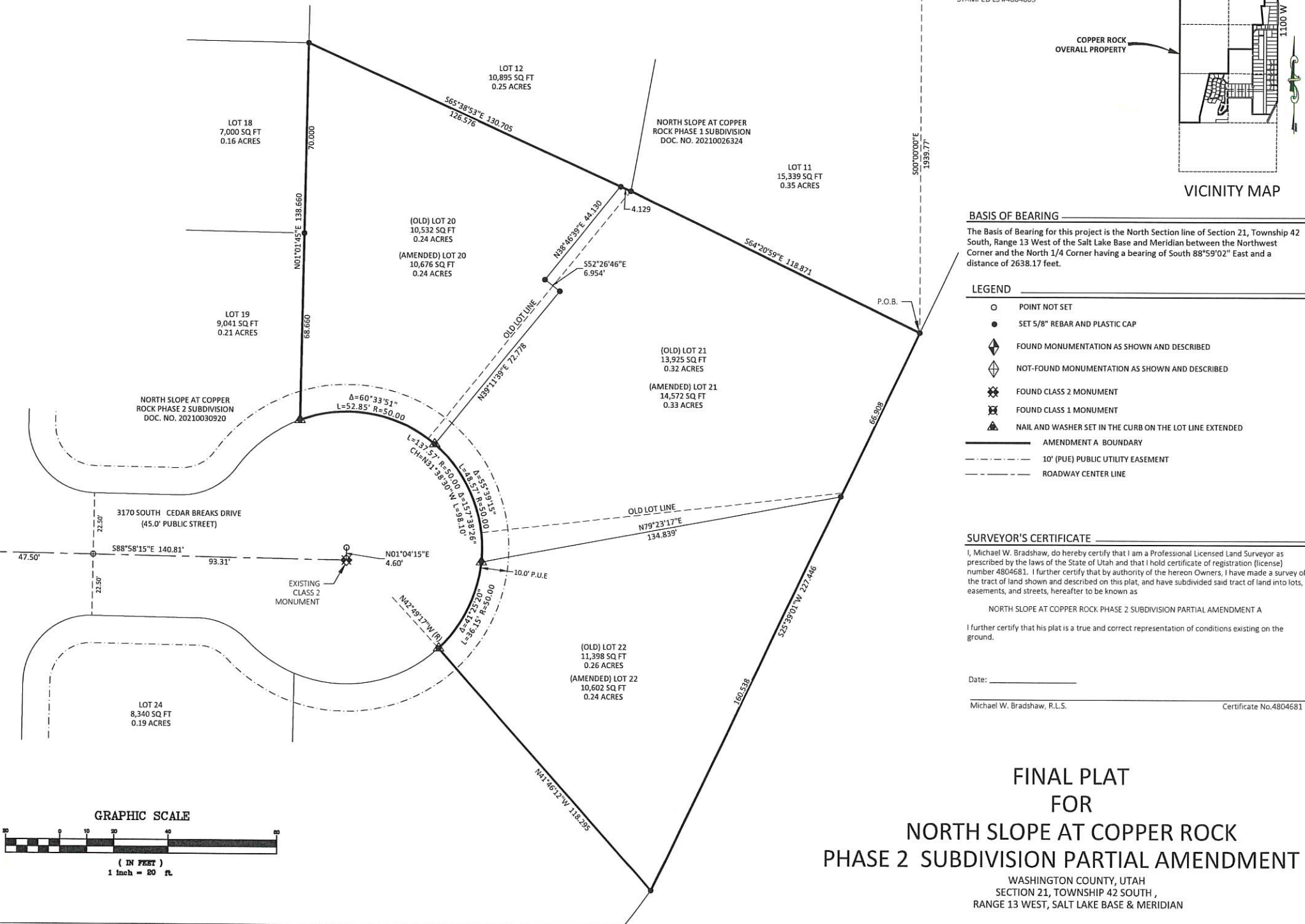
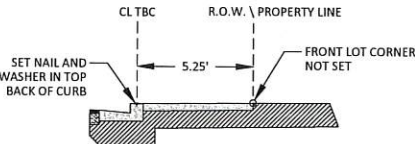
Beginning at a point which is South 88°59'02" East 718.32 feet along the North section line and South 00°00'00" East 1939.77 feet from the Northwest corner of Section 21 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 25°39'01" West 227.446 feet; thence North 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.



NARRATIVE

The purpose of this plat is to adjust the boundary of Lots 20, 21, and 22 as shown on the North Slope at Copper Rock Phase 2 Subdivision as shown on the official plat thereof recorded as Document No. 20210030920 in the office of the Washington County Recorder in said County in the State of Utah.

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 his 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 84780-0577 Tel: (435) 673-8060 Fax: (435) 673-8065



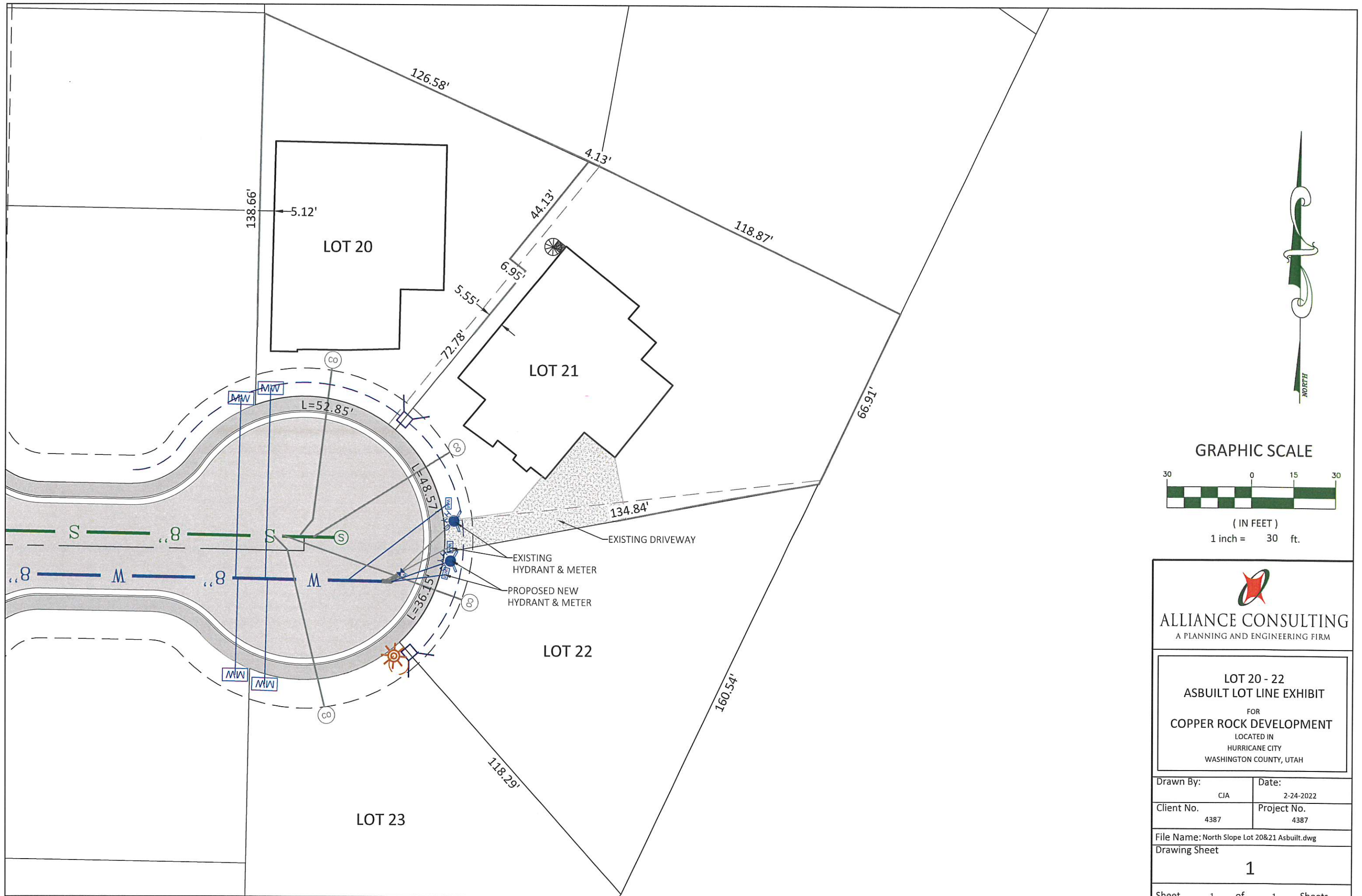
FINAL PLAT  
FOR  
NORTH SLOPE AT COPPER ROCK - PHASE 2 PARTIAL AMENDMENT A  
LOCATED IN  
SECTIONS 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST S1/4&M,  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET

1

OF 1 SHEETS





GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

LOT 20 - 22  
ASBUILT LOT LINE EXHIBIT  
FOR  
COPPER ROCK DEVELOPMENT  
LOCATED IN  
HURRICANE CITY  
WASHINGTON COUNTY, UTAH

|                                              |                     |
|----------------------------------------------|---------------------|
| Drawn By:<br>CJA                             | Date:<br>2-24-2022  |
| Client No.<br>4387                           | Project No.<br>4387 |
| File Name: North Slope Lot 20&21 Asbuilt.dwg |                     |
| Drawing Sheet<br>1                           |                     |
| Sheet 1 of 1 Sheets                          |                     |

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. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Biggin Enterprises LLC

Name: Scott Gibson

Telephone: 435.619.8080

3664 E. Desert Pointe Ct.

Address: St. George, UT 84790

Fax No. \_\_\_\_\_

Craig Larsen

Agent (If applicable): Legacy Design Group

Agent's Phone: 605.725.5257

scott@intercaplending.com

Email: \_\_\_\_\_ Agent Email: craig@legacydesigngroup.net

Address/Location of Subject Property: 715 W. State Street

Tax ID of Subject Property: H-3-1-34-3217

Zone District: HC Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary) \_\_\_\_\_

Scooters Coffee drive thru coffee shop

**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: \_\_\_\_\_

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_





## STAFF COMMENTS

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Agenda Date:</b>         | 03/10/2022                          |
| <b>Application Number:</b>  | 2022-PSP-07                         |
| <b>Type of Application:</b> | Preliminary Site Plan Application   |
| <b>Action Type:</b>         | Administrative                      |
| <b>Applicant:</b>           | Biggin Enterprises LLC-Scott Gibson |
| <b>Agent:</b>               | Craig Larsen-Legacy Design Group    |
| <b>Request:</b>             | Approval of a Preliminary Site Plan |
| <b>Location:</b>            | 715 W State St                      |
| <b>Zoning:</b>              | HC                                  |
| <b>General Plan Map:</b>    | Commercial                          |

### Discussion:

The applicant has filed a preliminary site plan for Scooter's Coffee. They are moving to the location currently occupied by Hurricane Equipment Rentals who are moving to the corner of 520 W and State St. The City Council recently approved an access easement so traffic will be able to flow through the city-owned property to the south. They are proposing a small 678 sq ft coffee shop with two drive-through windows.

### JUC Comments

The following items will need to be addressed:

1. **Power:** Make sure power easement is maintained
2. **Sewer:** Need a sampling manhole for grease. Other than that it is good
3. **Street:** No Concerns
4. **Water:** Reusing the existing water meter, we need to make sure the size is adequate.
5. **Engineering:** Need to make sure this works with the potential widening process for 700 W and State St. There are plans for a restaurant on the parcel to the west, coordination between the two is needed.
6. **Fire:** No Concerns
7. **Phone:** No comments
8. **Gas:** No comments

**Staff Comments: Preliminary Site Plan**

1. The proposed use is a permitted use in the Highway Commercial zoning
2. Parking Requirement:

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Restaurant, fast food | 1 space per 100 square feet of gross floor area |
|-----------------------|-------------------------------------------------|

They are proposing seven parking spots which meets this code

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 are minimal improvements that the applicant will need to complete. The main concern is about the power easement located on the west property line and the alignment with the neighboring properties
5. Access: The City is the property owner to the south, where the main access will be located. The City has just granted an easement to this property for access. The plan appears that they are wanting to make some changes to the southern access point by widening the asphalt width. Any changes of the drive and access point through the City's property will need additional review, but generally, staff does not recommend any changes without additional information. Staff would



recommend that the applicant reach out to Interstate Rock (the property owner to the west) to coordinate shared access points between the two of them.

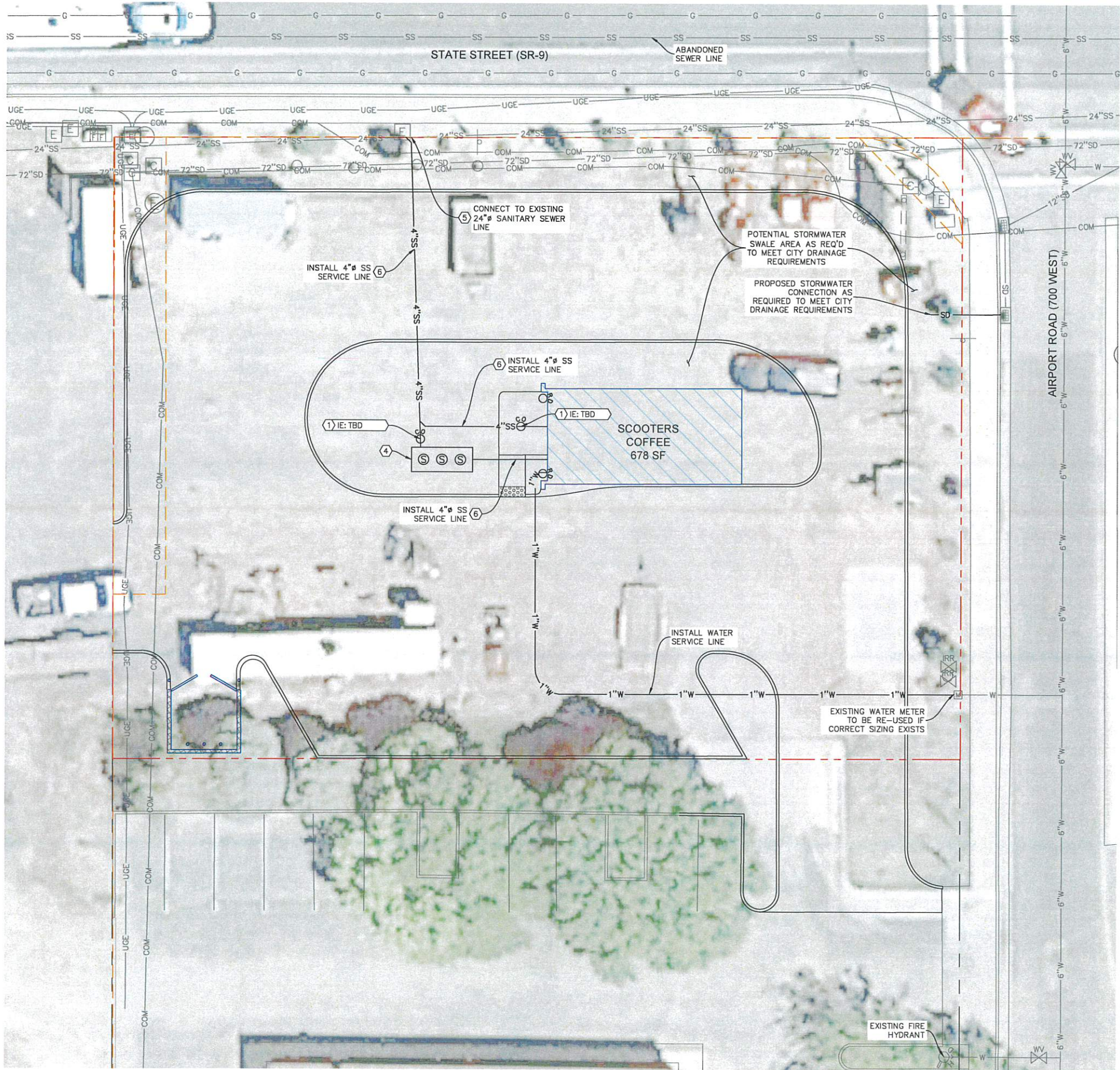
6. The lot is flat and the staff does not have any concerns about slopes or concerns on the property.
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, 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 of this preliminary site plan subject to JUC and staff comments.





