HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager 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 30, 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

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6:00 p.m. - Call to Order

Public Hearings

1. A Zone Change Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex.
2. A Zone Change Amendment request located at approx.. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B.
3. A Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number H-3-2-3-2126.
4. A Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per

8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104.

5. A Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards.

6. A Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units.

NEW BUSINESS

1. 2022-ZC-07: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex. Larry Loveless Applicant.

2. 2022-ZC-09: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.

3. 2022-ZC-06: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant

4. 2022-ZC-10:Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per 8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104. Swiss Seven LLC Applicant. Kent Frei Agent.

5. 2022-LUCA-04: Discussion and consideration of a recommendation of a proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards. Ishraj Singh Applicant. Steve Beesley Agent.

6. 2022-LUCA-03:Discussion and consideration of a recommendation of a proposed Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units. Hurricane City Planning Applicant

7. 2022-AFP-03: Discussion and consideration of a recommendation of approval on an amended final plat for Seville Lots 1A and 1B, located at 952 W 325 S. Harmony Vanderhorst Applicant

8. 2022-AFP-04: Discussion and consideration of a recommendation of an amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S. Chris Wyler Applicant. Civil Science Agent

9. 2022-PP-12 2022-PSP-08: Discussion and consideration of a recommendation of approval of a preliminary plat and of approval of a preliminary site plan for SKRE, a 2 lot commercial subdivision, located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.
10. 2022-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Del Taco located at 711 W State St. Chase Stratton (PM Dev Corp) Applicant. Harold Martinez Morales Agent.
11. 2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of a preliminary plat for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. and sensitive lands updated application for Hideaway Ridge Phase 1 and 2. Tim & Kris Eden and Todd Trane-Millhaven Development Applicant Todd Trane-Millhaven Development Agent.
12. 2022-FSP-03 and 2022-CUP-10: Discussion and consideration of an approval of a final site plan and conditional use permit for Deck Kings, a metal commercial building located at 530 W 600 N. Jeremy Witte Applicant
13. 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. Site Plan Design
2. Deadlines for land use applications for Planning Commission

Approval of Minutes:

1. January 26, 2022

Adjournment

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-08
Receipt No. 7.690935

Name: Larry Loveless **Telephone:** 801-520-2028

Address: 449 N. 300 E. Santaquin Utah **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: larry.loveless@MS.N **Agent Email:** _____

Address/Location of Subject Property: 366 West 300 N. Hurricane

Tax ID of Subject Property: H 334-4 **Existing Zone District:** RM-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
House burned down. I want to tear down whats left and build a duplex

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

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

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

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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

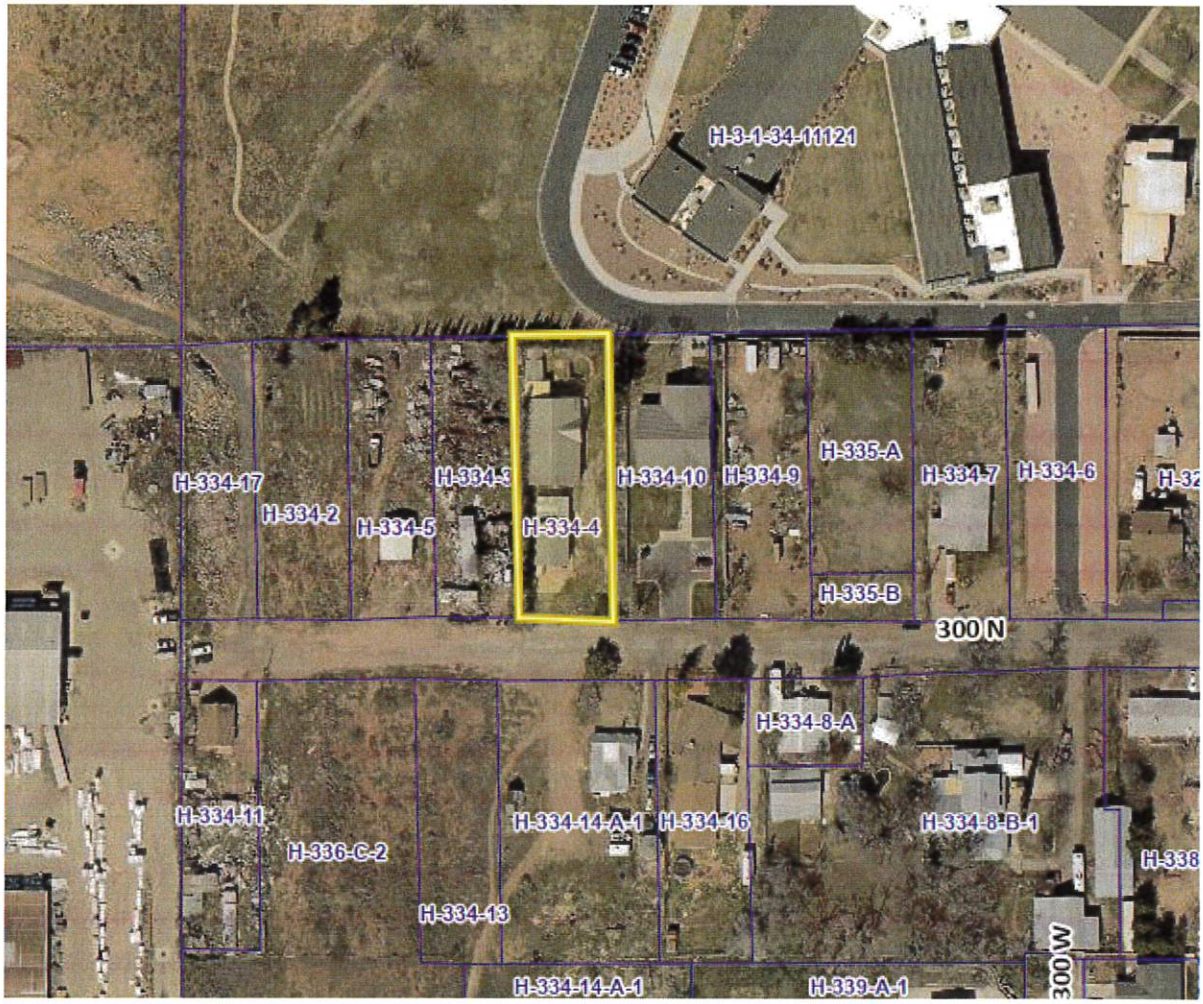
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2021-ZC-36
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Larry Loveless
Agent:	
Request:	A Zone Change from R1-10 to RM-2
Location:	366 W 300 N
Zoning:	R1-10
General Plan Map:	Planned Community

Discussion:
The applicant is seeking a zone change from R1-10 to RM-2 on .42 acres of property. The house on this property burned down recently and the applicant wants to tear down the remaining structure and put in a duplex. RM-2 zoning would allow the applicant to put up to 4 units on the property while RM-1 zoning would allow for just the duplex.

	Zoning	Adjacent Land Use
North	PF	Hurricane Middle School
East	R1-10 and M-1	Empty lots and Scholzen Products
South	R1-10 and RM-2	Silver Leaf Townhomes
West	R1-10 and RM-1	Single Family Homes, some duplexes



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

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as a Planned Community. The 2021 General Plan defines Planned Community as follows:

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

The RM-2 zoning complies with the General Plan Map. There is a variety of housing types in this area from townhomes to duplexes to mobile homes and single family homes. There are also a variety of ages of structures in this area which gives it a character not seen anywhere else in the city.