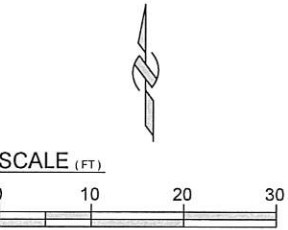




| LEGEND   |          |                                                                         |
|----------|----------|-------------------------------------------------------------------------|
| PROPOSED | EXISTING |                                                                         |
| SD       | SD       | STORMDRAIN LINE                                                         |
| SS       | SS       | SANITARY SEWER LINE                                                     |
| W        | W        | WATER LINE                                                              |
| OHE      | OHE      | OVERHEAD ELECTRIC LINE                                                  |
| UGE      | UGE      | UNDERGROUND ELECTRIC LINE                                               |
| COM      | COM      | COMMUNICATIONS LINE                                                     |
| G        | G        | GAS LINE                                                                |
| COND     | COND     | CONDUIT                                                                 |
|          |          | PROPERTY LINE                                                           |
|          |          | EASEMENT                                                                |
|          |          | STORMDRAIN INLET                                                        |
|          |          | STORMDRAIN COMBINATION BOX                                              |
|          |          | STORMDRAIN MANHOLE                                                      |
|          |          | DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)                          |
|          |          | ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)                          |
|          |          | CLEANOUT                                                                |
|          |          | SANITARY SEWER MANHOLE                                                  |
|          |          | ELECTRICAL/TRANSFORMER BOX                                              |
|          |          | FIRE HYDRANT                                                            |
|          |          | WATER METER & DIAMETER IF KNOWN                                         |
|          |          | WATER, IRRIGATION, POST INDICATOR VALVES                                |
|          |          | FIRE DEPT. CONNECTION                                                   |
|          |          | SITE LIGHT                                                              |
|          |          | POWER POLE & GUY WIRE                                                   |
|          |          | RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION |

- KEY TAGS:
- 1) INSTALL SS CLEANOUT
  - 2) INSTALL WATER VALVE
  - 3) INSTALL FIRE HYDRANT
  - 4) INSTALL GREASE & SAND TRAP PER ASH CREEK SEWER SPECIFICATIONS
  - 5) INSTALL SANITARY SEWER CONNECTION PER ASH CREEK SEWER SPECIFICATIONS
  - 6) INSTALL SANITARY SEWER LINE PER ASH CREEK SEWER SPECIFICATIONS

- GENERAL UTILITY NOTES:
- 1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
  - 2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
  - 3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.

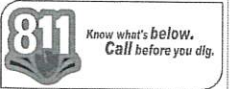


OWNER:  
BIGGIN ENTERPRISES LLC

SCOOTER'S  
COFFEE

715 W. STATE ST.  
HURRICANE, UT

LEGAL DESC.:  
SEE SHEET C000



| Rev. | Date | Comment |
|------|------|---------|
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |
|      |      |         |

DRAWN BY: DRS  
DESIGN BY: CBL  
ORIG. ISSUE DATE: FEB. 28, 2022

UTILITY PLAN  
WAT, SS, ELEC, G



# 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. 2022-PP-10

Receipt No. 8156148

Name: JOSE LYON / WASATCH GROUP Telephone: 435-703-5102

Address: 1820 W PRINTERS ROW Fax No. \_\_\_\_\_

Email: JLYON@WASATCHES.COM Agent Email: ROBRE@LACIVIL.COM

Agent (If Applicable): ROSENBERG ENG. (ROB) Telephone: 435-680-7343

Address/Location of Subject Property: BLACK RIDGE PHASE 1A  
(FORMER COLINA TINTA)

Tax ID of Subject Property: H-3-2-4-44021 Zone District: MDA

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

RESIDENTIAL 93 LOTS OVER 3 PHASES BETWEEN SCENIC POINT AND  
INTERSTATE/RE PENGA PROPERTY

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. None
  - ☒ 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

|                             |                                |
|-----------------------------|--------------------------------|
| <b>Agenda Date:</b>         | 03/10/2022                     |
| <b>Application Number:</b>  | 2022-PP-10                     |
| <b>Type of Application:</b> | Preliminary Plat Application   |
| <b>Action Type:</b>         | Administrative                 |
| <b>Applicant:</b>           | Josh Lyon-Wasatch Group        |
| <b>Agent:</b>               | Rosenberg Engineering          |
| <b>Request:</b>             | Approval of a Preliminary Plat |
| <b>Location:</b>            | 1760 W and Weeping Rock Rd     |
| <b>Zoning:</b>              | R1-10 PDO                      |
| <b>General Plan Map:</b>    | Planned Community              |

### Discussion:

The applicant has filed a preliminary plat for Phase 1 of Black Ridge, a 93 lot subdivision. This is part of the Collina Tinta master planned community. As part of the original development a development agreement was signed tying the developer to the approved site plan that included a golf course and other amenities. This development is located where the development agreement stipulates that hole 13 of the golf course would be and thus is not in compliance with the development agreement. The applicant has spoken with staff about amending the development agreement and their concerns with doing so but thus far no action has been taken.

Because of the difference in the site plan and preliminary plat, staff is unable to do a complete review. Staff has decided to do a review of this plat and area under the assumption that the development agreement will likely be amended but will not recommend approval at this time.

The following items will need to be addressed:

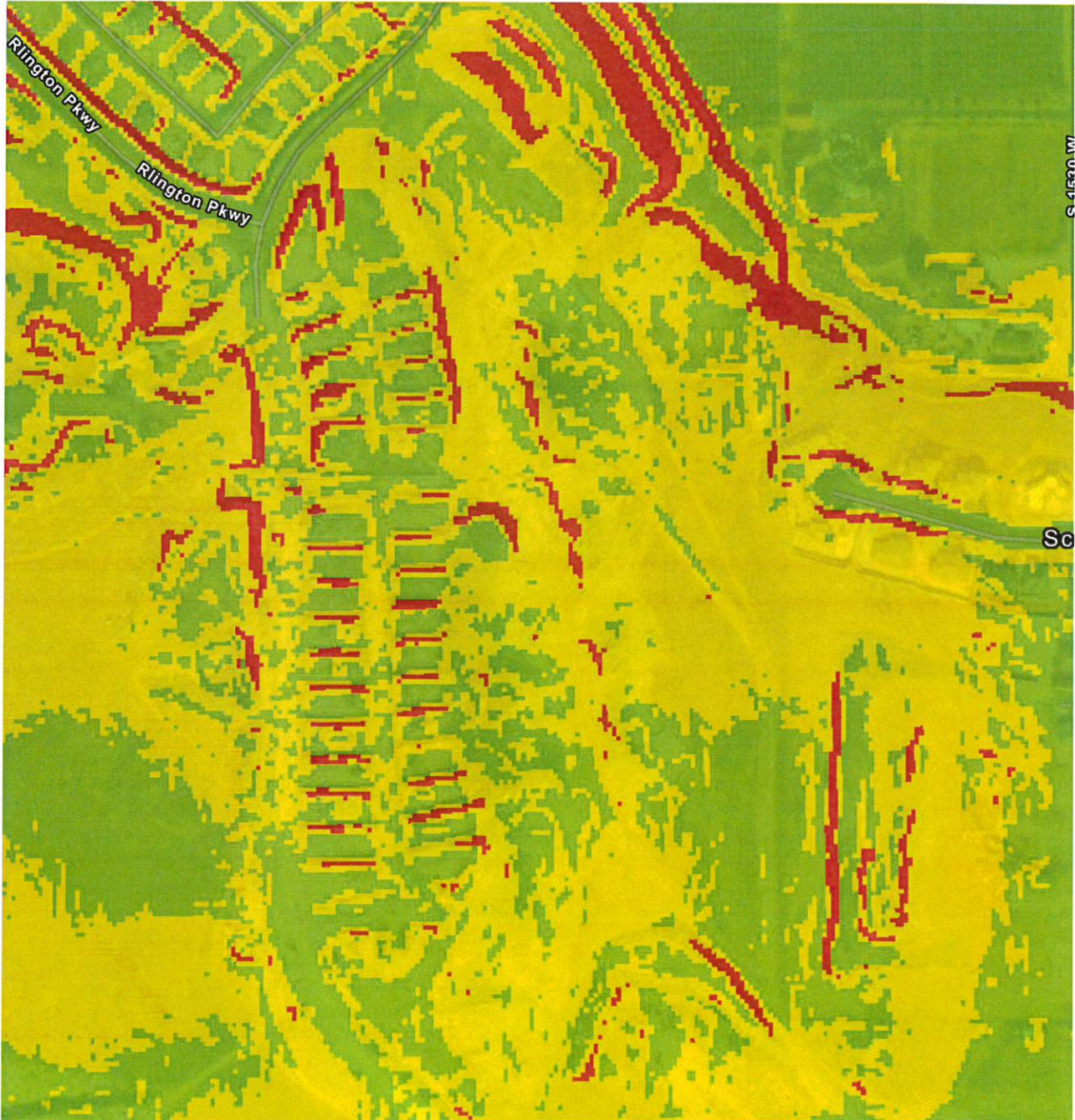
- Staff Comments: Preliminary Plat**

- 

*Approved site plan*



2. They are proposing some open space between this phase and the Ridge at Zion Vista but most of that is hillside and is not proposing any access to that open space. If the plan is updated they will need to connect to the trail in The Ridge at Zion Vista to continue the trail.

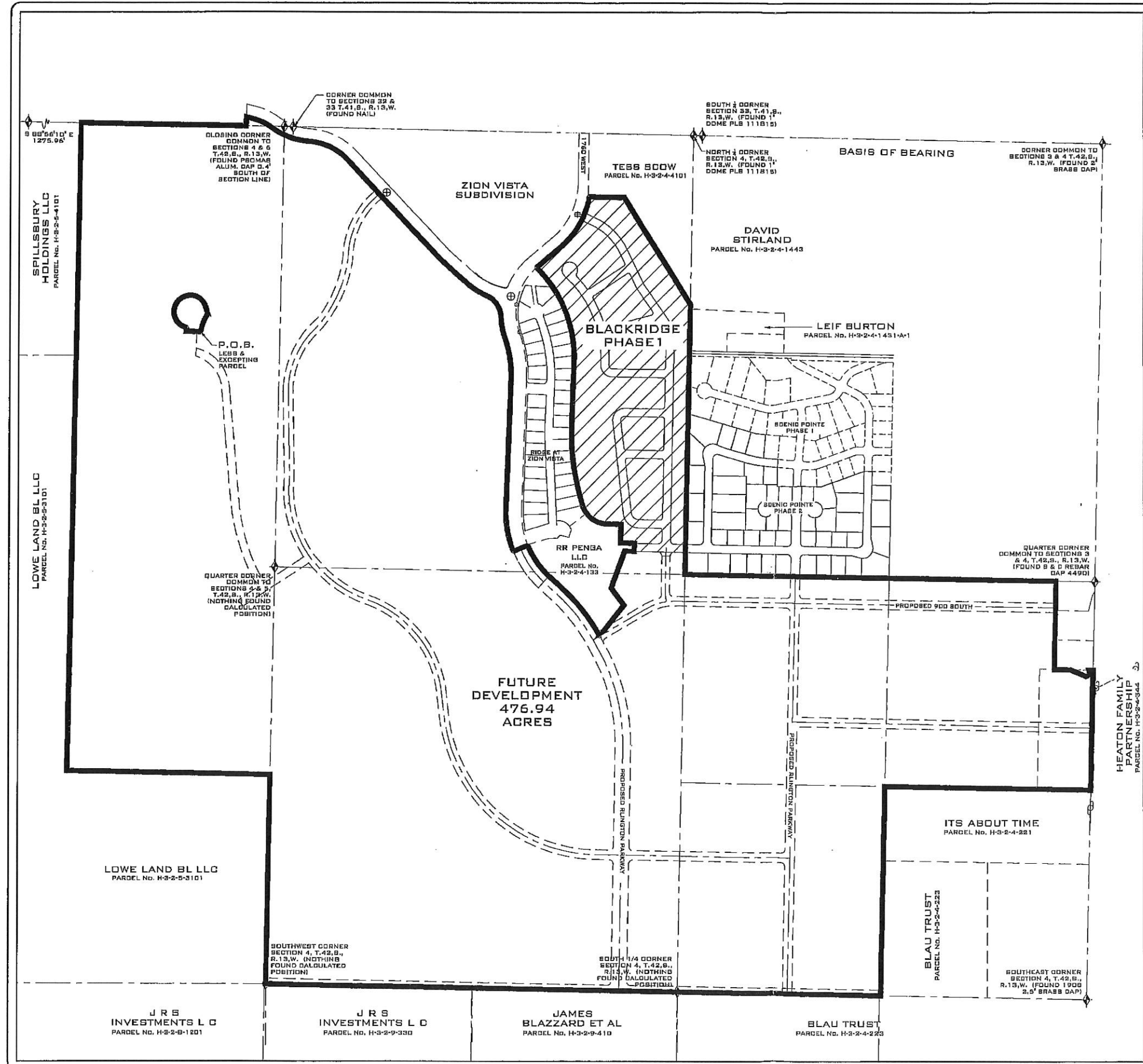


3. **Sensitive Lands:** A sensitive lands application was not provided. The topographic map provided as well as the county's contour maps indicate that a sensitive lands application would probably be required but more information will be requested by staff.

- a. As a reminder a sensitive lands application is required when:
- A. Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see [section 10-24-9](#), appendix diagram A of this chapter).*
  - B. Any area within 100 feet of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds 30 percent or greater, and has a vertical elevation change of at least 100 feet or greater, and lies within sensitive lands described in subsection A of this section (see [section 10-24-9](#), appendix diagram B of this chapter).*
  - C. The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope that may be gentle or steep on the opposite side (see [section 10-24-9](#), appendix diagram C of this chapter).*

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend tabling this application until the Collina Tinta development agreement is amended and until the sensitive lands issues are resolved.





# BLACKRIDGE PHASES 1A-1C

LOCATED IN THE N.E. 1/4 & S.E. 1/4  
OF SECTION 5, AND THE N.W.,  
S.W., & S.E. 1/4 OF SECTION 4  
T.42S., R.13W., S.L.B.&M.

**OWNER/DEVELOPER/CONTACT**  
THE DEVELOPER FOR THIS PROJECT IS  
HATCH COMMERCIAL BUILDERS  
CONTACT: SCOTT OVERMAN  
1820 WEST PRINTERS ROW  
WEST VALLEY CITY, UTAH 84114 (801) 961-1142 (OFFICE)

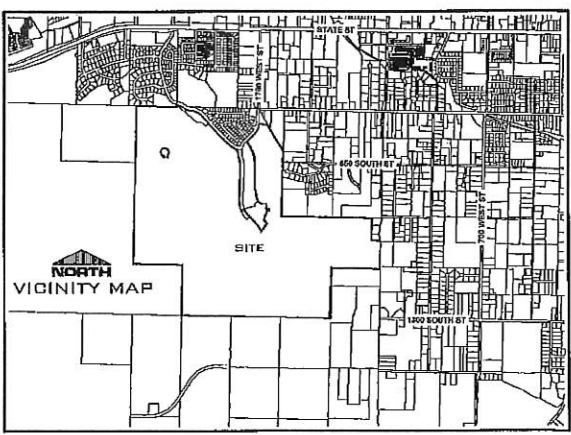
**PROJECT ENGINEER**  
THE ENGINEER FOR THIS PROJECT IS:  
ROSENBERG ASSOCIATES  
CONTACT: ROBERT A. REID, P.E.  
352 EAST RIVERSIDE DRIVE, SUITE A2  
ST. GEORGE, UTAH 84790 (435) 673-8586

**SITE INFORMATION: PHASE-1A**

|                                                                |
|----------------------------------------------------------------|
| CURRENT ZONE: RHO                                              |
| TOTAL AREA: 34.61 AC (1507,470.93 SQ. FT.)                     |
| TOTAL LOTS: 43                                                 |
| TOTAL OPEN SPACE AREA: 0.12 AC (523,401.62 SQ. FT.) = 23.43%   |
| TOTAL PUBLIC STREET AREA: 1.09 AC (46,716.85 SQ. FT.) = 20.48% |
| TOTAL LOTS (43) AREA: 14.41 AC (645,266.46 SQ. FT.) = 30.07%   |
| AVERAGE LOT SIZE: 0.45,266.46/43 = 1,038.50 SQ. FT.            |

**DRAINAGE NOTES**  
ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE  
FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS. ALL ON-SITE  
SURFACE DRAINAGE WILL BE DIRECTED TO THE EXISTING RETENTION BASINS  
ALONG 1800 WEST.

- LEGEND:**
- EXISTING POWER POLE
  - NOTHING SET OR FOUND
  - FOUND AS NOTED
  - EXISTING FENCE LINE
  - FOUND SURVEY CONTROL MONUMENT - CLASS I
  - FOUND SURVEY CONTROL MONUMENT - CLASS II



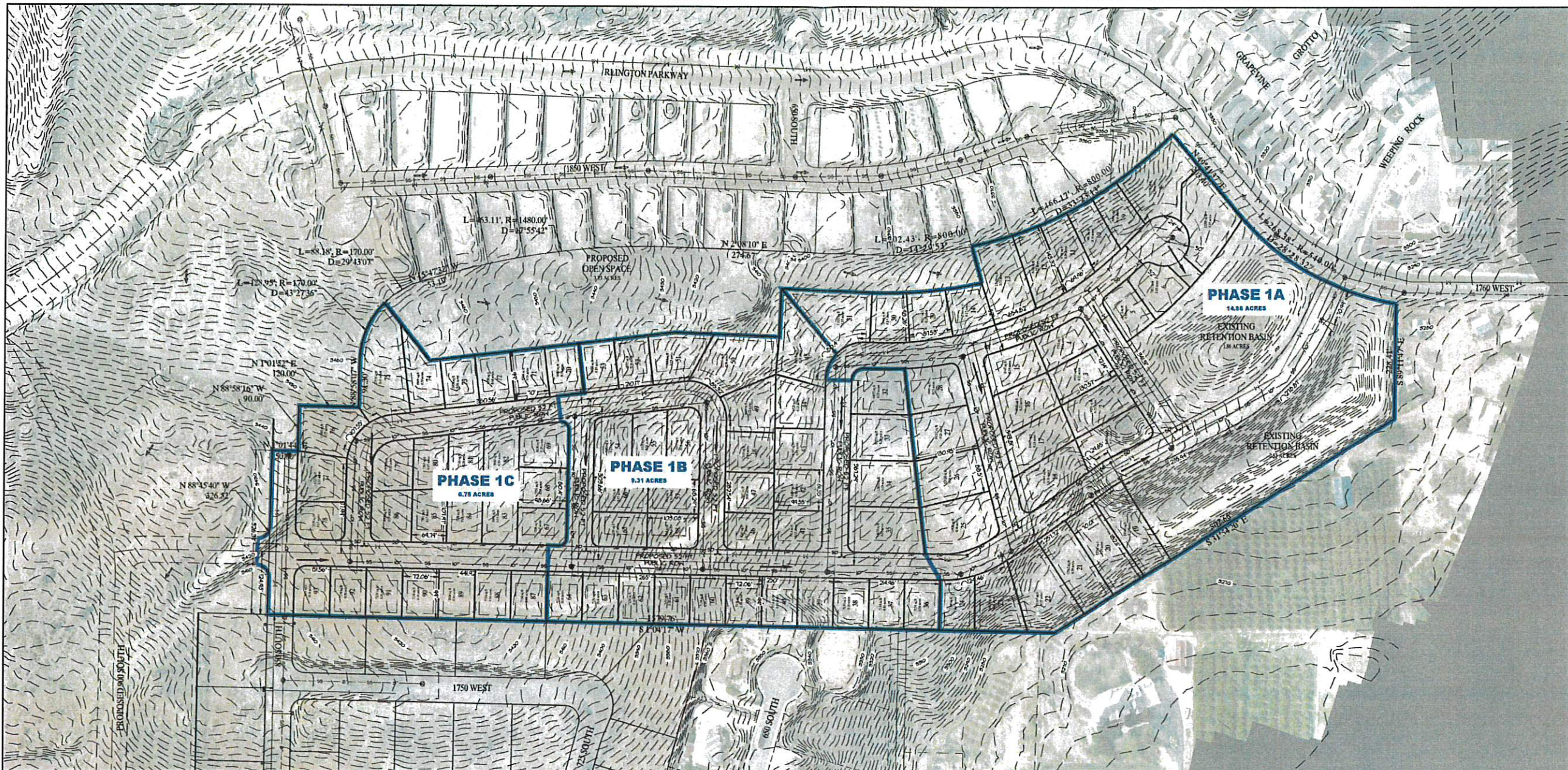
DATE: 2022-02-22  
JOB NO.: 12835-21  
DESIGNED BY: JTT  
CHECKED BY: RAR  
DWG: PRELIM PLAT  
DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**ROSENBERG**  
A S S O C I A T E S  
CIVIL ENGINEERS • LAND SURVEYORS  
352 East Riverside Drive, Suite A2  
St. George, Utah 84790  
Ph: (435) 673-8585 Fax: (435) 673-8397  
www.rach2.com

PRELIMINARY PLAT  
FOR  
BLACKRIDGE PHASES 1A-1C  
1760 WEST HURRICANE  
WASHINGTON COUNTY, UTAH

SHEET  
**COVER**  
1 OF 2 SHEETS





|              |          |
|--------------|----------|
| DATE:        | 2-12-14  |
| REVISED:     | 12835-21 |
| DESIGNED BY: | JIT      |
| CHECKED BY:  | RAR      |
| DATE:        |          |
| REVISED:     |          |

ROSENBERG  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS

332 East Riverside Drive, Suite A-2  
St. George, Utah 84790  
Ph (435) 673-4856 Fx (435) 673-5397  
www.250i.com

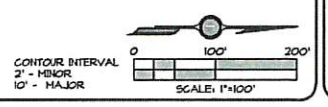
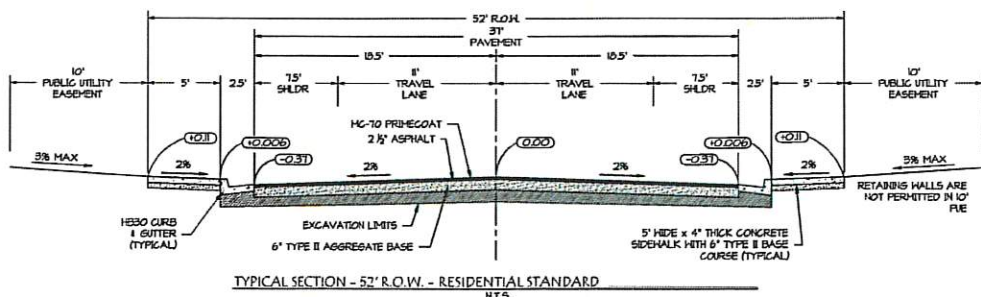
PRELIMINARY PLAT  
FOR  
BLACKBRIDGE PHASES 1A-1C  
1760 WEST HURRICANE  
WASHINGTON COUNTY, UTAH

SHEET  
OF SHEETS

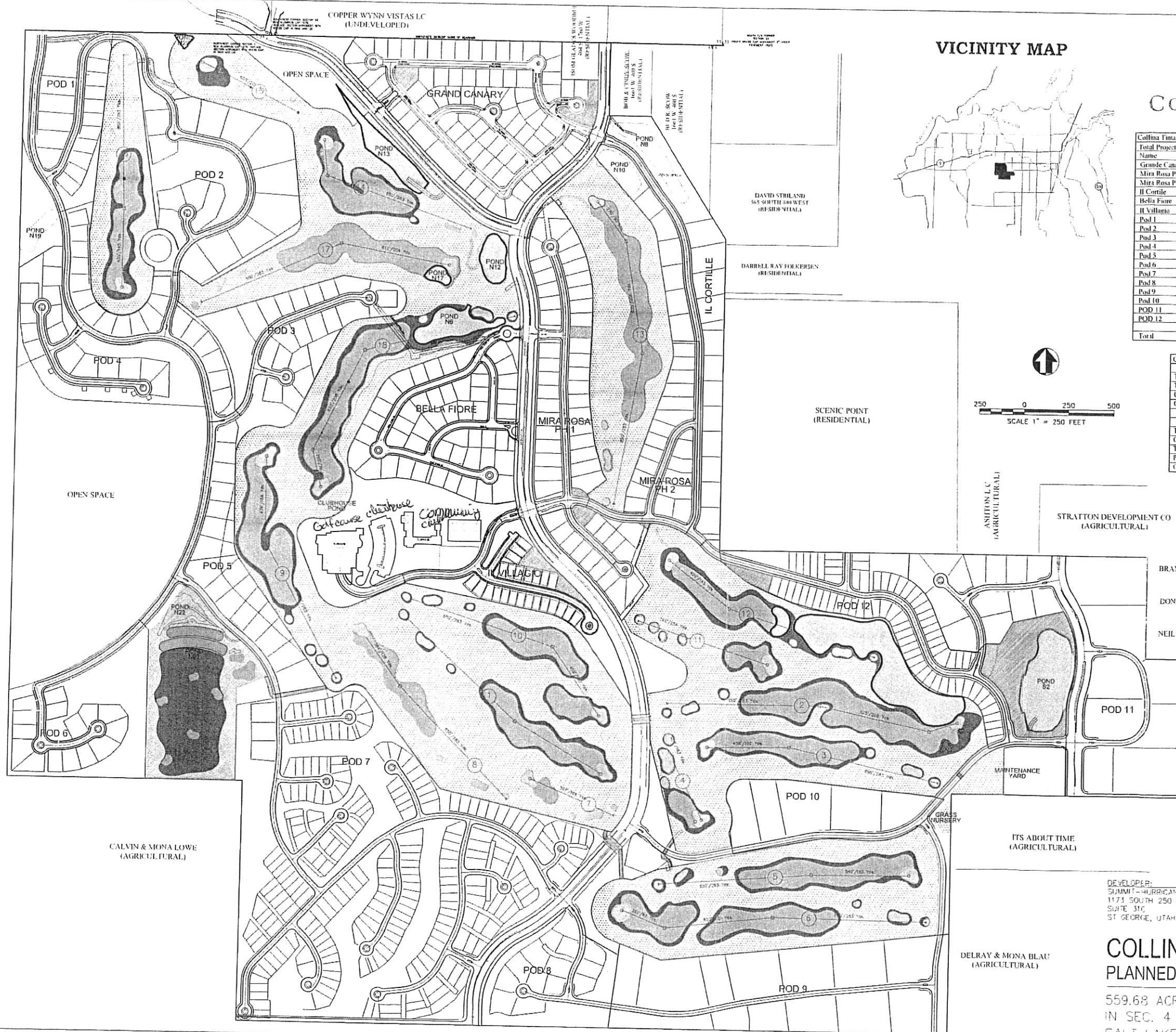
| EXISTING      | DESCRIPTION                   | PROPOSED      | EXISTING | DESCRIPTION            | PROPOSED |
|---------------|-------------------------------|---------------|----------|------------------------|----------|
| --- 425 ---   | 2' CONTOUR                    | --- 425 ---   | ⊗        | FIRE HYDRANT           | ⊗        |
| --- 475 ---   | 10' CONTOUR                   | --- 475 ---   | ⊗        | SEWER MANHOLE          | ⊗        |
| ---           | TOP BACK CURB                 | ---           | ⊗        | SEWER CLEAN OUT        | ⊗        |
| ---           | FLOWLINE CURB                 | ---           | ⊗        | WATER VALVE            | ⊗        |
| --- 11 --- 6" | WATER LINE (6" DIA)           | --- 11 --- 6" | ⊗        | WATER METER            | ⊗        |
| --- 55 --- 6" | SEWER LINE (6" DIA)           | --- 55 --- 6" | ⊗        | SURFACE FLOW DIRECTION | →        |
| ---           | DITCH FLOWLINE/DRAINAGE SHALE | ---           | ⊗        | STORM DRAIN CURB INLET | ⊗        |
| ---           | PROPERTY LINE                 | ---           | ⊗        | STORM DRAIN MANHOLE    | ⊗        |
| ---           | ROW/EASEMENT LINE             | ---           |          |                        |          |
|               | RETAINING WALL                |               |          |                        |          |

**DRAINAGE NOTES**  
ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS. ALL ONSITE SURFACE DRAINAGE WILL BE DIRECTED TO THE EXISTING RETENTION BASINS ALONG 1760 WEST.

| ZONE R1-10        |                |
|-------------------|----------------|
| AVERAGE LOT AREA: | 10,000 SQ. FT. |
| MIN. LOT AREA:    | 8,000 SQ. FT.  |
| MIN. FRONTAGE:    | 60'            |
| SETBACKS:         |                |
| FRONT:            | 10'            |
| REAR:             | 10'            |
| SIDE:             | 10'            |
| STREETSIDE:       | 10'            |







VICINITY MAP



COLLINA TINTA

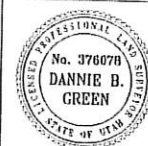
| Collina Tinta Land Use Table |                           |            |               |               |
|------------------------------|---------------------------|------------|---------------|---------------|
| Total Project Area           | 24,379,912 S.F. 560 Acres |            |               |               |
| Name                         | Size (ac.)                | # of Units | Type          |               |
| Grande Canary                | 20.15                     | 79         | Single Family |               |
| Mira Rosa Phase 1            | 12.05                     | 37         | Single Family |               |
| Mira Rosa Phase 2            | 11.43                     | 33         | Single Family |               |
| Il Cortile                   | 13.82                     | 54         | Multi Family  | Resort Rental |
| Bella Fiore                  | 14.49                     | 47         | Single Family | Gated Rental  |
| Il Villaggio                 | 4.28                      | 24         | Single Family | Resort Rental |
| Pod 1                        | 9.2                       | 15         | Single Family |               |
| Pod 2                        | 24.9                      | 34         | Single Family |               |
| Pod 3                        | 11.1                      | 19         | Single Family | Gated         |
| Pod 4                        | 10.1                      | 18         | Single Family | Gated         |
| Pod 5                        | 9.1                       | 16         | Single Family |               |
| Pod 6                        | 11.5                      | 36         | Multi Family  | Gated         |
| Pod 7                        | 59.0                      | 231        | Single Family | Gated/Rental* |
| Pod 8                        | 8.1                       | 33         | Multi Family  |               |
| Pod 9                        | 19.6                      | 431        | Single Family |               |
| Pod 10                       | 7.7                       | 169        | Multi Family  | Resort Rental |
| Pod 11                       | 25.2                      | 540        | Multi Family  |               |
| Pod 12                       | 11.3                      | 70         | Single Family |               |
| Total                        | 283.2                     | 1886       |               |               |

\*Only portions of pod 7 will be Gated and/or Resort Rental

| Collina Tinta Land Use Summary |            |            |
|--------------------------------|------------|------------|
|                                | Size (ac.) | # of Units |
| Total Single Family            | 197.3      | 621        |
| Total Multi Family             | 85.9       | 1265       |
| Clubhouse                      | 12.4       |            |
| Commercial                     | 1.0        |            |

|                  | Size (ac.) | % of Total Site |
|------------------|------------|-----------------|
| Total Open Space | 262.4      | 47%             |
| Golf Course      | 202.2      | 36%             |
| Trails           | 16.5       | 3%              |
| Parks and Lake   | 6.0        | 1%              |
| Other Open Space | 37.7       | 7%              |



|                |                     |
|----------------|---------------------|
| DATE           | JAN 2008            |
| SCALE          | 1" = 250' - (24x36) |
| PROJECT NUMBER | 5504010100          |

COLLINA TINTA  
EXHIBIT  
COLLINA TINTA  
SITE PLAN  
HURRICANE, UTAH

PSOMAS

1173 SOUTH 250 WEST, SUITE 308  
ST. GEORGE, UTAH, 84770  
(435) 628-6912 (435) 674-0236 (FAX)

DEVELOPER:  
SUMMIT-HURRICANE  
1173 SOUTH 250 WEST  
SUITE 310  
ST. GEORGE, UTAH 84770

CIVIL ENGINEERS:  
PSOMAS  
1173 SOUTH 250 WEST  
SUITE 308  
ST. GEORGE, UTAH 84770  
(435) 628-6912

COLLINA TINTA  
PLANNED DEVELOPMENT OVERLAY

559.68 ACRES  
IN SEC. 4 & 5, T. 32 S., R. 13 W.,  
SALT LAKE BASE AND MERIDIAN.

|          |     |
|----------|-----|
| DESIGNED | JCD |
| DRAWN    | JCD |
| CHECKED  | JCD |
| DATE     |     |
| SHEET    | 1   |
| OF       | 1   |

# 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. 2022-PP-11

Receipt No. 8-196105

Name: DAF DEV, LLC -- Sky View Subdivision Telephone: 435-229-3643

Address: 3499 E. Church Rocks Rd., St. George, UT 84790 Fax No. \_\_\_\_\_

Email: wtgdevelopment@gmail.com Agent Email: charles@exceldesign.us

Agent (If Applicable): Charles Hammon Telephone: 435-619-4586

Address/Location of Subject Property: Southwest corner of 2800 West and 600 North

Tax ID of Subject Property: H-3-1-31-1106, H-3-1-31-1107 & H-3-1-31-1108 Zone District: R1-8 with PDO

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

155 residential units

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

|                             |                                                        |
|-----------------------------|--------------------------------------------------------|
| <b>Agenda Date:</b>         | 02/10/2022                                             |
| <b>Application Number:</b>  | 2022-PP-08                                             |
| <b>Type of Application:</b> | Preliminary Plat and Preliminary Site Plan Application |
| <b>Action Type:</b>         | Administrative                                         |
| <b>Applicant:</b>           | DAF Dev LLC                                            |
| <b>Agent:</b>               | Charles Hammon                                         |
| <b>Request:</b>             | Preliminary Plat Application                           |
| <b>Location:</b>            | Southwest corner of 2800 W and 600 N                   |
| <b>Zoning:</b>              | R1-8 PDO                                               |
| <b>General Plan Map:</b>    | Single Family                                          |

### Discussion:

The applicant is seeking preliminary plat approval for a subdivision containing 155 lots for the approved Sky View PDO. They are planning 59 townhome units on the eastern phase and 99 twin home (duplex) units on the west. During the PDO approval process there was a commercial site on the eastern side of the property, at this time the applicant is still in design stages for that portion and will come back with another application for the commercial property. The 2800 W project from the SR-7 interchange to 600 N has been approved by the city and is planned to be completed by the end of the year.