The General Plan mapped this area as Planned Community to encourage denser infill development along the edges of the downtown area (this property is approximately 400 feet from the edge of the downtown district) with its proximity to schools, parks, churches, and utilities.

The Hurricane City General Plan recommends that the City consider adding different housing types in appropriate areas:

> *In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.*
>
> *In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:*
>
> *"While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to*
> *shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan." (Hurricane City General Plan, 2021, p 41).*

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

Response: The area is split between single family zoning and multifamily/mobile home zoning. The majority of the surrounding area is single family zoning or is part of larger multifamily developments. While a single duplex would be out of character with the existing development staff does not believe that a single duplex will have much of an effect on the overall character of the neighborhood

3. Will the proposed amendment affect the adjacent property?

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

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability. The applicant will need to do some roadway improvements in front of the property to bring it up to Hurricane standards.

Other Considerations

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

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

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

1. It complies with the General Plan Map
2. The change requested is consistent with development trends across the City
3. The difference between MH/RV and RM-2 is minimal, and staff would argue that the primary zoning goal of both zones is to support denser and more diverse housing options, especially in this part of town. Staff does not foresee any major conflict with the two zones.
4. There are several similar spot zones throughout this part of the city

There is some good additional information about spot zones at the following link: PlannersWeb: Understanding Spot Zoning.

Missing Middle Housing:

Duplexes are part of the missing middle housing. Over the past 60 years, most housing growth has been either single family homes in suburban areas or large apartment complexes in urban centers. "Middle" types of housing such as duplexes, townhomes, mixed-use buildings etc. have become rare in recent years. However, with ever increasing housing prices, these housing types are increasingly popular as starter homes for young families. These housing types are also considered a good way to increase neighborhood density, especially in more walkable parts of town such as near downtown, without the same level of impact on a neighborhood that a mid-rise apartment complex would have.

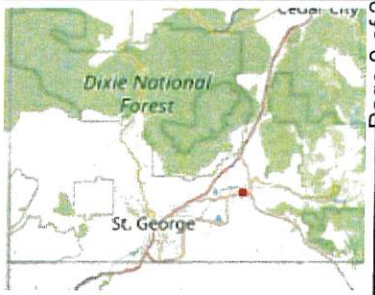
JUC Comments:
Power: No concerns
Water: Water is there, need second water meter
Streets: May need to dedicate some property. Will need road improvements
Sewer: Will need second lateral
Fire: Hydrant nearby and meets current standards

Findings:
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is single family homes. While a duplex would be out of character for the neighborhood staff believes a single well designed duplex would not be considered a huge change for the neighborhood
3. The proposed amendment will have an impact on the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.
5. The application is requesting an RM-2 zone to build a duplex. Per city code an RM-1 zoning would accomplish the same goal. Per discussion with the applicant they wanted to keep their request at RM-2 in order to possibly build a third or fourth unit. Upon further review of the city code at least 1 acre of property is required to be rezoned to RM-2 and the applicant only has .47 acres. RM-1 has no such restriction and would still allow the building of a duplex.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the proposed zone change to RM-1.

Loveless Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-2C-09
Receipt No. 8-156905

Name: Blue Mountain Property Enterprises LLC 256 N 200 W Blanding, UT 84511-3618 + Diamond Edge Construction LLC **Telephone:** _____

Address: 256 N 200 W Blanding, UT 84511 **Fax No.** _____

Agent (If Applicable): Scott Stratton **Telephone:** 435-467-4966

Email: scottstratton4966@gmail.com **Agent Email:** Same

Address/Location of Subject Property: Approx. 3150 S. 1100 W

Tax ID of Subject Property: H-3394-J-1, H-3394-H, H-3394-B-1-B **Existing Zone District:** RM-2 + Public Facility

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

Rezone to PDO

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

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

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

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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-10
Receipt No. 8-156905

Name: Blue Mountain Property Enterprise LLC 250 N 200 W Blanding, UT 84511 & Diamond Edge Construction LLC **Telephone:** _____

Address: 250 N 200 W Blanding, UT 84511 **Fax No.** _____

Agent (If applicable): Scott Stratton **Agent's Phone:** 435-467-4966

Email: _____ **Agent Email:** scottstratton4966@gmail.com

Address/Location of Subject Property: Approx. 3150 S. 1100 W

Tax ID of Subject Property: H-3394-J1, H-3394-H, H-3394-B-1-B **Zone District:** RM-2 & Public Facility

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

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: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-ZC-09 2022-PSP-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Blue Mountain Property Enterprises LLC
Agent:	Scott Stratton
Request:	A zone change from RM-2 to RM-2 with a PDO
Location:	Approximately 3150 S 1100 W
Zoning:	RM-2 with a small section of PF
General Plan Map:	Planned Community and Rural Residential

Discussion:
This subdivision received a positive recommendation for preliminary plat approval by the Planning Commission in June of 2021 and received approval from the City Council in August of 2021. As they have continued their planning process they have decided to come in for a PDO zone change to allow for buildings to be placed closer together. They are proposing 176 units on about 22 acres for a total of 8.14 units per acre.

Commented [1]: We should check an make sure the site plan addressed all of the comments for the preliminary plat. I do not want to let anything sneak by.

	Zoning	Adjacent Land Use
North	R1-10 and RA-1	Undeveloped property and approved single family subdivision
East	RA-1 CIMPO	Ready-Mix property
South	RA-1 and RA-0.5	Undeveloped property and future Cliff View

		Estates
West	RA-1 and R1-10 PDO	Undeveloped property and Copper Rock

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

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

Response: The General Plan Map shows this area as split between Planned Community on the western half and Rural Residential on the eastern half:

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

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

While preserving agriculture in the appropriate areas is a worthy goal, one endorsed by the General Plan, this property is currently zoned RM-2 and thus it is probably prudent to treat this whole property as Planned Community

The Planned Development Overlay allows for a variety of housing types but the applicant wants to continue with only townhomes. The RM-2 PDO zoning complies with the General Plan map for Planned Communities.

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

Response: Most of the surrounding area is currently undeveloped but there are several single family developments planned in the area.

3. Will the proposed amendment affect the adjacent property?

Response: The applicant has said that they only want a PDO to reduce the setbacks. This change from the previously approved plan would have no further effect on neighboring properties.

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

Response: Utilities are currently not adequate for this project but the applicant is currently working to get utilities to this site. This zone change will not exacerbate any further the utility issues in this area.

JUC Comments

1. **Power:** Limited capacity in the area but this is not a big problem.
2. **Water:** Need full water model. Water line in 1100 W needs to be relocated.
3. **Streets:** Improvements on 1100 W.
4. **Sewer:** 10" line in 1100 W
5. **Engineering:** Connectivity issue to the south. Need a bigger picture. Road realignment should be fine but needs city council approval. No drainage in the area, not sure where the drainage basin shown goes to. Traffic impact study needed.
6. **Fire:** Sprinkled buildings. Need a new code review
7. **Gas:** Not in area
8. **Phone:** Need to relocate line
9. **WCWCD:** No comments

Items to Consider

The following are key items to consider:

- Setbacks:

	RM-2	**RM-2 PDO**
Front	25'	20' from house 25' from garage
Rear	10'	10'
Interior Side	10'	5-10' for 15' total
Street Side	20'	10'
Distance between buildings	20'	

- The applicant is proposing a realignment of 1100 W that complies with Hurricane City Plans. 1100 W is a dedicated city road and thus a roadway abandonment will be needed to complete this change.The city finds this realignment generally acceptable as long as the applicant agrees to all necessary improvements on 1100 W
- Density: RM-2 zoning would allow up to 220 units and is only proposing 176 units. The applicant was previously approved for 172. No density bonus or increase is being sought as part of the PDO request
- The 2021 General Plan suggests that "*1.1. Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space; and utilize efficient development patterns.*"

- The site plan shows some steep slopes on the property. The sensitive lands application requirement was waived with the preliminary plat that went through last year. An updated preliminary plat will need to be submitted.
- There is no open space or any other amenities provided on the site plan. Right now the Hurricane City Code would not require any. There is currently a proposal to require open space within multifamily developments before the Planning Commission

Findings:
Staff makes the following findings:

1. The proposed zone change is generally compatible with the current General Plan Map and goals.
2. The proposed zone change is not in harmony with the surrounding development, however the existing zoning is also that way.
3. The proposed zone change will not have an additional impact on the area if this current plan is followed.
4. The services are currently inadequate for development; however, the applicant is currently working to get services to the property.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of this zone change subject to staff and JUC comments and the resolution of the 1100 W alignment.

ZONE CHANGE FOR:
BENCH LAKE TOWNHOMES

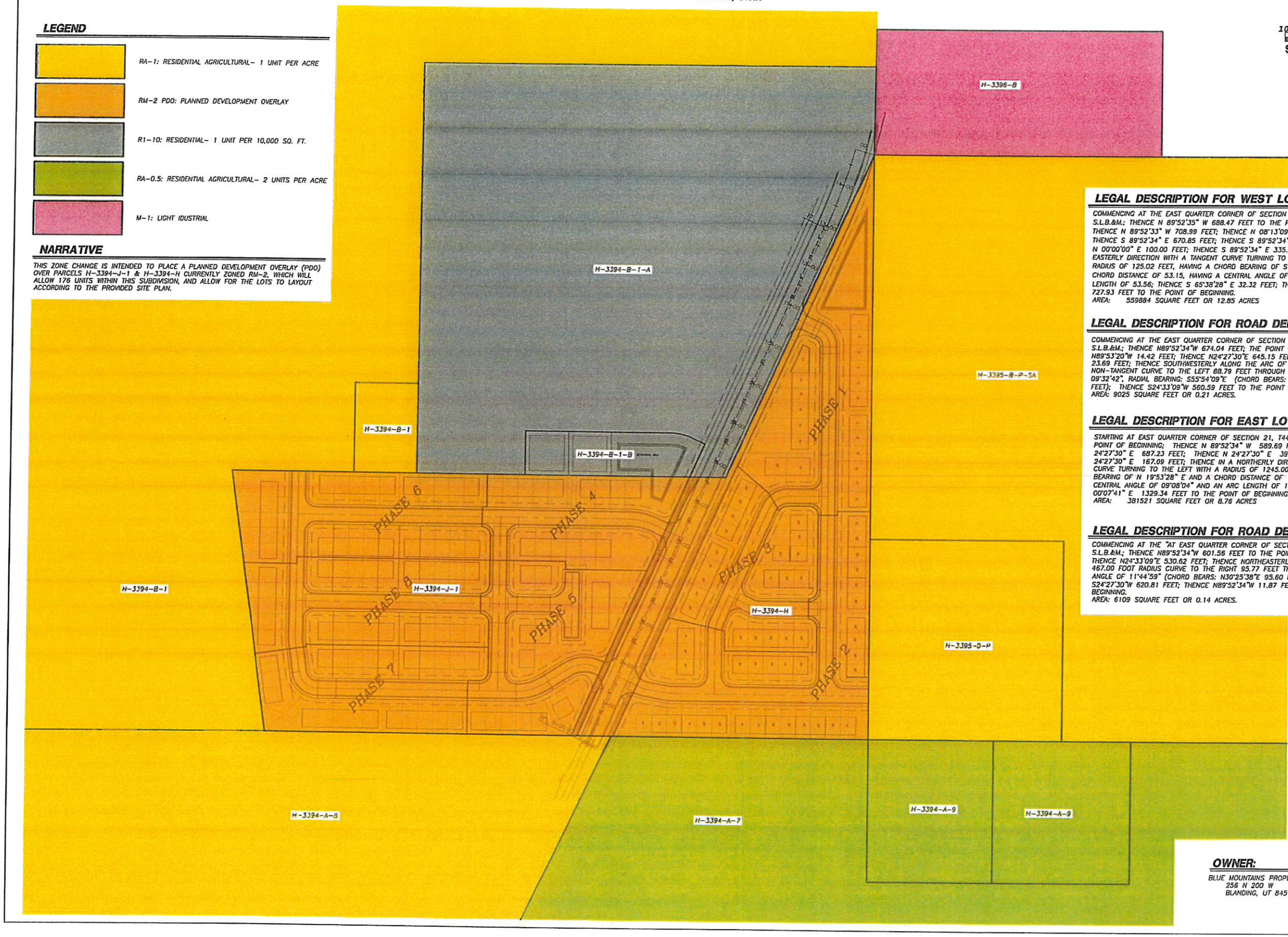
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

- RA-1: RESIDENTIAL AGRICULTURAL- 1 UNIT PER ACRE
- RM-2 PDO: PLANNED DEVELOPMENT OVERLAY
- R1-10: RESIDENTIAL- 1 UNIT PER 10,000 SQ. FT.
- RA-0.5: RESIDENTIAL AGRICULTURAL- 2 UNITS PER ACRE
- M-1: LIGHT IDUSTRIAL

NARRATIVE

THIS ZONE CHANGE IS INTENDED TO PLACE A PLANNED DEVELOPMENT OVERLAY (PDO) OVER PARCELS H-3394-J-1 & H-3394-H CURRENTLY ZONED RM-2, WHICH WILL ALLOW 176 UNITS WITHIN THIS SUBDIVISION, AND ALLOW FOR THE LOTS TO LAYOUT ACCORDING TO THE PROVIDED SITE PLAN.



N
W E
S

100 0 100
SCALE IN FEET

LEGAL DESCRIPTION FOR WEST LOTS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M.; THENCE N 89°52'35" W 688.47 FEET TO THE POINT OF BEGINNING; THENCE N 89°52'33" W 708.99 FEET; THENCE N 08°13'09" W 594.11 FEET; THENCE S 89°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.28 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 125.02 FEET, HAVING A CHORD BEARING OF S 77°36'11" E AND A CHORD DISTANCE OF 53.15, HAVING A CENTRAL ANGLE OF 24°32'47" AND AN ARC LENGTH OF 53.56; THENCE S 65°38'28" E 32.32 FEET; THENCE S 24°27'30" W 727.93 FEET TO THE POINT OF BEGINNING.
AREA: 559884 SQUARE FEET OR 12.85 ACRES

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COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M.; THENCE N89°52'34"W 674.04 FEET; THE POINT OF BEGINNING; THENCE N89°53'20"W 14.42 FEET; THENCE N24°27'30"E 645.15 FEET; THENCE S89°52'34"E 23.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 533.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 88.79 FEET THROUGH THE CENTRAL ANGLE OF 09°32'42", RADIAL BEARING: S55°54'09"E (CHORD BEARS: S29°19'30"W 88.69 FEET); THENCE S24°33'09"W 560.59 FEET TO THE POINT OF BEGINNING.
AREA: 9025 SQUARE FEET OR 0.21 ACRES.