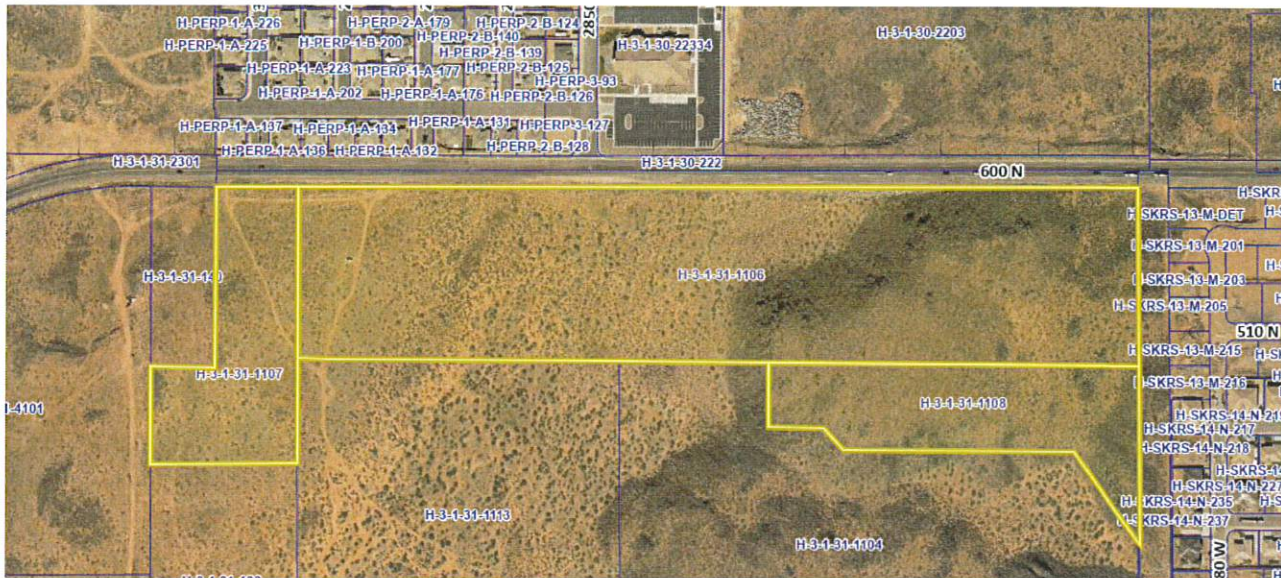
### JUC Comments

The following items will need to be addressed:

1. **Power:** East side of 2800 W is planned to have a major transmission line, this will likely not impact their layout. Power improvements needed.
2. **Sewer:** Sewer is in a portion of 600 N, needs to coordinate with Ash Creek.
3. **Streets:** No comments
4. **Water:** Two different pressure zones. 2800 W will need to be built down to access. Water loop required on eastern phase. 12" ductile iron line needed on 3000 W
5. **Engineer:** Traffic study needed. Drainage study and geotech study needed. Need to see street cross sections
6. **Fire:** Upper section needs to be sprinkled. Lower section needs second access functional
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District:** No comments

03/10/2022

2022-PP-11



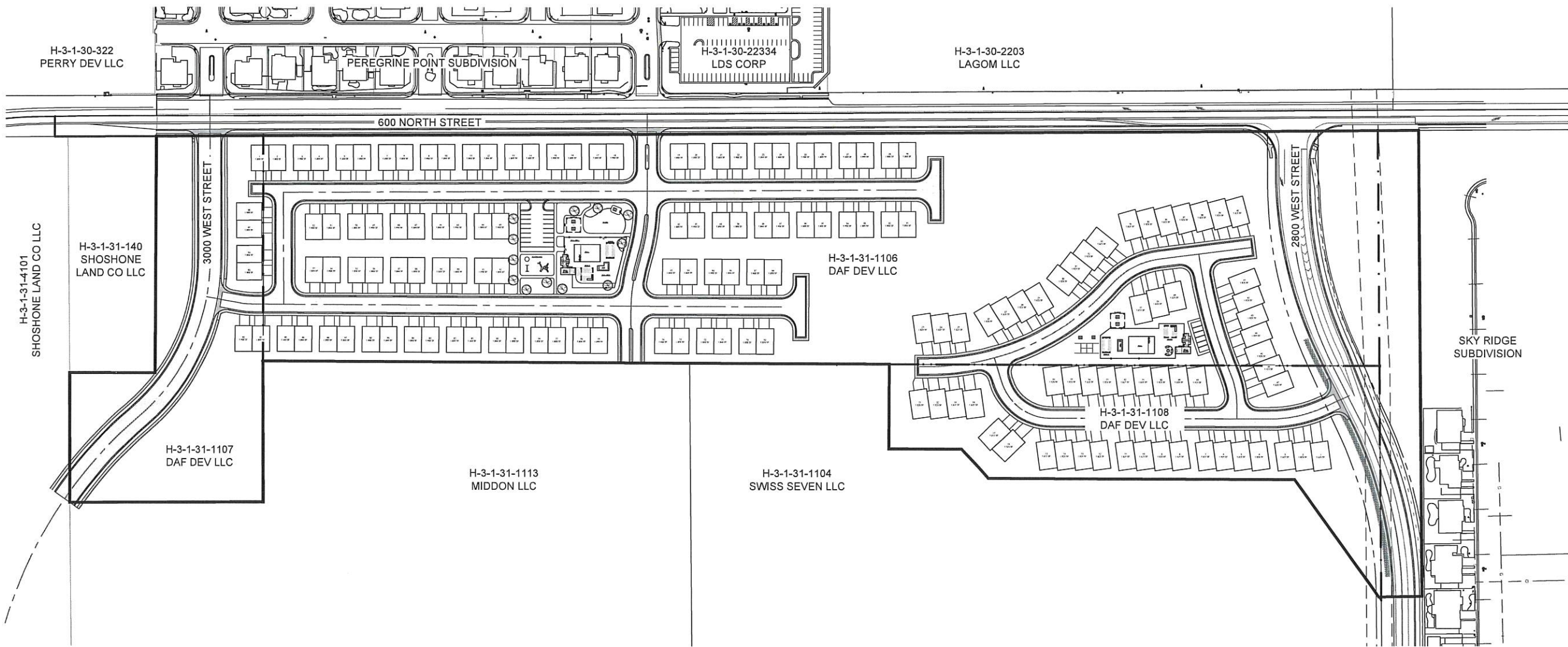
#### Staff Comments: Preliminary Plat

1. Zoning is R1-8 PDO. The density is 4.56 units per acre which aligns with the preliminary site plan.
2. Staff appreciates the connections to the neighboring properties in the western phase
3. The plat does not indicate in what order the phases will be developed
4. There are some steep slopes on the property. Due to the applicant not building on any slopes over 10% a sensitive lands application will not be required by staff. Staff has requested more information from the applicant on that point
5. The street parking in the amenity area on eastern phase is currently not permitted by city code.
6. Plat indicates the property is not in a desert tortoise take area.
7. A will serve letter from the sanitary and culinary water provider has not been provided
8. A note mentioning where the future commercial space is should be noted on the plat.
9. The applicant will need to provide a utility easement from the north road to 2800 W for proper utility looping. A pedestrian access should be added to provide better connectivity to 2800 W.
10. The applicant will need to coordinate with staff for improvements along 2800 W.
11. The applicant will need to complete improvements along 600 N and 3000 W. Some of these improvements will likely qualify for some impact fee reimbursement and should be negotiated with staff during construction drawings.
12. There are several open spaces and common spaces, including amenity areas in both areas. There is also additional open space within the development. On the final site plan the applicant will need to provide the city with detailed plans for each of those areas, including landscape planning.



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

SKY VIEW SUBDIVISION  
PRELIMINARY PLAT  
HURRICANE, UTAH



DRAWING INDEX

- C - CIVIL DRAWINGS
- C1.1 - COVER SHEET
- C1.2 - EXISTING CONDITIONS
- C2.1 - PRELIMINARY PLAT WEST
- C2.2 - PRELIMINARY PLAT EAST

PROJECT VICINITY



SKY VIEW SUBDIVISION - PROJECT INFORMATION

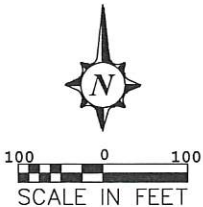
| OWNER:                                                                                                             | ENGINEERING COMPANY                                                                                               |
|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| THE ALTA COMPANIES, LLC<br>ATTN: RICK RICHARDSON<br>297 AUTO MALL DRIVE<br>ST GEORGE, UTAH 84770<br>(435) 229-3642 | EXCEL DESIGN ASSOCIATES, LLC<br>321 NORTH MALL DRIVE, SUITE J-101<br>ST. GEORGE, UT 84790<br>OFFICE: 435-619-4586 |

SITE DATA

EXISTING ZONING: R1-8  
PROPOSED ZONING: R1-8 W/ PDO  
TOTAL SITE AREA: 1,480,532 SQ.FT.  
33.99 ACRES

EAST PHASE: 59 TOWNHOUSE UNITS  
WEST PHASE: 96 TWIN HOME UNITS

LOCATED IN THE NORTH EAST QUARTER OF SECTION 31,  
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE  
AND MERIDIAN



EXCEL DESIGN ASSOCIATES  
"ENGINEERING EXCELLENCE"  
DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790  
TEL (435) 619-4586 FAX (435) 619-4586  
E-MAIL: Charles@ExcelDesign.us WEB SITE AT: www.exceldesign.us



SKY VIEW - PRELIMINARY PLAT  
DAF DEV LLC  
600 NORTH 2800 WEST  
HURRICANE, UTAH  
LOCATED IN THE NE 1/4 OF SEC. 31, T41S, R13W, S18BM

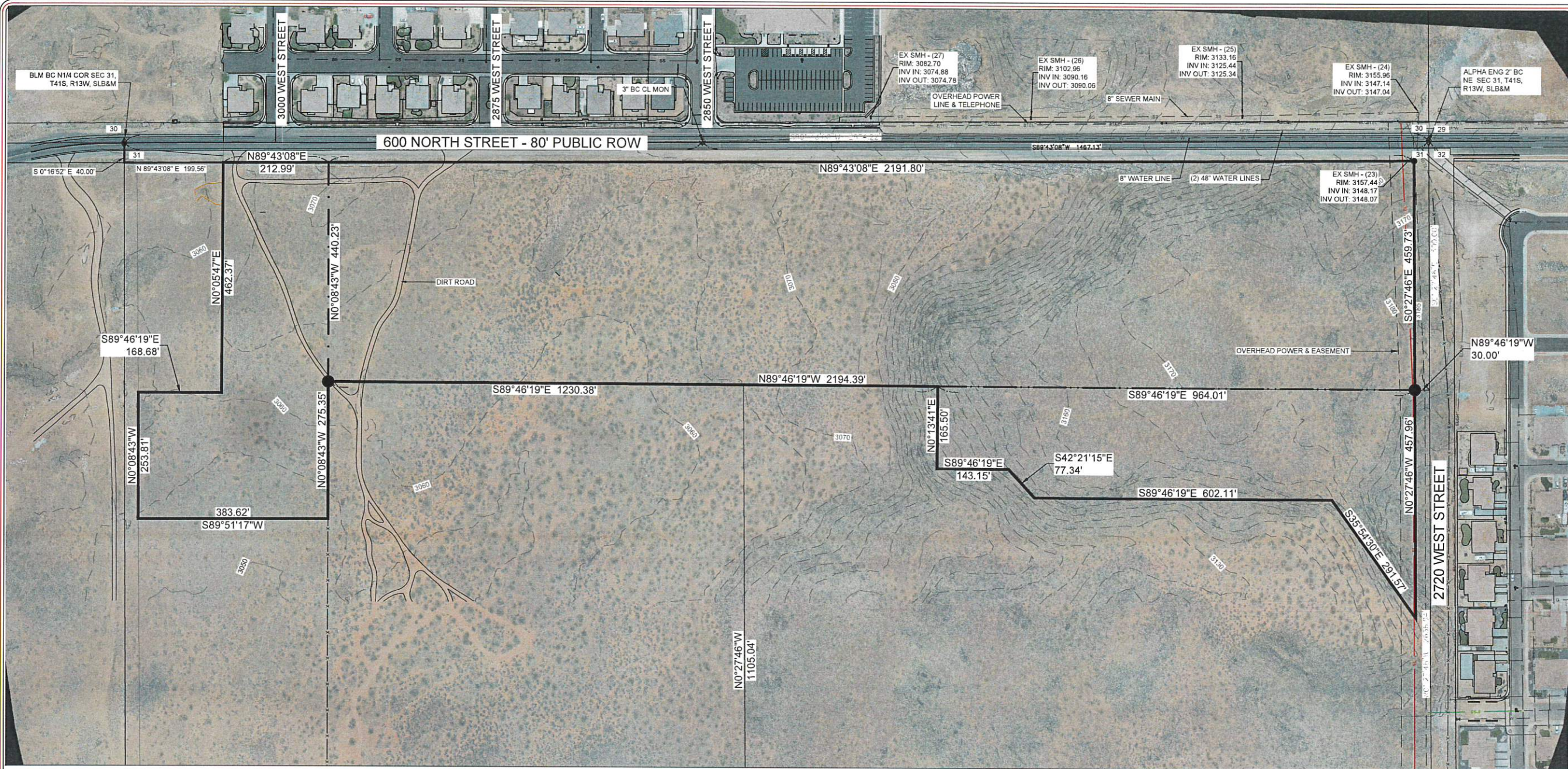
| REVISIONS |             |
|-----------|-------------|
| REV.      | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

PROJECT NO: 20-121-01  
CAD DWG. FILE: 20-121-01 SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 02/25/21

SHEET TITLE:  
**COVER SHEET**  
**C-1.1**  
SHEET: 1 of 4



\\SERVER-19\\Excel\\Projects\\21-121-01 - Richardson\\21-121-01 - A.D. East\\Map\\20-121-01 SITE 2-23-22 Preliminary Plot.dwg Feb 28, 2022 - 6:24pm