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AREA: 6109 SQUARE FEET OR 0.14 ACRES.

OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
256 N 200 W
BLANDING, UT 84511-3618

335-010

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REVISIONS			
NO	DESCRIPTION	DATE	BY

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

ZONE CHANGE FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 3/16/2022
SCALE: 1"=100'

JOB NO.
335-010

SHEET NO:
1 OF 3

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES

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

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER,
AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- SECTION CORNER AS DESCRIBED
- PORTION TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC ROW

SITE DATA

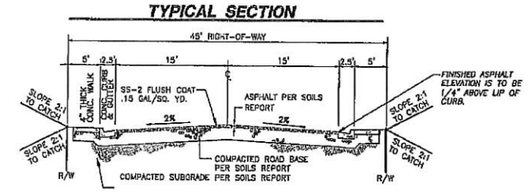
AREA	SQ. FT	ACRES
TOTAL AREA	941,474	21.61
TOTAL STORM BASIN	63,984	1.47
TOTAL HOUSING AREA	640,476	14.70
TOTAL DEDICATED ROW	236,874	5.44

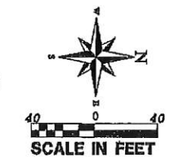
DESCRIPTION	QUANTITY
TOTAL UNITS	176
UNITS PER ACRE	8.14

TYPICAL UNIT & SETBACKS

FRONT SETBACK TO HOUSE	20'
FRONT SETBACK TO GARAGE	25'
STREET SIDE SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	10'

TYPICAL SECTION





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OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
256 N 200 W
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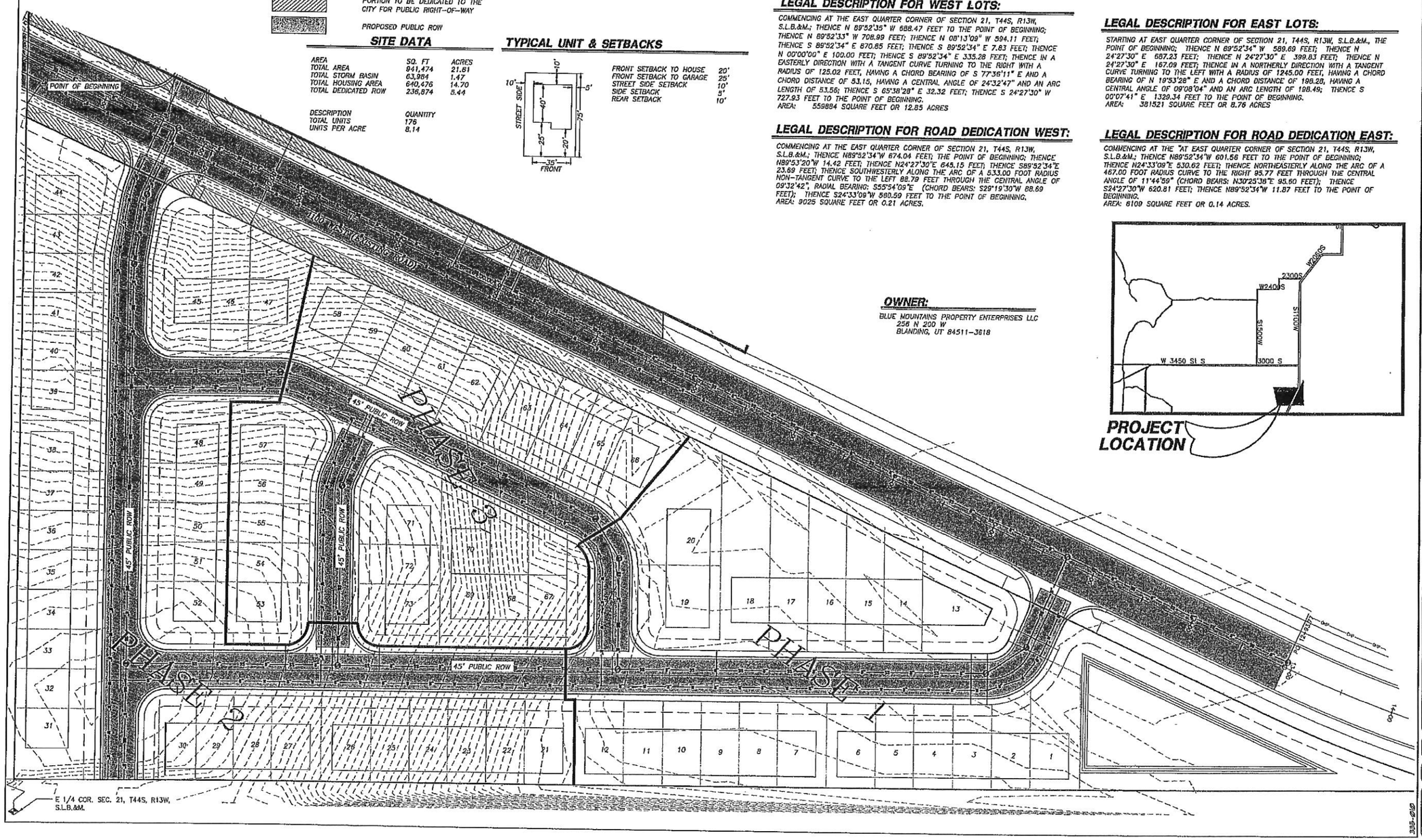

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 600 East, Suite 1
St. George, Utah 84770
Phone: (435) 628-0371

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S.L.B.M.

DATE: 3/16/2022
SCALE: 1"=40'
JOB NO. 335-010
SHEET NO. 2 OF 3

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PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

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BLANDING, UT 84511-3618

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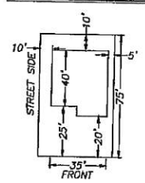

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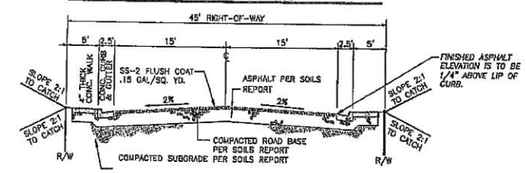

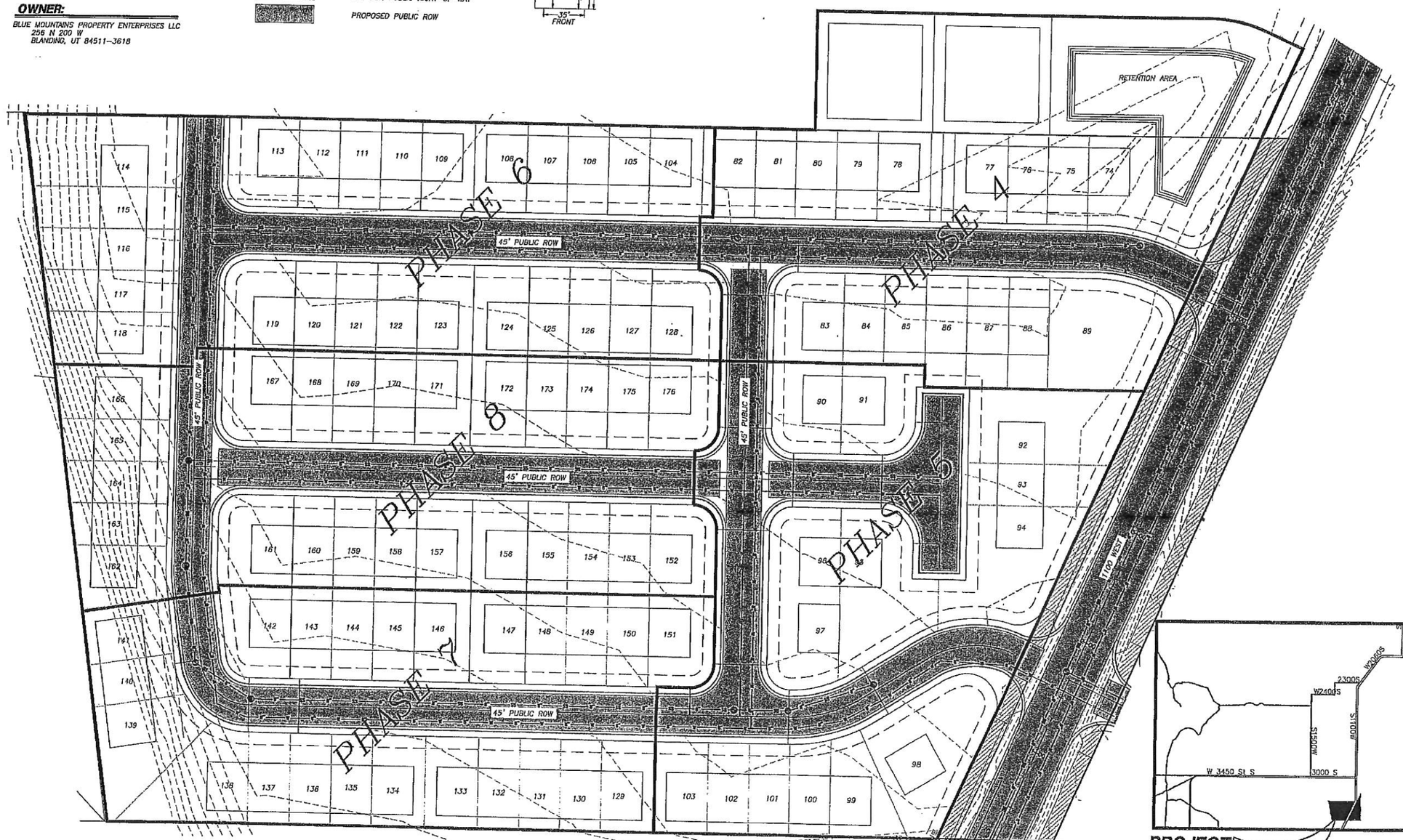

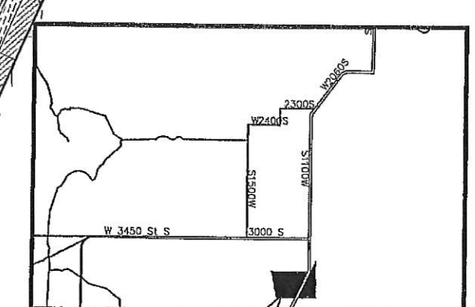

PROJECT LOCATION

NO	DESCRIPTION	DATE	BY

REVISIONS

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 960 East, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8067

PDO SITE PLAN FOR:
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HURRICANE, UTAH 84737
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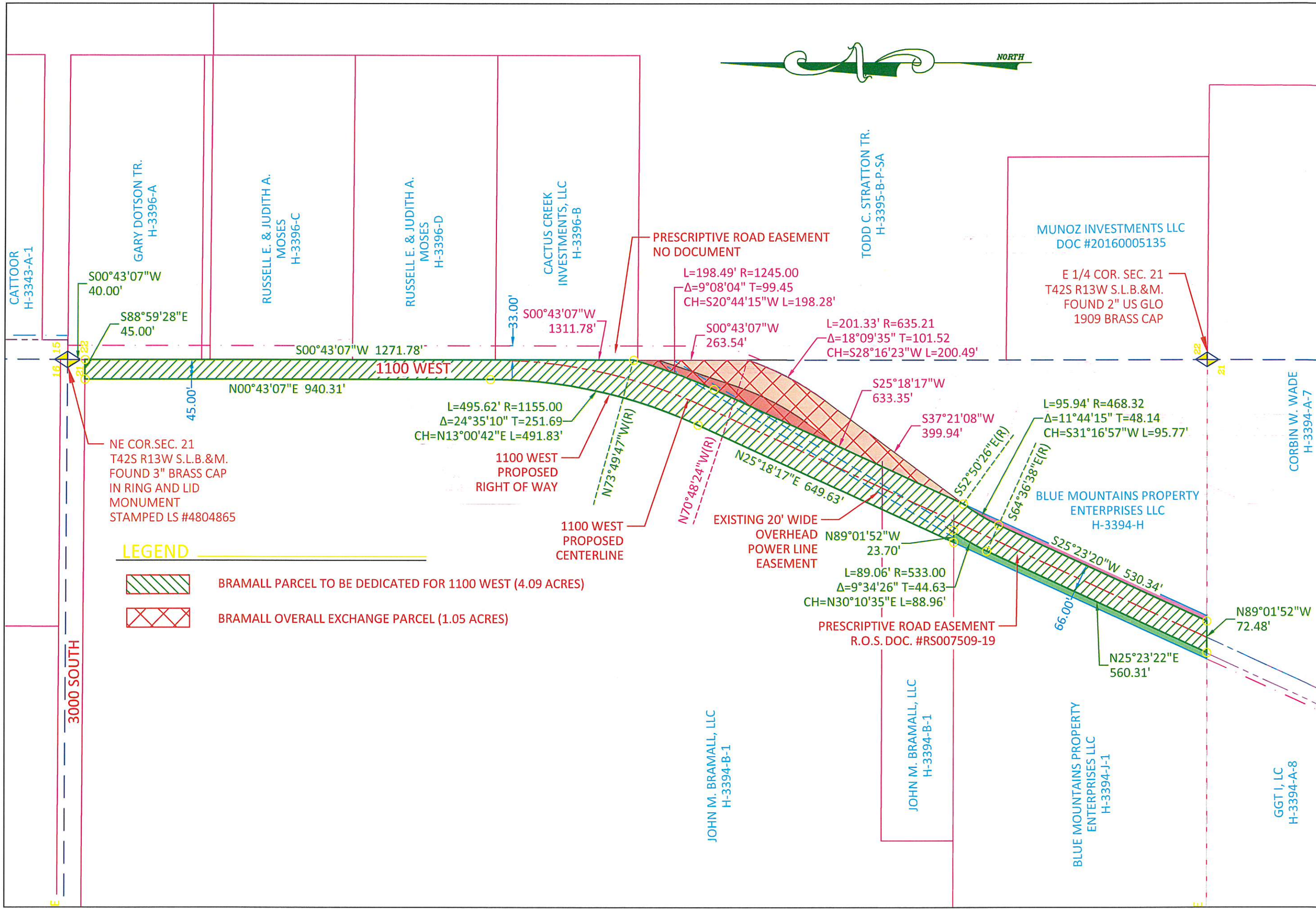
DATE: 3/16/2022
SCALE: 1"=40'

JOB NO.
335-010

SHEET NO:
3 OF 3

335-010



DATE: 11/25/20
JOB NUMBER: 4387
SCALE: 1" = 200'
DRAWN BY: JHC
CHECKED BY: M.W.B

ALLIANCE CONSULTING
A Planning and Engineering Firm
Tel (435) 673-8060
Fax (435) 673-8065
Suite 201
2303 N Coral Canyon Blvd
Washington, Utah 84780-0577

RIGHT OF WAY ACQUISITION EXHIBIT
FOR
1100 WEST RIGHT OF WAY
LOCATED IN SECTION 21,28,33, TOWNSHIP 43 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN
CITY OF HURRICANE, WASH. CO., UTAH

DRAWING NAME: 1100 W Acquisition Legals
SHEET 1 OF 1 SHEETS

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-06
Receipt No. 81554 70

Name: Michelle Stratton Shumway **Telephone:** 435-680-1968

Address: 284 West 1080 South **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: shumlady77@gmail.com **Agent Email:** _____

Address/Location of Subject Property: 284 W. 1080S. Hurricane, Ut

Tax ID of Subject Property: H-3-2-3-2126 **Existing Zone District:** O3

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

I would like to change my zoning on my RA-1 lot to RA-0.5.