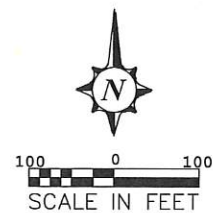


#### SITE PLAN NOTES

- EXISTING UTILITIES AND SURFACE IMPROVEMENTS ARE SHOWN IN THEIR SURVEYED LOCATIONS BASED UPON THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON 7/7/21. UNDERGROUND UTILITIES WHICH CANNOT BE LOCATED USING SURVEYING METHODS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS USING RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF IMPROVEMENTS WHICH CANNOT BE SURVEYED FROM THE SURFACE.
- THE SUBSURFACE SOILS GENERALLY CONSIST OF LOOSE TO MEDIUM DENSE SILTY SAND WITH VARYING AMOUNTS OF GRAVEL UNDERLAIN BY CALICHE AND BASALT. FOR MORE INFORMATION SEE THE GEOTECHNICAL INVESTIGATION REPORT (LANDMARK TESTING & ENGINEERING, PROJECT NO. 21234, APRIL 2021)
- THE SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.
- THERE ARE NO EXISTING HURRICANE CANAL COMPANY FACILITIES, DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, WELLS, SPRINGS RESERVOIRS OR PONDS WITHIN THE TRACT OR 100 FEET BEYOND THE TRACT BOUNDARIES.
- ACCORDING TO THE USGS SPECIAL STUDY 127 GEOLOGIC HAZARDS:
  - SURFACE FAULT RAPTURE: NOT AFFECTED
  - LIQUEFACTION: H2 - HIGH2 - SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
  - FLOODING: NOT AFFECTED
  - LANDSLIDE: PARTS WITHIN L-LOW (AREAS WHERE CATEGORY D UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT)
  - ROCK FALL: L - LOW ROCK FALL HAZARD AREA
  - EXPANSIVE SOIL & ROCK: ESL - SOILS CLASSIFIED BY THE NRCS AS HAVING LOW SUSCEPTIBILITY FOR VOLUMETRIC CHANGE.
  - COLLAPSIBLE SOILS: CS<sub>h</sub> - UNCONSOLIDATED GEOLOGIC UNITS WITH REPORTED COLLAPSE VALUES OF GREATER THAN OR EQUAL TO 3 PERCENT.
  - GYPSIFEROUS SOIL & ROCK: NOT AFFECTED
  - BRECCIA PIPE & PALEOKARST: NOT AFFECTED
  - SHALLOW BEDROCK: BR<sub>h</sub> - BURIED: AREAS WHERE DEPTH TO BEDROCK IS LESS THAN OR EQUAL TO 10 FEET BENEATH SOIL COVER.
  - CALICHE: Ca - AREAS WHERE CALICHE HORIZONS HAVE BEEN IDENTIFIED OR WHERE OLDER (PLEISTOCENE) DEPOSITS ARE PRESENT WHICH MAY CONTAIN CALICHE IN THE SUBSURFACE.
  - WIND BLOWN SAND: WBS<sub>h</sub> & WBS<sub>l</sub> - BOTH HIGH & LOW
  - PIPING & EROSION: P&ES - SOILS SUSCEPTIBLE TO PIPING AND EROSION
  - SHALLOW GROUND WATER: NOT AFFECTED

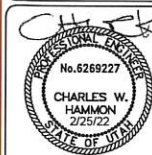
#### KEY NOTE LEGEND

- EXISTING GROUND 2' MINOR CONTOUR & ELEVATION  
--- 3000 --- EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION



**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH MALL DRIVE SUITE 1001 ST. GEORGE, UTAH 84790  
TEL (435) 614-4586 FAX (435) 884-4586  
E-MAIL: Charles@exceldesignus.com WEB SITE: At www.exceldesignus.com



**SKY VIEW - PRELIMINARY PLAT**  
**DAF DEV LLC**

**600 NORTH 2800 WEST**  
**HURRICANE, UTAH**

LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

#### REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

PROJECT NO: 20-121-01

CAD DWG. FILE: 20-121-01\_SITE

DRAWN BY: CWH

DESIGNED BY: CWH

FIELD CREW:

CHECKED BY:

DATE: 2/28/22

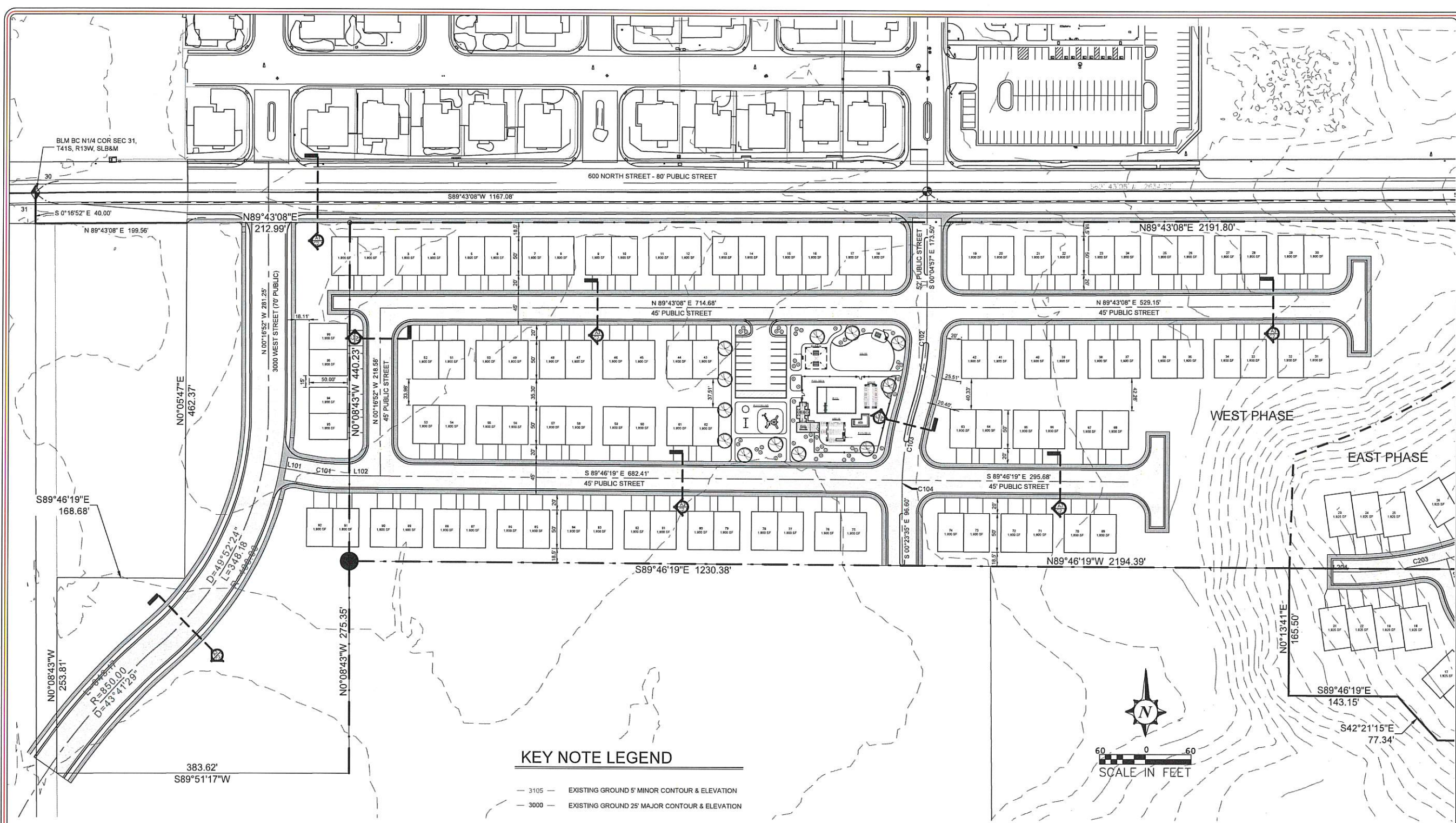
SHEET TITLE:

**EXISTING**  
**CONDITIONS**

**C-1.2**  
SHEET: 2 OF 4

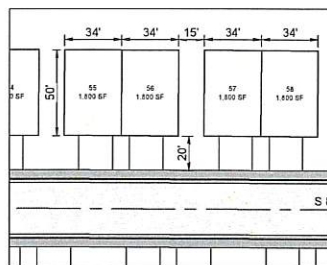


\\SRV001-10\\Data\\Project\\21-121-01 - Richardson\\21-121-01 - ALU East\\Map\\20-121-01 SITE 2-23-22 Preliminary Pldg Feb 28, 2022 - 8:45pm



### KEY NOTE LEGEND

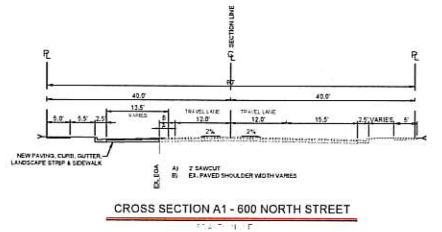
- 3105 — EXISTING GROUND 5' MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



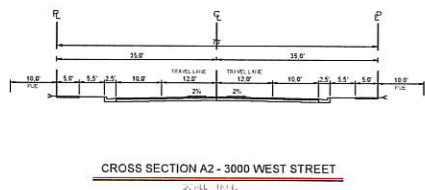
TYPICAL ALL UNITS

| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L102              | 60.04  | S89° 46' 18.90"E |
| L101              | 67.38  | N79° 46' 01.63"W |

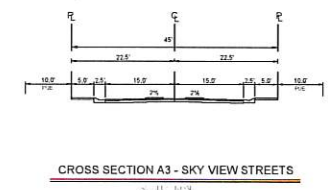
| Curve Table |        |        |       |                 |              |
|-------------|--------|--------|-------|-----------------|--------------|
| Curve #     | Length | Radius | Delta | Chord Direction | Chord Length |
| C101        | 26.19  | 150.00 | 10.00 | S84° 46' 10"E   | 26.16        |
| C102        | 108.88 | 371.00 | 16.81 | N8° 19' 30"E    | 108.49       |
| C103        | 96.49  | 371.00 | 14.90 | S9° 16' 55"W    | 96.21        |
| C104        | 14.40  | 371.00 | 2.22  | S0° 43' 09"W    | 14.40        |



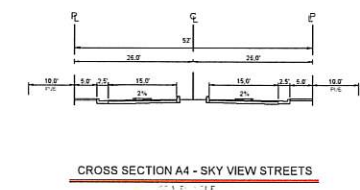
CROSS SECTION A1 - 600 NORTH STREET



CROSS SECTION A2 - 3000 WEST STREET



CROSS SECTION A3 - SKY VIEW STREETS



CROSS SECTION A4 - SKY VIEW STREETS



**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"  
DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH MALL DRIVE, SUITE 1-01, ST. GEORGE, UTAH 84790  
TEL (435) 614-4566 FAX (435) 614-4566  
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT www.exceldesign.us



**SKY VIEW - PRELIMINARY PLAT**  
**DAF DEV LLC**  
600 NORTH 2800 WEST  
HURRICANE, UTAH  
LOCATED IN THE NE 1/4 OF SEC. 31, T41S, R13W, SLB&M

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

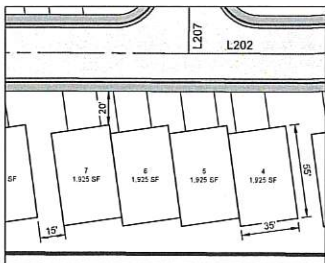
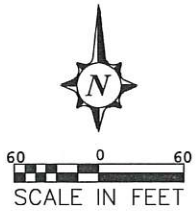
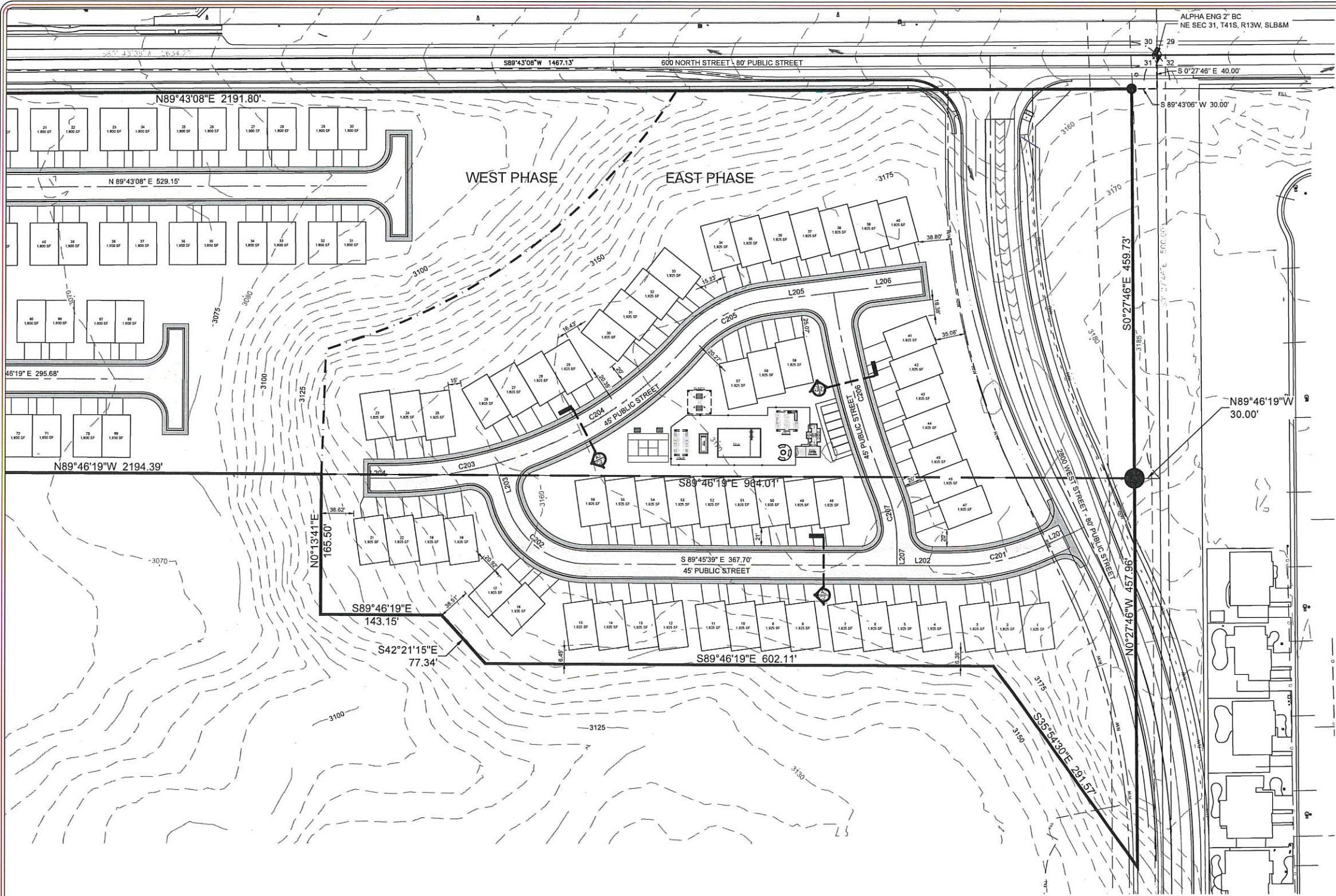
PROJECT NO: 20-121-01  
CAD DWG. FILE: 20-121-01\_SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 2/25/22

SHEET TITLE:  
**PRELIMINARY  
PLAT  
WEST PHASE**

**C-2.1**  
SHEET: 3 OF 4



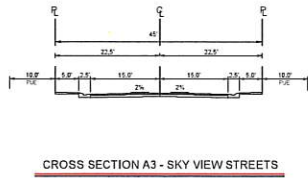
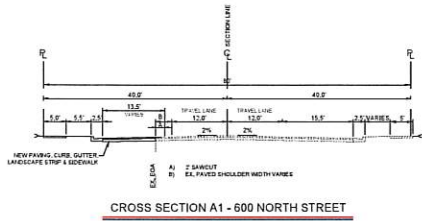
\\SPKOR-19\Excel\Projects\21-121-01 - Richmond\21-121-01 - ALJ East\Map\20-121-01 SITE 2-23-22 Preliminary Plat.dwg Feb 28, 2022 - 6:44pm



TYPICAL ALL UNITS

| Parcel Line Table |        |                   |
|-------------------|--------|-------------------|
| Line #            | Length | Direction         |
| L203              | 47.55  | S16° 08' 55.68\"E |
| L207              | 26.31  | S0° 14' 20.76\"W  |
| L204              | 20.00  | S89° 46' 18.90\"E |
| L205              | 75.81  | N82° 59' 49.59\"E |
| L206              | 105.65 | N82° 59' 49.59\"E |
| L202              | 65.69  | S89° 45' 39.24\"E |
| L201              | 52.61  | N65° 11' 54.13\"E |

| Curve Table |        |        |       |                 |              |
|-------------|--------|--------|-------|-----------------|--------------|
| Curve #     | Length | Radius | Delta | Chord Direction | Chord Length |
| C202        | 128.48 | 100.00 | 73.61 | S52° 57' 17\"E  | 119.82       |
| C201        | 111.88 | 256.00 | 25.04 | N77° 43' 07\"E  | 110.99       |
| C206        | 245.86 | 996.00 | 14.14 | S15° 11' 12\"E  | 245.24       |
| C207        | 60.47  | 154.00 | 22.50 | N11° 00' 35\"W  | 60.08        |
| C203        | 130.00 | 476.09 | 15.65 | N82° 24' 19\"E  | 129.60       |
| C205        | 111.22 | 154.00 | 41.38 | S62° 18' 27\"W  | 108.82       |
| C204        | 273.92 | 476.09 | 32.95 | N58° 06' 01\"E  | 270.15       |



KEY NOTE LEGEND

- 3105 — EXISTING GROUND 5' MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



EXCEL DESIGN ASSOCIATES  
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH HALL DRIVE, SUITE 1-101, ST. GEORGE, UTAH 84790  
TEL: (435) 619-4585 FAX: (435) 619-4586  
E-MAIL: [Charles@ExcelDesign.com](mailto:Charles@ExcelDesign.com) WEB SITE: [www.exceldesign.com](http://www.exceldesign.com)



SKY VIEW - PRELIMINARY PLAT  
DAF DEV LLC

600 NORTH 2800 WEST  
HURRICANE, UTAH  
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1    |      |             |
| 2    |      |             |
| 3    |      |             |
| 4    |      |             |

PROJECT NO: 20-121-01  
CAD DWG. FILE: 20-121-01 SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 2/25/22

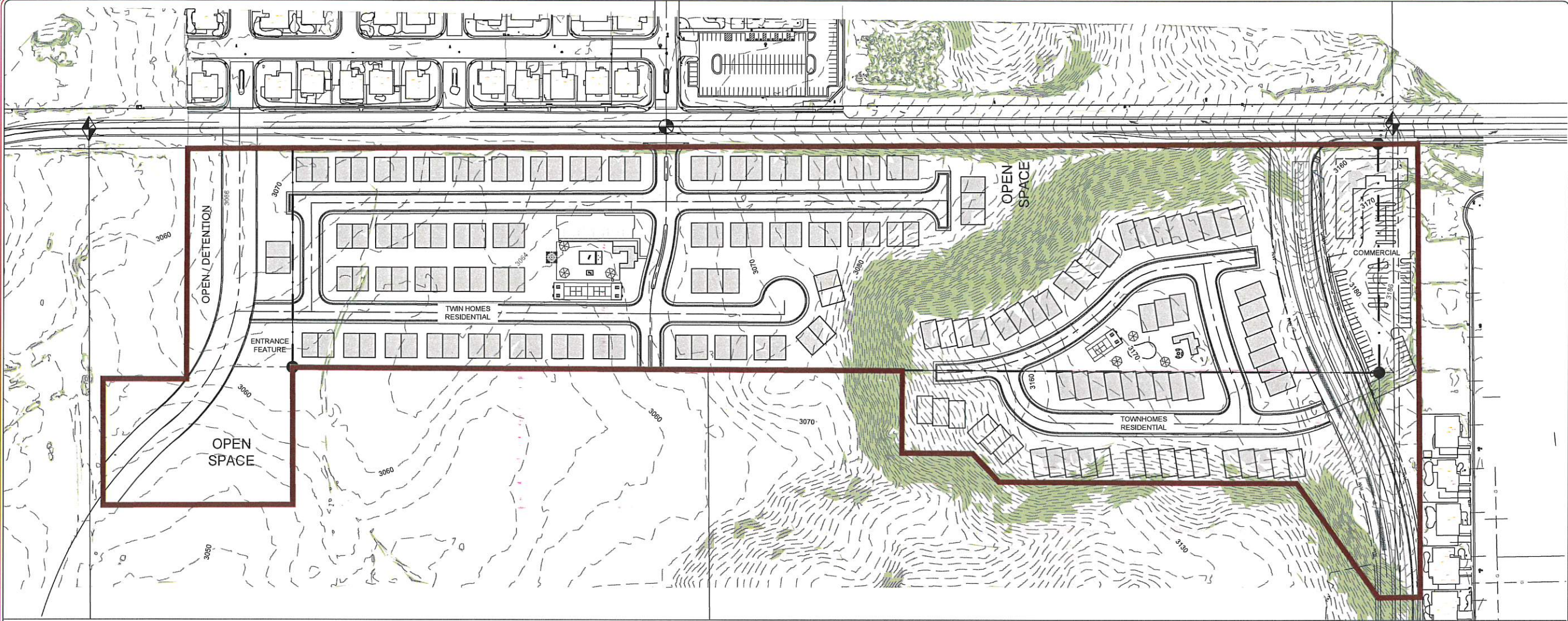
SHEET TITLE:  
PRELIMINARY  
PLAT  
EAST

C-2.2

SHEET: 4 OF 4



\\SERVER-19\Excel\Projects\21-121-01 - Richardson\21-121-01 - ALTA East\Map\20-121-01 SITE-10-29-21.dwg New 01, 2021 - 3:11pm



## PROJECT INFORMATION

### OWNER:

THE ALTA COMPANIES, LLC  
ATTN: RICK RICHARDSON  
297 AUTO MALL DRIVE  
ST GEORGE, UTAH 84770  
(435) 229-3642

### ENGINEERING COMPANY

EXCEL DESIGN ASSOCIATES, LLC  
321 NORTH MALL DRIVE, SUITE J-101  
ST. GEORGE, UT 84790  
OFFICE: 435-619-4586

### SITE DATA

EXISTING ZONING: R1-8  
PROPOSED ZONING: R1-8 W/ PDO  
TOTAL SITE AREA: 1,480,532 SQ.FT.  
33.99 ACRES

UPPER AREA: COMMERCIAL SITE &  
60 TOWNHOUSE UNITS  
LOWER AREA: 94 TWIN HOME UNITS  
2 TRI-PLEX UNITS

### DENSITY CALCULATION

33.99 ACRES - 4.06 ACRES (>30%) = 29.93 NET ACRES  
29.93 ACRES \* 80% \* 43,560 / 8,000 = 130 UNITS  
PROPOSED DENSITY BONUS (20%) = **156 UNITS**

### SURFACE SLOPE DATA

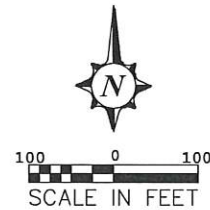
| NUMBER | MINIMUM SLOPE | MAXIMUM SLOPE | COLOR | AREA |
|--------|---------------|---------------|-------|------|
| 1      | 10.000%       | 29.000%       |       | 5.67 |
| 2      | 30.000%       | 2044.000%     |       | 4.06 |

## PROJECT VICINITY



## KEY NOTE LEGEND

- EXISTING GROUND 2' MINOR CONTOUR & ELEVATION
- EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION



**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790  
TEL (435) 619-4586 FAX (435) 608-4586  
E-MAIL: [Charles@exceldesignus.com](mailto:Charles@exceldesignus.com) WEB SITE: [www.exceldesignus.com](http://www.exceldesignus.com)

**SKY VIEW - PRELIMINARY SITE PLAN**  
**DAF DEV LLC**

**600 NORTH 2800 WEST**  
**HURRICANE, UTAH**  
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

### REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1    |      |             |
| 2    |      |             |
| 3    |      |             |
| 4    |      |             |
| 5    |      |             |
| 6    |      |             |
| 7    |      |             |
| 8    |      |             |
| 9    |      |             |
| 10   |      |             |

PROJECT NO: 20-121-01  
CAD DWG. FILE: 20-121-01 SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 10/29/21

SHEET TITLE:  
**PRELIMINARY  
SITE  
PLAN**

**C-2.1**

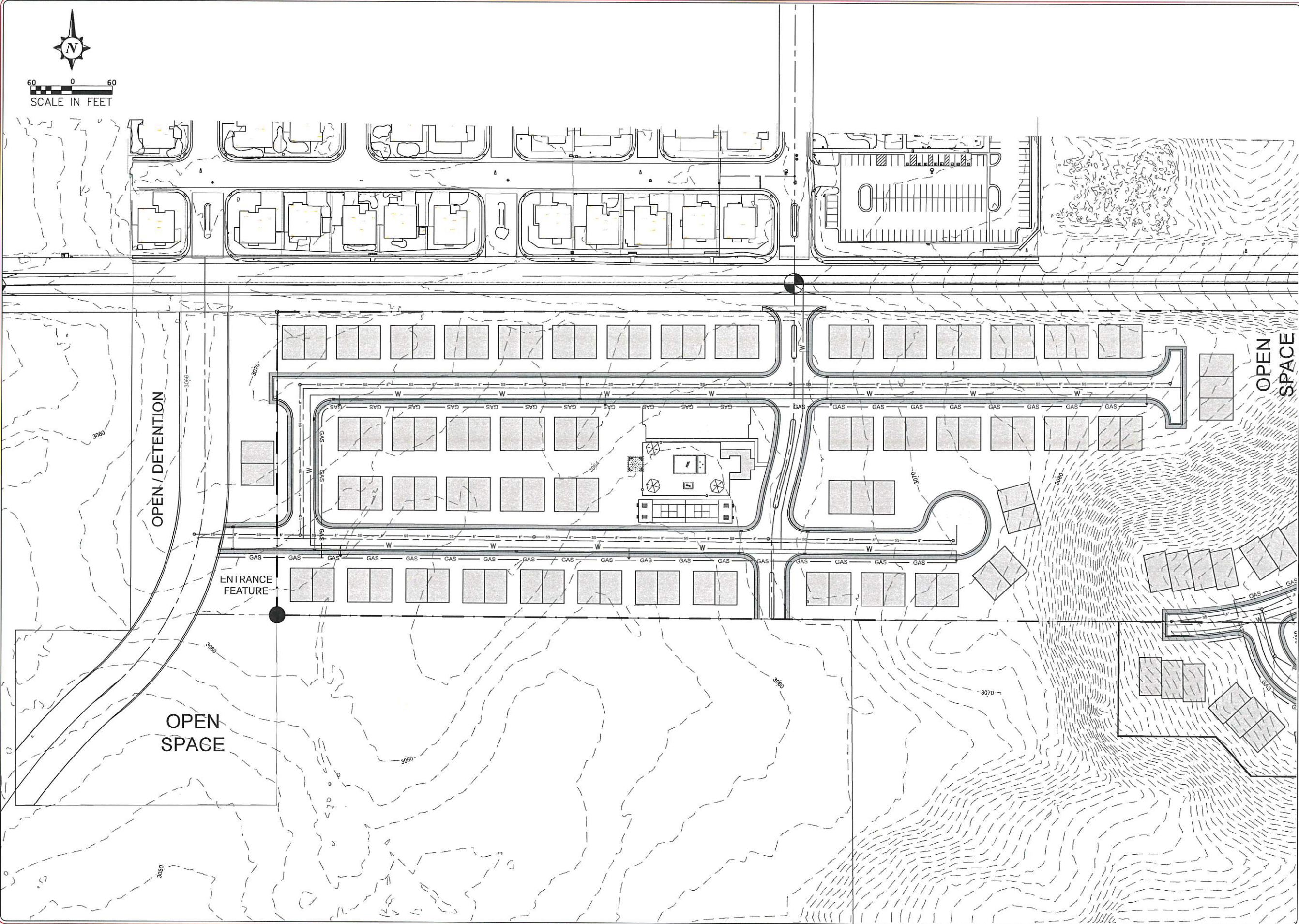
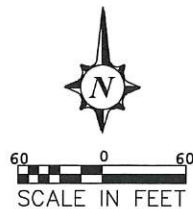
SHEET: 1 OF 3







\\SERV01-01\Users\Projects\21-121-01 - Richardson\21-121-01 - A131 East\Map\20-121-01 SITE 10-29-21.dwg New 01, 2021 - 2:59pm



**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING  
321 NORTH MALL DRIVE, SUITE 1401, ST. GEORGE, UTAH 84790  
TEL: (435) 614-4556 FAX: (435) 614-4556  
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us

**SKY VIEW - PRELIMINARY SITE PLAN**  
**DAF DEV LLC**

**600 NORTH 2800 WEST**

**HURRICANE, UTAH**

LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, S13&M

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

PROJECT NO: 20-121-01  
CAD DWG. FILE: 20-121-01\_SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 10/29/21

SHEET TITLE:  
**LOWER  
SITE  
PLAN**

**C-2.3**  
SHEET: 3 of 3



**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 of 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 meet their needs; and

WHEREAS, the Planning Commission believes that placing limitations on lawn sizes for residential lots will reduce the quality of life and the health of families that reside within the City-- and that placing any such limitations, regardless of the apparent reasonableness of the size limitations, will open the door to future, more severe restrictions that will not be in the best interest of the community; 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. This ordinance shall not apply to any new or existing agricultural uses in any zone.

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 minimum standards within this ordinance.
4. If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. The Planning Commission ~~A city~~ may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

5. Parkstrips: Grass is prohibited in all park strips. Parks strips shall be maintained by the adjacent property owner unless otherwise maintained by an owners association. Park strips widths and landscaping shall count towards commercial and industrial landscaping frontage requirements.

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. Common Areas: 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

**Commented [1]:** The District's definition of this term in the District's draft ordinance needs to be revised so it is clear that residential lawns qualify as an active recreation area. Proposed definition-- "Active Recreation Area: An area that is dedicated to active play where grass may be used as the playing service. Examples of active recreation areas include sports fields, play areas, including grass areas on residential lots, and other similar uses designated for physical activity."

**Commented [2]:** Who approves the Planting Plan? Will some sort of design standard be adopted in conjunction with this?



approval, developers shall be required to submit a plan for planting and maintenance 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.

2-a. Master Plan Roadways: Roadways on the City Master Plan that have park strips that contain limited access points that do not have homes or units that face onto the roadway shall be maintained by an established homeowners association.

THEREFORE THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL ADOPT THE ORDINANCE REVISIONS SET FORTH HEREIN AND ~~REJECTS~~ THE REMAINING RECOMMENDATIONS MADE BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT.

Recommendation made on February 23, 2022



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

**ORDINANCE NO. 2022-XXXXX**

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

**RECITALS AND LEGISLATIVE FINDINGS**

WHEREAS, Washington City is located in Washington County, which area 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 water conservation initiatives be enacted to protect Washington City and the county's population, economy and quality of life;

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

WHEREAS, Washington City, Washington County, and the Washington County Water Conservancy District desire to ensure that Washington 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 developments will help sustain a reliable and resilient water supply to all residents of Washington City and Washington County;

WHEREAS, it is in the interest of Washington City and its citizens and in the public interest to conserve 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 standards 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 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 Washington City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of the lands of Washington City and its surrounding regions.



NOW THEREFORE, be it ordained by the City Council of Washington City, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 8, Chapter 8, Sections 1 through 5. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ City

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
\_\_\_\_\_ City Attorney

## **TITLE 8, CHAPTER 8**

### **SECTION 1: GENERAL PROVISIONS**

#### **8-8-1: APPLICABILITY**

The provisions of this title are applicable to all new construction, new development, Rehabilitated Landscaping, and new landscape improvements in Washington 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.

### **SECTION 2: DEFINITIONS**

#### **8-8-2: 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 promote 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 irrigated 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. Hardscape 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, or sidewalk.

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, Hardscape, Pool, 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.

Pool: Any exterior or outdoor pool of water for swimming, ambience or landscaping.

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.



### **SECTION 3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES**

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.

#### **8-8-3(i): 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.

#### **8-8-3(ii): Landscape Standards**

- A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, 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 9,000 sf      | 750 sf        |
| Up to 13,000 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, any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%; and
  - c. Each single-family 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 quantity of shade tree requirements.
2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the Landscape Standards in 8-8-4, below.

**8-8-3(iii): 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, and that are recorded after passage of this ordinance, are preempted by this ordinance and unenforceable by the owners or association contrary to Washington City Code 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.

**8-8-4: Residential Pools**

Any Pool of water that is proposed as part of any Landscape Plan shall be considered a use that is consumptive of potable (treated) water. Any Landscape Plan that includes a Pool, shall limit the extent of all potable (treated) water consumptive uses to achieve the effect that the proposed Landscape Plan including the Pool shall not use a greater amount of water than a property would be permitted to consume if the Landscape Plan did not include a Pool.

**SECTION 4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS**

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

**8-8-4(i): 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 be built and operated to recirculate water and limit the maximum amount of new consumed water from the utility for carwashes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with both re-circulation and quantity maximums per vehicle washed.
- F. Exterior, decorative water features are prohibited, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception.
- 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 at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.
- H. Outside misting systems shall only operate during the May through August time period and only when the daily high temperature is 90 degrees Fahrenheit or greater.
- I. Outdoor or exterior Pools are prohibited as part of any non-residential Landscape Plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception. Indoor pools are not regulated under this ordinance.