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PLANNING & ZONING
HURRICANE CITY
UTAH

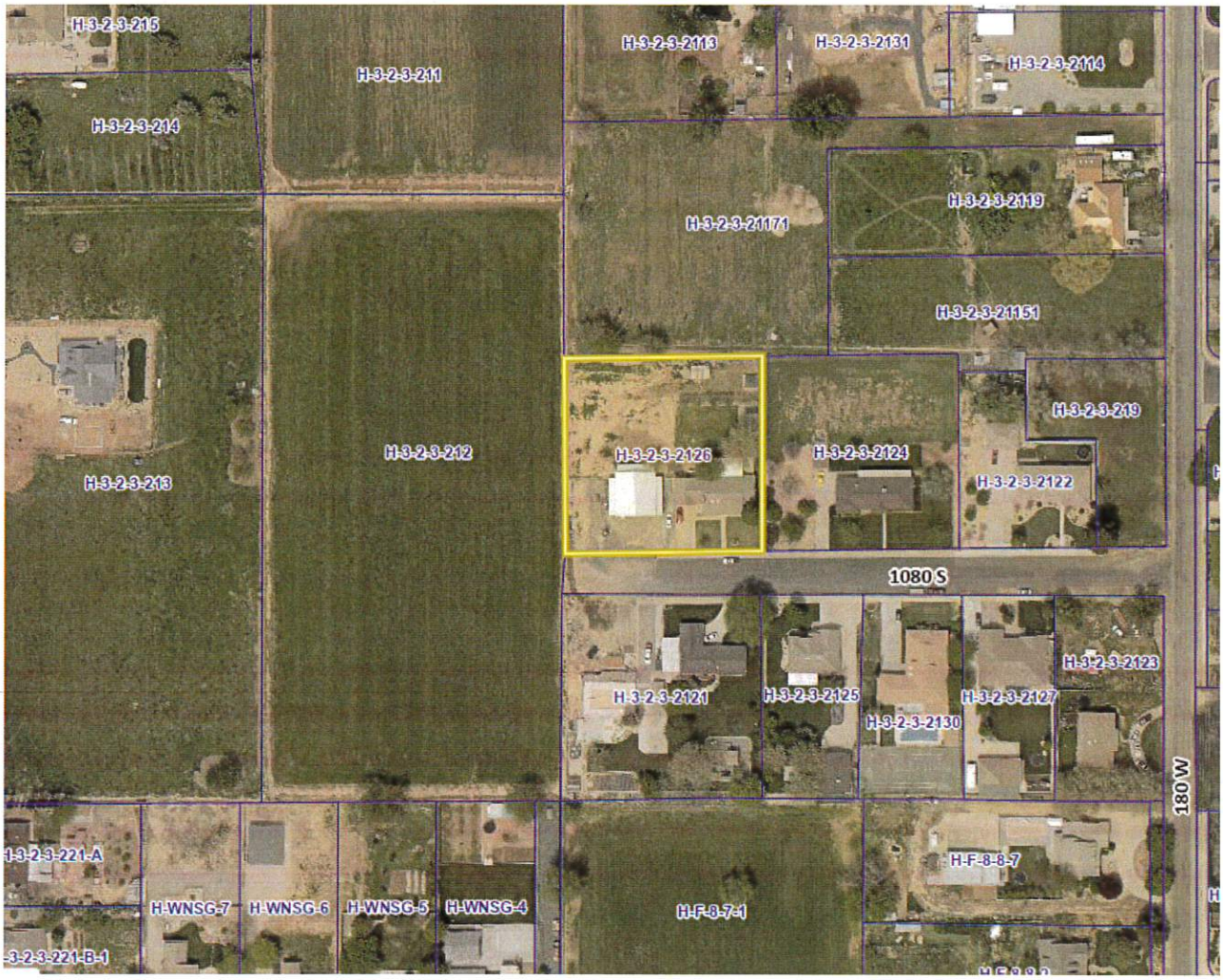
STAFF COMMENTS

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

Update:
The Planning Commission continued this application on February 23, 2022 to allow the property owner to consider applying for an R1-15 Zoning. This would ensure the applicant would be able to subdivide her lot into two lots, which the initial request at RA-0.5 may not allow because of future roadway dedication. The following is an updated report for that request.

Discussion:
The applicant is seeking a zone change from RA-1 to R1-15 in order to facilitate a future lot split on the property for another home.

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



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

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

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

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

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

Response: Most of the surrounding properties are either RA-1 or RA-0.5 and consist of large lots and limited agricultural uses. There are areas of R1-10 in the surrounding area. A zone change to allow an additional single-family home would not have a major impact

3. Will the proposed amendment affect the adjacent property?

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

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

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

Other Considerations

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

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

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

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

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

JUC Comments:

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

Staff Comments:

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

2. The lot area is 1.05 acres. Dedicating the required 30 feet of roadway would take approximately .16 acres, making it impossible to divide the property into two at least half acre lots. As such, the applicant has asked for next zoning that would allow subdividing the property. Complicating