**8-8-4(ii): Landscape Standards**

- A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:
  - 1. Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas that measure less than eight feet in width, and on any slope that exceeds 15%.

2. Landscape and irrigation installers shall follow the plans that have been reviewed and approved by the city.
3. Each project shall propose and follow an approved Planting Plan that includes 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 subject to review and approval at the sole discretion of the city.
4. If secondary irrigation water is available, each project shall connect to the secondary water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of treated water for outdoor plantings that have secondary irrigation water available, subject to review and approval at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary water quality.

#### B. Required Documentation

1. Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to the city for review and approval prior to the issue of any building permit. To certify ongoing compliance, the applicant shall certify that a copy of the city-approved Landscape Documentation Package 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:
  - a. Project Data Sheet containing the following:
    - i. Project name and address;
    - ii. Applicant or applicant agent's name, address, phone number, and email address;
    - iii. Landscape architect's name, address, phone number, and email address; and
    - iv. Landscape contractor's name, address, phone number and email address, if available at this time.
  - b. Planting Plan. A detailed Planting Plan shall be drawn at a scale that clearly identifies the following:



- i. Location of all plant materials, a legend with common and botanical names, and size of plant materials;
    - ii. Property lines and street names;
    - iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
    - iv. Existing trees and plant materials to be removed or retained;
    - v. Scale: graphic and written;
    - vi. Date of design;
    - vii. Designation of hydrozones, and
    - viii. Details and specifications for tree staking, soil preparation, and other planting work.
  - c. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the Planting Plan and contain the following information:
    - i. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
    - ii. Static water pressure in pounds per square inch (psi) at the point of 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 to the city together 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, construction activities and site improvement inspections of the landscaping may be required or performed by the city.
- d. Following construction, and prior to issuing an occupancy permit, an inspection shall be scheduled with the city to verify compliance with the city-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 reserves the right to require or 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.



## **CHAPTER 5: LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL NEW DEVELOPMENT, REHABILITATED LANDSCAPING, NEW CONSTRUCTION AND NEW LANDSCAPE IMPROVEMENTS IN ANY ZONE**

### **8-8-5(i): Plant Selection**

Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable and environmentally sustainable plants are acceptable. The City recommends and refers applicants to the Washington County Water Conservancy District's recommended plant list on [wcwcd.org](http://wcwcd.org). Plants with similar water needs shall be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by the city shall not be planted.

- A. Areas with slopes greater than 15% shall be landscaped with deep-rooting, water-conserving plants that do not include grass.
- B. Park strips and other landscaped areas less than eight (8) feet in width shall be landscaped with water-conserving plants and/or mulch that do not include grass.

### **8-8-5(ii): Tree Selection**

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

- A. Broad canopy tree varieties shall be selected where shade or screening of tall objects is desired;
- B. Low-growing tree varieties shall be selected for spaces under utility wires;
- C. Where visual clearance or natural surveillance is a concern, select tree varieties from which lower branches or canopy shaping may occur while maintaining a healthy growth habit;
- D. Narrow or columnar trees shall be selected for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
- E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions; and
- F. Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for watering under water-shortage conditions when other plant material may not be watered due to drought conditions.

#### **8-8-5(iii): Irrigation Design Standards**

- A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
- B. Irrigation Controller. It is required that Landscaped Areas use a WaterSense labeled smart irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and have memory retention capability to retain pre-programmed irrigation schedules.
- C. Each valve shall irrigate a landscape with a similar site, slope and soil conditions, and plant materials with similar watering needs. Grass, trees and non-grass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- D. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.
- E. Drip irrigation shall be used to irrigate plants in non-grass areas. For rehabilitated landscape sites spray head conversion to efficient drip irrigation may be required with city approval of Irrigation Plans.
- F. High conservation efficiency spray nozzles are required for sprinkler applications.
- G. Sprinkler heads shall have matched precipitation rates with each control valve circuit.
- H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- I. Check valves are required. Pressure compensating valves and sprinklers are required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- J. Filters and end-flush valves shall be provided for drip irrigation lines.
- K. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.
- L. Waste of water is prohibited. Waste of water includes overwatering, irrigating during a precipitation event, water that sprays or flows off the intended irrigated zone or off the property, failure to comply with drought restrictions and a failure to repair irrigation system leaks and malfunctions in a timely manner. Any person or entity who maintains or assists in maintaining the Waste of water is guilty of a class C misdemeanor, subject to penalty as provided in Section 1-4-1 of the Washington City Code. No person shall be prosecuted under this subsection unless a public official first attempts to obtain voluntary compliance by oral



or written notice and provision of at least 14 calendar days time to achieve correction, except where the Waste of water requires immediate emergency abatement and/or the responsible party is uncooperative in facilitating correction.

Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on [wcwcd.org](http://wcwcd.org). The generally recommended schedule is:

- 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

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

## 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.

### -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.

1                                   **ORDINANCE NO. 20\_\_ - \_\_\_\_\_**

2                   **AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR**  
3                   **LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN**  
4                   **\_\_\_\_\_ CITY, UTAH**

5  
6                   **RECITALS AND LEGISLATIVE FINDINGS**

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

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

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

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

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

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

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

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

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

35



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

DRAFT

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.

- 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.

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

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.

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

## **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.



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



- 336
- 337
- 338
- 339
- 340
- 341
- 342
- 343
- 344
- 345
- 346
- 347
- 348
- 349
- 350
- 351
- 352
- 353
- 354
- 355
- 356
- 357
- 358
- 359
- 360
- 361
- 362
- 363
- 364
- 365
- 366
- 367
- 368
- 369
- 370
- 371
- 372
- 373
- 374
- 375
- 376
- 377
- 378
- 379
- 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.

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

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

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

- A. Areas with slopes greater than 15% shall be landscaped with deep-rooting, water-conserving plants that do not include grass.
- B. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants and/or mulch that do not include grass.

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

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

- A. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
- B. Low-growing trees shall be selected for spaces under utility wires;
- C. Select trees from which lower branches will be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern;
- D. Narrow or columnar trees shall be selected for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
- E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions; and

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



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

- A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds 90 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
- B. Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and have memory retention capability to retain pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.
- C. Each valve shall irrigate a landscape with a similar site, slope and soil conditions, and plant materials with similar watering needs. Grass, trees and non-grass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- D. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.
- E. Drip irrigation shall be used to irrigate plants in non-grass areas. Spray head to drip conversion for rehabilitated landscape sites may be acceptable with city approval of Irrigation Plans.
- F. High conservation efficiency spray nozzles are required for sprinkler applications.
- G. Sprinkler heads shall have matched precipitation rates with each control valve circuit.
- H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- I. Check valves are required. Pressure compensating valves and sprinklers are required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- J. Filters and end-flush valves shall be provided for drip irrigation lines.
- K. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.
- L. Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on [wcwcd.org](http://wcwcd.org). The generally recommended schedule is:

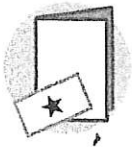
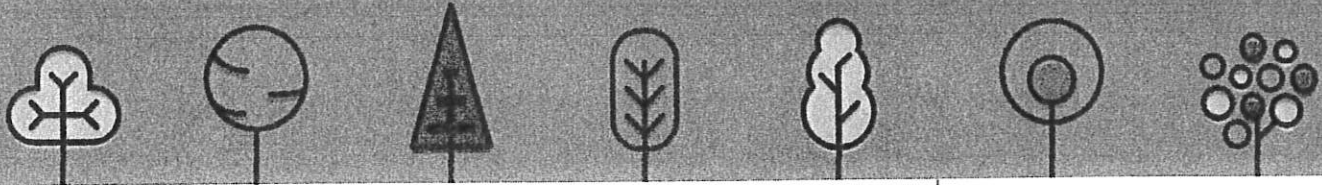
- Winter (Nov – Feb) – sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January
- Spring (Mar – April) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week
- Summer (May – Aug) – sprinkler irrigation up to 4 days a week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

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

DRAFT



# 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](mailto: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  
Kanarrville, 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      |



#### **10-3-4: DEFINITIONS OF WORDS AND PHRASES**

**OPEN SPACE:** Generally unobstructed land such as, but not limited to, landscaped buffers and yards, parks, trails, meadows, forested areas, pastures, and farm fields, excluding parking areas.

#### **10-13-5: REGULATIONS OF GENERAL APPLICABILITY:**

The use and development of real property in Residential 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)

#### **10-13-7: SPECIAL REGULATIONS:**

A. Animals: Within R1, RM, and MH/RV Zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Larger Accessory Buildings: Notwithstanding the maximum building size limitation shown in section [10-13-4](#), [table 10-13-2](#) of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

C. Increased Height: Notwithstanding the height limitations shown in section [10-13-4](#), [table 10-13-2](#) of this chapter a greater building height may be allowed in Residential Zones pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

D. Separation: To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design. (Ord. 2018-09, 9-6-2018)

~~E. Open Space: 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. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)~~

Commented [1]: This is redundant

#### 10-33-5: SITE PLAN DESIGN:

A. General Considerations: Site layout should help create a coherent and unified project. The impact of site design on surrounding property owners should be taken into consideration. Projects should be designed to minimize negative impacts on adjoining property.

B. Loading And Service Bays: Landscaped areas and walls should be used to decrease noise levels. Service and loading bays (automotive, service, tire, etc.) shall be oriented away from neighboring residential areas and major public streets.

C. Natural Features: Prominent natural features of land, as shown on a natural features inventory, such as hillsides, views or other features should be considered when designing the site. The design should seek to preserve significant natural features and avoid site design problems associated with floodplains, steep slopes, drainage areas, or other similar features.

D. Noise Impact: Site design shall include provisions for limiting noise, particularly as to adjacent residential property. The occupants of a development should be protected from noise from both outside and within the site through screening, berming, setbacks, and building materials. Noise generating equipment should be located and buffered to minimize impact on adjacent residential uses or districts.

E. ~~Open Space:~~ Open space should be used as a buffer between adjacent properties.

Commented [2]: Add a tree calculation, like one tree for every 1,000 sq. ft. of open space.

1. The open space within a development should be integral to the development, not small leftover pieces of land.

Commented [3]: Maybe define Open Space if it is not already.

a. One tree shall be planted for every 1,000 square feet of landscaped open space

2. Courtyard areas should be designed as usable space.

3. Recreation and outdoor activity areas should be provided to accommodate all users. Development projects oriented toward elderly users should be provided with passive activities.

4. Amenities within a development project should be proportional to the size of the project.



5. Open space should be an integral part of a development project, connecting recreational facilities with other areas utilizing continuous common areas.

6. Private open spaces such as patios and balconies are encouraged. Patios and balconies should be a minimum sixty (60) square feet in area and have a minimum narrow dimension of six feet (6').

7. In Multiple-Family Residential Zones and multifamily areas of Planned Developments, open landscaped space shall be at least 20% of the total land space of the development.

1. Areas with sensitive lands can only count towards this open space if some feature or amenity is added such as a trail in order to make the land usable.
2. Townhome developments with backyards extending at least 10 feet from the back of houses shall only be required to have 15% open space.
3. Duplex developments with backyards extending at least 10 feet from the back of houses shall only be required to have 10% open space.
4. Open and common space must contain some kind of amenities as laid out below

| <u>Number of units</u> | <u>Number of amenities</u> |
|------------------------|----------------------------|
| <u>0-15</u>            | <u>0</u>                   |
| <u>16-50</u>           | <u>1</u>                   |
| <u>51-100</u>          | <u>3</u>                   |
| <u>101-200</u>         | <u>4</u>                   |
| <u>201-300</u>         | <u>5</u>                   |

- a. Developments above 300 units shall add one amenity for every 50 units.
- b. Amenities may include but are not limited to pools of at least 1500 sq ft, ~~hot tubs,~~ health or fitness facilities, playgrounds, community gardens, dog parks, sport courts, and club houses.
- c. If multiple amenities are required the type shall vary
- d. For developments requiring multiple amenities: duplicates of amenities shall be avoided but may be approved by the Planning Commission.
- e. Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. Amenities shall be maintained by a common ownership or deeded to the city.
- f. Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the Planning Commission based on the Commission's determination of whether the number, nature, and size of

**Commented [4]:** Create a table showing what this would mean.

**Commented [5]:** Define what can count towards this 20%.

**Commented [6]:** Areas with sensitive lands can count towards this open space if some feature or amenity is added.

**Commented [7]:** Follow up with St. George to see if they like this code.

**Commented [8]:** Including "hot tubs" as its own category suggests that 5 hot tubs for 300 units might be sufficient.

**Commented [9]:** Define that these should be Under some sort of common ownership. ex: "Maintained and owned by the HOA or the City."

**Commented [10]:** Should we consider a priority list, like in the RR zone?

the proposed amenities in the amenity plan satisfies the requirements and purposes of this chapter.

- g. Planning Commission may lower the amount of open landscaped space or amenities required if the development is within one-quarter mile of a city park

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

~~F. Outdoor Lighting: Lighting should limit its impact on adjacent properties and adhere to general dark sky principles. Only lighting that is needed should be installed.~~

~~—1. The exterior lighting of a project should provide for the illumination of buildings and grounds for safety purposes, but that utilizes only the amount of light necessary for the purpose. Lighting should be fully cut off according to National Dark Sky Association standards, focused downward, hooded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjoining properties.~~

Commented [11]: Moved to a new section below

~~—2. Fixtures used in exterior lighting should be fully shielded, light only the area where light is needed, be no brighter than necessary, and minimize blue light emissions.~~

~~—3. Walkway lighting should be fully shielded and no more than one hundred (100) lumens.~~

~~—4. All new lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.~~

~~—5. Lighting that can be programmed to dim or shut off when it is safe to do so is preferred, such as one-half ( $\frac{1}{2}$ ) hour after business closing or after twelve o'clock (12:00) midnight.~~

~~—6. Light levels at the property line should not exceed 0.1 foot-candles (fc) adjacent to business properties, and 0.05 foot-candles at residential property boundaries.~~

~~—7. Gas canopy and drive up cover lighting shall be down lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.~~

~~—8. Residential lighting: Lighting should be shielded, focused downward, and placed and screened so that light does not cause light trespass on or spill onto any adjoining properties. Motion lights focused away from neighboring properties rather than lights that are always on are preferred. (Ord. 2019-04, 5-2-2019)~~



F: Outdoor Lighting Plan: All final site plans shall submit an outdoor lighting plan that complies with Hurricane outdoor lighting standards.

G. Outside Storage: Approved outside storage areas shall be screened from street view and nearby residence, office, and commercial areas. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

H. 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 and transit facilities.

1. 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.

2. Trails should be at least 10 feet wide unless they are so marked on the Active Transportation Master Plan. Trails indicated on the Active Transportation Master Plan shall be at least 12 feet wide

4. For multifamily developments or Planned Developments a pedestrian circulation plan shall be submitted with the Preliminary Plat application. Pedestrian circulation plan shall contain:

- a. Location of walkways
- b. Width of walkways
- c. Connection points between adjacent properties
- d. Location of Active Transportation Master Plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails
- e. Connections between residential buildings and amenities
- f. Street crossings and crosswalks which shall be clearly marked

~~52. Internal 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. (Ord. 2019-04, 5-2-2019)~~

5. Covered or locked bicycle storage should be provided in all multifamily developments at a rate on one space per two units

- a. This shall be provided through private storage like garages or storage units or public storage like covered bike parking under shared staircases.

Commented [12]: The following should be added:

1. Trail width standards.
2. Master Plan
3. Ped Plan should be submitted with the preliminary plat. Should show the following:
  - a) Location of walkways
  - b) width of walkways
  - c) Connection points.
  - d) Location of Master Plan Trails
  - e) Connection with homes and amenities
  - f) Street crossings and crosswalks.
4. Show connections into adjacent developments.

Commented [13]: \_Marked as resolved\_

Commented [14]: \_Re-opened\_

Commented [15]: Does a garage meet this requirement, or must there be separate storage?

I. Privacy: Site design and floor plan layouts should be organized to provide privacy for the proposed project and surrounding uses. Window and door placement, and patio/balcony areas should not directly overlook adjacent properties.

J. 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.

K. Solar Exposure: An energy efficient design which reduces summer heat gain and winter heat loss and encourages outdoor usable areas should be incorporated into the site plan.

1. An energy efficient design to reduce summer heat gain through window and door placement, and landscaping, use of innovative construction materials, or building orientations is encouraged.