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

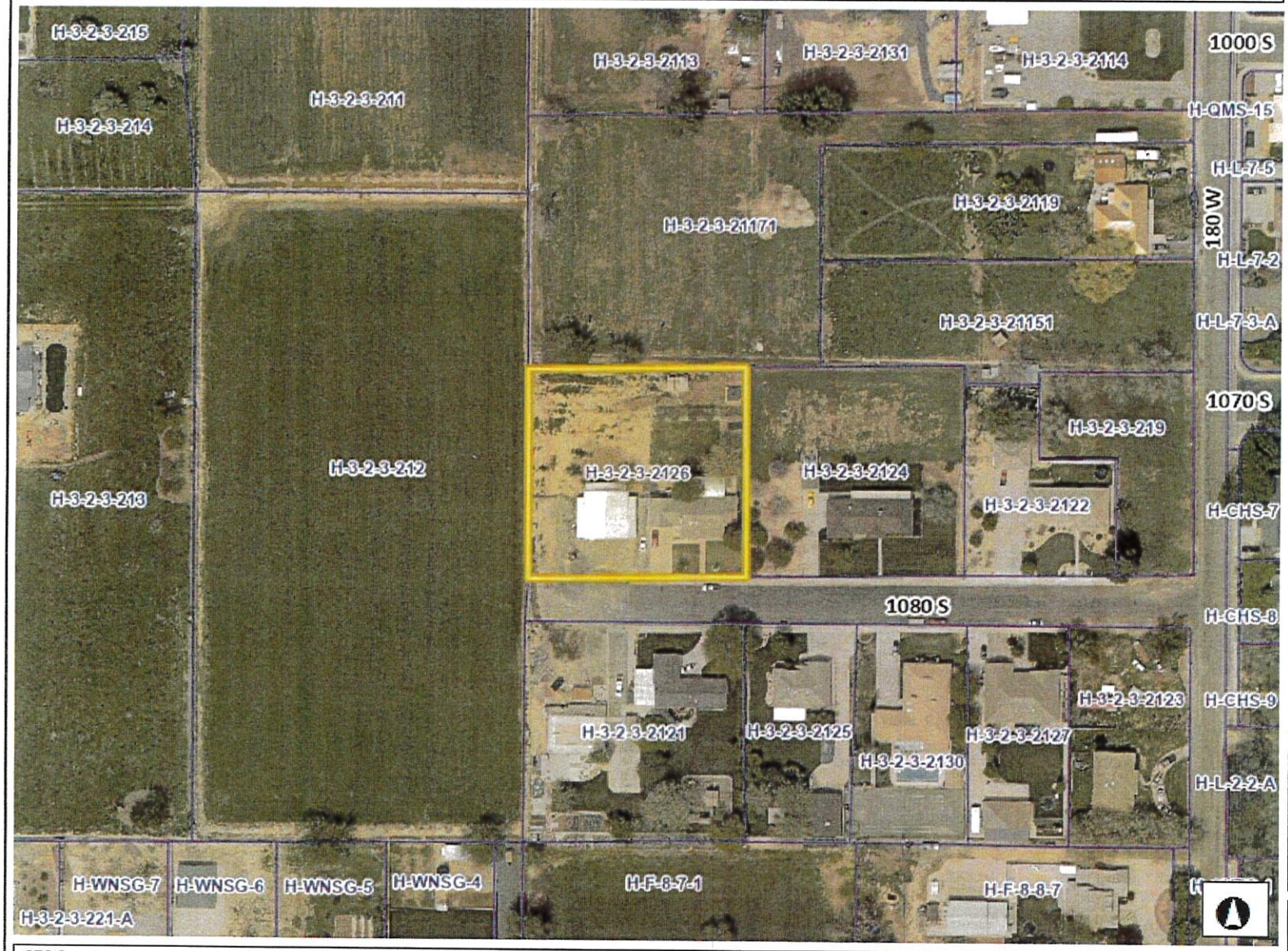
3. It is important to note that this is only a zone change application, and no subdivision plat has been submitted to the City.

Findings:
Staff makes the following findings:

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

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of the proposed zone change.

Stratton Shumway Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Zone change from RA-1 to RA-0.5

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-10
Receipt No. 0156909

Name: SWISS SEVEN LLC **Telephone:** 435.680.3090

Address: 590 E. ST. GEORGE BLVD ST. GEORGE, UTAH 84770 **Fax No.** N/A

Agent (If Applicable): KENT FREI **Telephone:** 435.680.3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: SECTION: 31 TOWNSHIP: 41S RANGE: 13W

Tax ID of Subject Property: H-3-1-31-1104 **Existing Zone District:** RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RESIDENTIAL TOWNHOMES AND PATIO HOMES WITH COMMON SPACE AND AMENITY AREAS. /R-8 w/ PDO overlay

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-11
Receipt No. 8-156908

Name: SWISS SEVEN LLC **Telephone:** 435.680.3090

Address: 590 E. ST. GEORGE BLVD. ST. GEORGE, UTAH 84770 **Fax No.** N/A

Agent (If applicable): KENT FREI **Agent's Phone:** 435.680.3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: SECTION: 31 TOWNSHIP: 41S RANGE: 13W

Tax ID of Subject Property: H-3-1-31-1104 **Zone District:** 435.680.3090

Proposed Use: (Describe, use extra sheet if necessary) RESIDENTIAL TOWNHOMES AND PATIO HOMES WITH COMMON SPACE AND AMENITY AREAS.

This application shall be accompanied by the following:

X 1. A vicinity map showing the general location of the project.

X 2. Three (3) copies of a site plan showing:

- X Topography showing 2' contours, identification of 30% or greater slopes:
- X The layout of proposed uses;
- X Location of open space when applicable;
- X Proposed access to the property and traffic circulation patterns;
- X Adjoining properties and uses:
- X Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;

X 4. Tables showing the number of acres in the proposed development and a land use summary; and

X 5. A phased development plan if applicable.

X 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: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-ZC-10 and 2022-PSP-11
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Swiss Seven LLC
Agent:	Kent Frei
Request:	A Zone Change with a PDO Application from RA-1 to R1-8 PDO
Location:	Approximately 390 N and 2800 W
Zoning:	RA-1
General Plan Map:	Single Family Residential

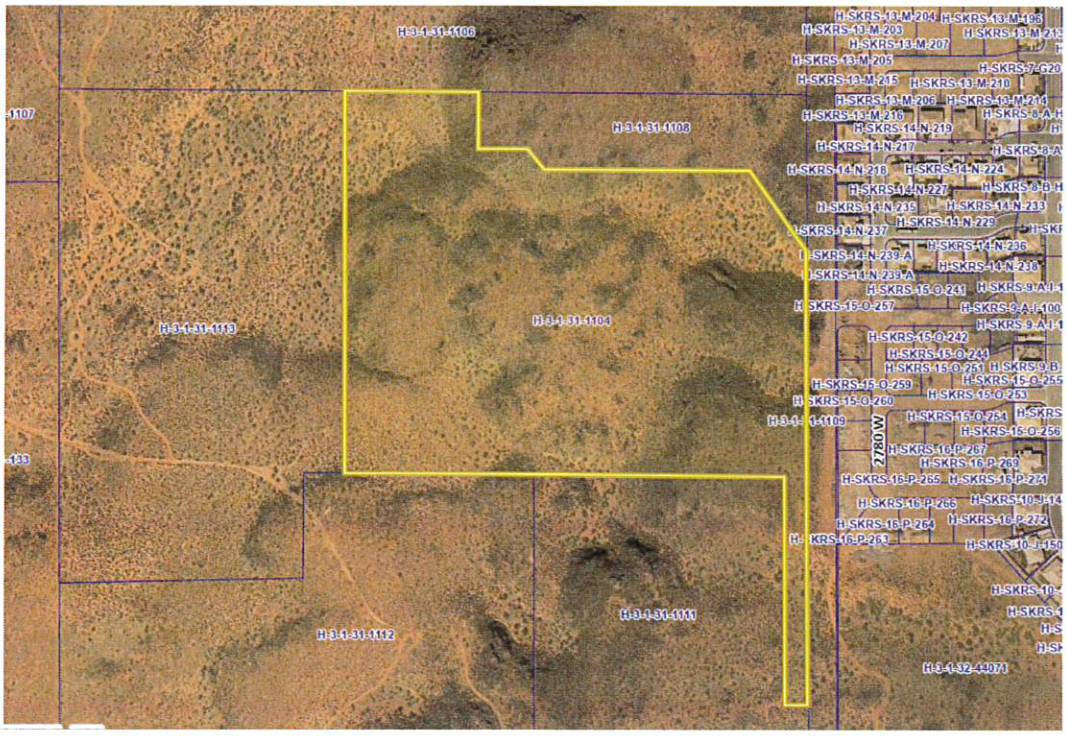
Discussion:
The applicant is seeking a PDO with an R1-8 Underlying zone for 29.16 Acres. They are proposing residential townhomes and patio homes with common space and amenity areas. This property is located south of the previously approved Sky View subdivision and north of the Paraiso subdivision along 2800 W and is looking for a similar zoning as the previously approved subdivisions.