2. Providing shade for outdoor activity areas such as picnic areas and courtyards is encouraged.

L. Trash And Refuse Collection Areas: Areas which generate noise and odors shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. Refuse enclosures at highly visible locations should be six feet (6') high, constructed of materials to match main buildings on the site, and provide latching gates for screening the opening to the enclosure.

M. 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.

N. Auxiliary Equipment: Generators and other large auxiliary equipment should be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties.

1. Equipment should be kept low to the ground.

2. Walls, landscaping, and other materials shall be used to screen auxiliary equipment.



O. Minimum Site Plan Requirements: See applicable base and overlay zone standards (chapters 11 to 30) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

#### 10-33-7: OUTDOOR LIGHTING

The purpose of this section is to encourage lighting practices that minimize light pollution, glare, light trespass, and sky glow in order to preserve the night sky and the rural character of our community

1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
  - a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.
    - i. Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards
  - b. All new exterior lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.
  - c. Walkway lighting within multifamily developments and planned developments shall be fully shielded and no more than one thousand (1000) lumens and no more than three feet above the ground
  - d. Motion sensor lighting shall not be on for more than five minutes a time
  - e. Gas canopy and drive-up cover lighting shall be down-lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.
  - f. Recreational facilities shall be required to have full cutoff light fixtures and not have light trespass onto adjacent properties except for where it is unavoidable
  - g. Light poles with floodlights in parking lots and other such facilities shall not exceed eighteen (18) feet in height and shall adhere to all other requirements of this chapter
  - h. Signs: Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that

only the sign face is illuminated. All lighted signs must have stationary and constant lighting.

3. Exceptions:

- a. Lighting that has a brightness of less than one thousand (1,000) lumens or one sixty (60) watt bulb
  - b. Floodlights with external shielding of the light source and is angled towards the ground at 30 degrees or less
  - c. Temporary lighting by emergency services
  - d. Lighting for the United States of America and State of Utah flags
  - e. ~~Motion sensing lighting that are on for less than five minutes at a time, and are not used for extended lighting~~
  - f. Lighting for public or private outdoor events provided the lighting is turned off by 12:00 am and the event is in compliance with all other city ordinances
  - g. Holiday lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday
  - h. The lighting of telecommunication towers to meet Federal Aviation Administration regulations;
  - i. Lighting at airports in order to comply with Federal Aviation Administration requirements. All other lighting must meet this code.
  - j. Lighting used only for recreational lighting when all reasonable measures have been taken to minimize the lighting of surrounding properties. Any adjacent luminaires surrounding the recreational facility, such as lighting for sidewalks, are not exempt.
  - k. Motion sensor lights that are on for less than five minutes at a time.
4. Nuisance lighting: Light trespass from all commercial and industrial properties to residential properties in a way that causes a nuisance is prohibited.
5. Diagrams and exhibits: Guidelines for outdoor lighting are below
- a. Cutoff lights

Commented [16]: redundant





Figures that produce glare and light trespass

The illustrations are organized into several groups:

- Unshielded Floodlights or Poorly-shielded Floodlights:** Includes a large floodlight with a bare bulb, a smaller floodlight, and a rectangular light fixture.
- Unshielded Wallpacks or Unshielded or Poorly-shielded wall Mount Fixtures:** Shows a rectangular wall pack, a circular wall pack, and a rectangular wall pack with a visible bulb.
- Drop Lens or Bag Lens Fixtures w/ exposed bulb / refractor lens:** Features a drop lens fixture with a visible bulb, a bag lens fixture, and a bag lens fixture with a visible bulb.
- Unshielded Spotlight:** Shows a spotlight fixture with a visible bulb.
- Unshielded Bore Light:** Shows a bore light fixture with a visible bulb.
- Unshielded Sidelights:** Shows two cylindrical sidelight fixtures, one with a visible bulb.
- Unshielded Period Style Fixtures:** Shows a period-style lantern fixture and a period-style lantern fixture with a visible bulb.
- Drop Lens Canopy Fixtures:** Shows a canopy fixture with a visible bulb and a canopy fixture.
- Unshielded IRB Floodlights:** Shows two IRB floodlight fixtures.
- Lowered 'Majors' style Fixtures:** Shows a lowered 'majors' style fixture.

## Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to maximize better vision at night

Shielded / Property sign  
NGL Fixtures

Flush Mounted or Side  
Shielded Under Canopy  
Fixtures

Reprinted by permission of the publisher, © 2005, from *Journal of Interpersonal Violence*, 20(12), 1471-1484. DOI: 10.1177/0886260505277500. Copyright 2005 Sage Publications.

A. Specified: Nuisances shall include, but shall not be limited to, the following:

- Page 317 of 360

- a. Rubbish, refuse, junk, trash or debris.
  - b. Abandoned, discarded or unused furniture, equipment, automobiles, stoves, refrigerators, freezers, construction materials, cans, containers or other objects not being used.
2. Befouling Water: Befouling water in any spring, stream, well or water source supplying water for culinary purposes.
  3. Privies, Cesspools: Allowing any privy vault or cesspool, or other individual wastewater disposal system, to become a menace to health or a source of odors or contamination to air or water.
  4. Garbage Containers, Offensive: Permitting any garbage container to remain on the premises when it has become unclean and offensive.
  5. Garbage Accumulation: Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any property, except when it is temporarily deposited for immediate removal.
  6. Manure Accumulation: Permitting the accumulation of manure in any stable, stall, corral, feed yard, yard or in any other building or area in which any animals are kept.
  7. Slaughterhouses, Feed Yards: Permitting any slaughterhouse, market, meat shop, stable, feed yard or other place or building wherein any animals are slaughtered, kept, fed or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or which is conducive to the breeding and proliferation of flies or rodents.
  8. Discharging Offensive Water Or Liquid Waste: Discharging or placing any offensive water, chemical spray, liquid waste or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural watercourse, ditch, canal or any vacant lot or which, as the result of continued discharge, will render the place of discharge offensive or likely to become so.
  9. Collecting Grease, Offensive Matter: Keeping or collecting any stale or putrid grease or other offensive matter.
  10. Flies And Mosquitos: Having or permitting upon any premises any fly or mosquito producing condition.
  11. Public Drinking Vessels: Keeping any drinking vessel for public use without providing a method of decontamination between uses.



12. Ablutions Near Drinking Fountain: Permitting or performing any ablutions in or near any public drinking fountain.

13. Dwellings Or Places Of Employment; Sanitary Condition: Failing to furnish any dwelling house, boarding house, factory, office or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.

14. Refusal To Clean Septic Tanks: Neglecting or refusing to discontinue use of, clean out, disinfect and fill up all septic tanks, privy vaults and cesspools or other individual wastewater disposal systems within twenty (20) days after notice from an enforcement officer or official of the city.

15. Stagnant Water; Offensive Substances: Permitting any lot or excavation site to become the repository of stagnant water or any decaying or offensive substances.

16. Obstructing Public Ways, Watercourses, Parks: Obstructing or tending to obstruct or interfere with or render dangerous to passage or travel any street or sidewalks, lake, stream, drainage, canal or basin, or any public park without first obtaining the written permission of the city council..

17. Lighting: Light trespass from a commercial or industrial property to a nearby residential property. Excessive light trespass from one residential property to another

#### 10-34-8: PARKING LOT DESIGN AND CONSTRUCTION:

A. Parking Plans: Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.

B. Access To Public Street: Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

C. Private Driveway: Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of "residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street. (Ord. 2018-03, 4-5-2018)

D. Backing Space: Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.

E. Curb Cuts: Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.

F. Internal Circulation: Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.

G. Landscaping: Parking lots shall be landscaped as provided in chapter 32 of this title.

H. Lighting: Parking lots used at night shall be adequately lighted, utilizing hooded light sources. Parking lot lights shall be arranged to reflect light away from adjoining residential premises.

I. Paving: Unless expressly provided otherwise in this title, every parking lot required by this title shall:

1. Be paved with asphalt, concrete or some other all weather surfacing material;
2. Maintained to eliminate dust or mud; and

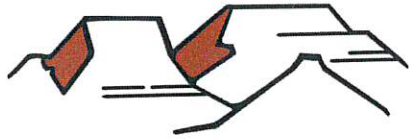
3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

J. Diagonal and perpendicular street parking is permitted in all nonindustrial zones but shall comply with the following standards:

1. Shall only be located on local or residential roadways
2. Shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be asphalt.
3. After every 10 spaces, there shall be a bulb-out that is a minimum of 20' in length and landscaped with shrubs no higher than two feet, and at least a single tree pruned and located to ensure proper line of sight is maintained.
4. Parking shall not cross the sidewalk, and sidewalks shall wrap around the outside of parking areas.
5. Parking areas shall be located fifty feet (50') away from any intersection of public roadways.



6. The City Engineer must approve the proposed cross-section during the preliminary plat process



## Site Plan Design Ordinance Updates

As part of the 2021 General Plan Update there were a number of improvements to current city ordinances that were suggested to help improve open space and our trail systems, protect our night sky, and promote the building of diverse housing types within the city. With those goals in mind there has been a desire to update our site plan design ordinances in Title 10 Chapter 33 and elsewhere within the city code. This is a brief explanation for the changes that are being proposed and why they are being proposed in this way.

### Multi Family Open Space

As part of our current ordinances 50% of total land area in multi-family developments must be open space. As the current definition of open space is incredibly broad, currently a development can be in compliance with this code by covering 50% of the property in parking lots, or including otherwise unusable sensitive lands. This is also an extreme number, not consistent with what just about any city in the region is doing, and has never been strictly enforced through the years. We are proposing lowering the amount of required open space to 20% but making the definition of open space much stricter. We propose defining open space as excluding parking areas and unimproved sensitive lands and requiring amenities to be provided within this open space.

### Outdoor Lighting

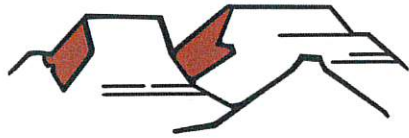
The General Plan identified the city's dark skies as a valuable natural resource for the community. Zion National Park was recently declared a Dark Sky Park and astro-tourism is a valuable part of the city's tourism industry. To quote directly from the General Plan:

*"Over the past several years, many rural communities or communities surrounding large areas of protected lands, such as national parks have been pushing to reduce light pollution....*

*Protecting these night skies provides a beautiful natural asset for the community, but it can also offer an economic advantage. Since most light pollution comes from unnecessary outdoor lighting, or lighting that is not properly shielded, eliminating excess outdoor lighting can improve visibility of the night sky can save millions of dollars"*

One of the goals of the General Plan is to add more forceful and less confusing language, while still providing necessary exceptions, to the city code. It is important to note that most of the more recent development in the city already meets this code. This code is very similar to what has been done by other cities in the region.





**HURRICANE CITY**  
**UTAH**

### **Pedestrian Circulation**

The General Plan as well as the Active Transportation Master Plan endorse continued buildout of the city's pedestrian network. Pedestrian networks throughout large planned developments, multifamily or otherwise, are important and it is important that the developments have these types of connectivity with other properties. We are proposing that applicants provide a plan to show us the pedestrian connectivity between their properties and adjacent properties for the health of the community. As well we are proposing that new applicants adhere to standards set out in the Active Transportation Master Plan and make all walkways 10-12 feet wide.

### **Parking**

During the approval process for the new recreation resort ordinance there was a desire on the part of the City Council, as well as from some recent developments to add some flexibility to our parking code. As currently written perpendicular and diagonal parking along public streets is not allowed, despite being grandfathered in in a number of places within the city. Separate parking lots can have a larger impact than just allowing the parking to be along local roads and residential streets in many circumstances. This will allow for more landscaped open space within developments while still providing the required and necessary parking

### 10-3-4 DEFINITIONS OF WORDS AND PHRASES

ACCESSORY DWELLING UNIT: A subordinate residential ~~dwelling unit~~living area created within a single-family dwelling or on the same residential lot as a single-family dwelling which meets the requirements of chapter 41 of this title.

#### 10-41-1: PURPOSE:

The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single-family residential character of a neighborhood. (Ord. 2018-04, 4-5-2018)

#### 10-41-2: SCOPE:

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws. (Ord. 2018-04, 4-5-2018)

#### 10-41-3: PERMITTED USE:

The accessory dwelling units described below shall be allowed as permitted uses in any residential zone, or any other zone in which such uses are permitted uses, subject to the development standards of section [10-41-4](#) of this chapter. The definition of each use is set forth in chapter 3 of this title.

Accessory dwelling units.

Guesthouse or casita.

Kitchen. (Ord. 2018-04, 4-5-2018)

#### 10-41-4: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

A. Definition; Setbacks And Size: An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.

B. Egress And Life Safety Requirements: The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

C. Ownership: The owner or immediate family member of the owner of the main dwelling unit shall occupy the main dwelling unit on the residential property as his/hers/their primary residence before an accessory dwelling unit may be rented.

D. Limit: ~~Only one accessory dwelling unit and/or casita shall be established on one residential property.~~ Only one accessory dwelling unit and/or casita shall be



established on one residential property. Multiple accessory dwelling units shall be allowed by a ~~conditional~~ conditional use permit.

~~Parking Plan~~

~~Landscaping Plan~~

~~Occupancy~~ ~~Occupany plan: No more than 10 people shall be allowed~~

E. Entrance: The accessory dwelling unit shall have its own outside entrance.

F. Landscaping: Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

G. Secondary Use: The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

H. Maximum Size, Impervious Surface: The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

I. Residential Hosting: One~~An~~ detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting. (Ord. 2018-04, 4-5-2018)

#### **10-41-5: COMPLIANCE WITH DEVELOPMENT STANDARDS:**

A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.

B. Residential properties with a restrictive easement that does not permit renting of an accessory dwelling unit must apply to the Planning Department to have that restrictive easement lifted before obtaining a rental permit.

C. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the Planning Department for the rental use of the unit. (Ord. 2017-03, 1-19-2017)

Sec. 10-51-4. Development standards; home bed and breakfast and residential hosting facilities.

The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities.

A. *Location.* home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.

B. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms (not to be rented separately and individually), in the primary building or the entirety of a single room in a detached ADU for each home bed and breakfast or residential hosting facility\_ in addition to the rooms occupied by the full time residents. Total number of people, including owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each room.

C. *Current codes.* Guestrooms must meet current International Residential ~~Code~~ codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping room.

D. *Meals.* If meals are offered, meals shall be served only:

1. To overnight guests.

E. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

F. *Parking.* Nonfrontage, off street parking shall be provided as follows:

1. Two spaces for owner.

2. One space per guestroom.

3. Parking must be located on the same property as the guestrooms.

4. Tandem parking is permitted for one space only.

5. Off street parking may not be provided within the front yard setback other than the existing driveway. (?)

6. Landscaping is required between parking and adjoining residential properties. (?)

G. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

H. *Street standards.* A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.



I. *Structural modifications.* Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.

J. *Other regulations.* A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

### **Sec. 10-7-9. Conditional use permit.**

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

Metal building in commercial and residential zones.

Multi family in commercial zones.

Multiple accessory dwelling units in residential and commercial zones

Public stable.

Reception center.

Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

- a. The name, address and telephone number of the applicant and the applicant's agent, if any;
- b. The address and parcel identification of the subject property;
- c. The zone, zone boundaries and present use of the subject property;
- d. A description of the proposed conditional use;
- e. A plot plan showing the following:
  - (1) Applicant's name;
  - (2) Site address;
  - (3) Property boundaries and dimensions;
  - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
  - (5) Adjoining property lines and uses within 100 feet of the subject property;
- f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
- g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
- h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.



2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

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 E2l~~g~~ of this section:

***E2a-E2k removed for brevity***

L. Standards for multiple accessory dwelling units in a residential or commercial zone

1. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

| <u>Lot Area</u>     | <u>Number of Accessory Dwelling Units</u> |
|---------------------|-------------------------------------------|
| <u>0-0.49 acres</u> | <u>1</u>                                  |

|                           |          |
|---------------------------|----------|
| <u>0.5-1 acres</u>        | <u>2</u> |
| <u>1-1.49 acres</u>       | <u>3</u> |
| <u>1.5 and more acres</u> | <u>4</u> |

2. Fifty percent (50%) of the land area on the lot must be free of building
3. A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom
4. A landscape plan must be provided that shows how buildings will be shielded from other residential lots
5. Occupancy plan: no more than ten (10) people can stay in one (1) building
6. Only one (1) accessory dwelling unit can be used as a short term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.
7. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4

F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.



1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

- a. The use for which a permit was granted has ceased for one year or more;
- b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;
- c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or
- d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. No. 2021-05 , 6-3-2021)