.

	Zoning	Adjacent Land Use
North	R1-8 PDO	Sky View PDO (duplexes and townhomes)
East	R1-8 PDO	Sky Ridge PDO (single family homes)
South	R1-8 PDO	Paraiso PDO (single family homes)
West	R1-8 PDO	Paraiso PDO (patio homes)

A link to the zoning map can be found here.

Note: The online zone map shows a section of this property as R1-8. Staff believes this is an error.



Zone Change Factors:

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

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as Single Family:

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

The application contains a mix of patio homes and townhomes with a handful of single family homes. The density for the area will be 4.77 units per acre which would make it comparable to the developments in this area, and be less dense than some single family developments.

The following items are recommended for consideration of housing:

> *HOUSING GOAL 1: PROVIDE CHOICE IN HOUSING OPTIONS*
> *Over the past several years, annual population growth in Hurricane has been between 5.5% and 6.5%, with both "for sale" and rental prices having notably increased. The City desires to provide housing opportunities for a range of incomes and family sizes. Historically, most residential development in Hurricane has been for owner-occupied single family homes, and the large-lot rural residential development patterns in some areas of the City support the agricultural history and character of the area.*
>
> *In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.*
>
> *In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:*
>
> > *"While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan."*
> > (Hurricane City General Plan, 2021, p. 41)

The City has a need for a variety of housing options, and general staff would recommend that multi-family housing is located next to good transportation corridors and avoid large concentrations.

It is important to note that the City approved the mixture of housing to the property to the north because of its location on 600 N and 2800 W. Though this property is adjacent to the future 2800 W, it has very limited access to that corridor.

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

Response: All of the surrounding properties are zoned R1-8 PDO with a wide variety of housing types very similar to what is being proposed here. Nothing being proposed here has not been approved as part of a neighboring subdivision

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but growth is anticipated for the area. The lack of a direct connectivity to 2800 W is concerning but understandable with the geography in the area.

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

Response: Services are currently inadequate but will be with the buildout of the surrounding developments and 2800 W. This development will be fully reliant on neighboring developments to be built out.

Preliminary Site Plan

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

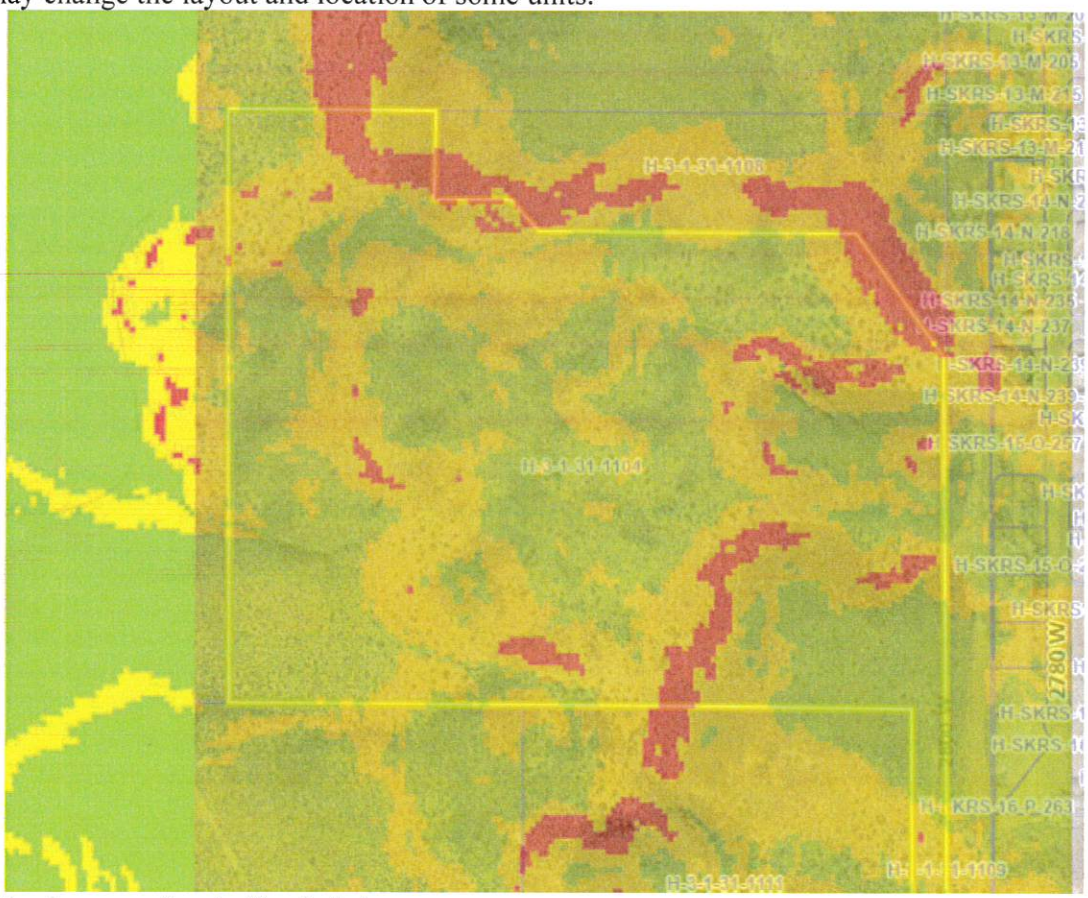
1. **Power:** Dependent on Paraiso which is dependent on Sky Valley.
2. **Water:** Full water model needed. This development is in two pressure zones. They would like to meet with the applicant but it's doable. Need surrounding developments to come in
3. **Streets:** All street connections are through other developments
4. **Sewer:** Line on 600 N but difficult with drainage.
5. **Engineering:** Dependent on other development timetables, make sure the applicant is okay with that. Traffic impact study needed. Need to see if the access on 2800 W is viable. Drainage issues in the area
6. **Fire:** Access issues. Everything will need to be sprinkled. No parking on hammerhead.
7. **Phone:** Fiber in the area
8. **Gas**: Line in 600 N
9. **WC**: No comments

Staff Comments on Preliminary Site Plan

1. Density: The application states that the proposed density will be 4.25 units per acre. This is within the parameters of the R1-8 PDO zoning which has a maximum density of 4.44 units per acre. However, once you remove undevelable property, the real density is closer to 4.77 units an

acre, which would require some density bonus. The applicant is providing some private park space and other improvements that could qualify. The sensitive lands code also allows density bonus for transferring density off of steep, yet buildable, slopes. Staff believes more information is needed to justify this request.

2. Parking: Driveways are provided so all parking will be maintained on the lots
3. Applicant is providing about 38.47% open space within this plan. This includes three pocket park areas that will need to be governed by an HOA
4. Sensitive Lands: There are some steep slopes in the area, including property over 30%. Staff can't make a recommendation for lot location without a full sensitive lands application. The applicant has taken steps to place units within the flattest areas within the property. If approved, it should be conditioned on completion and compliance with a sensitive lands application, which may change the layout and location of some units.



Map is approximate. Key is below

Slope Percent Rise

Clip_Slope_HC_LID3.img

- ≤ 10
- ≤ 30
- > 30

Findings:

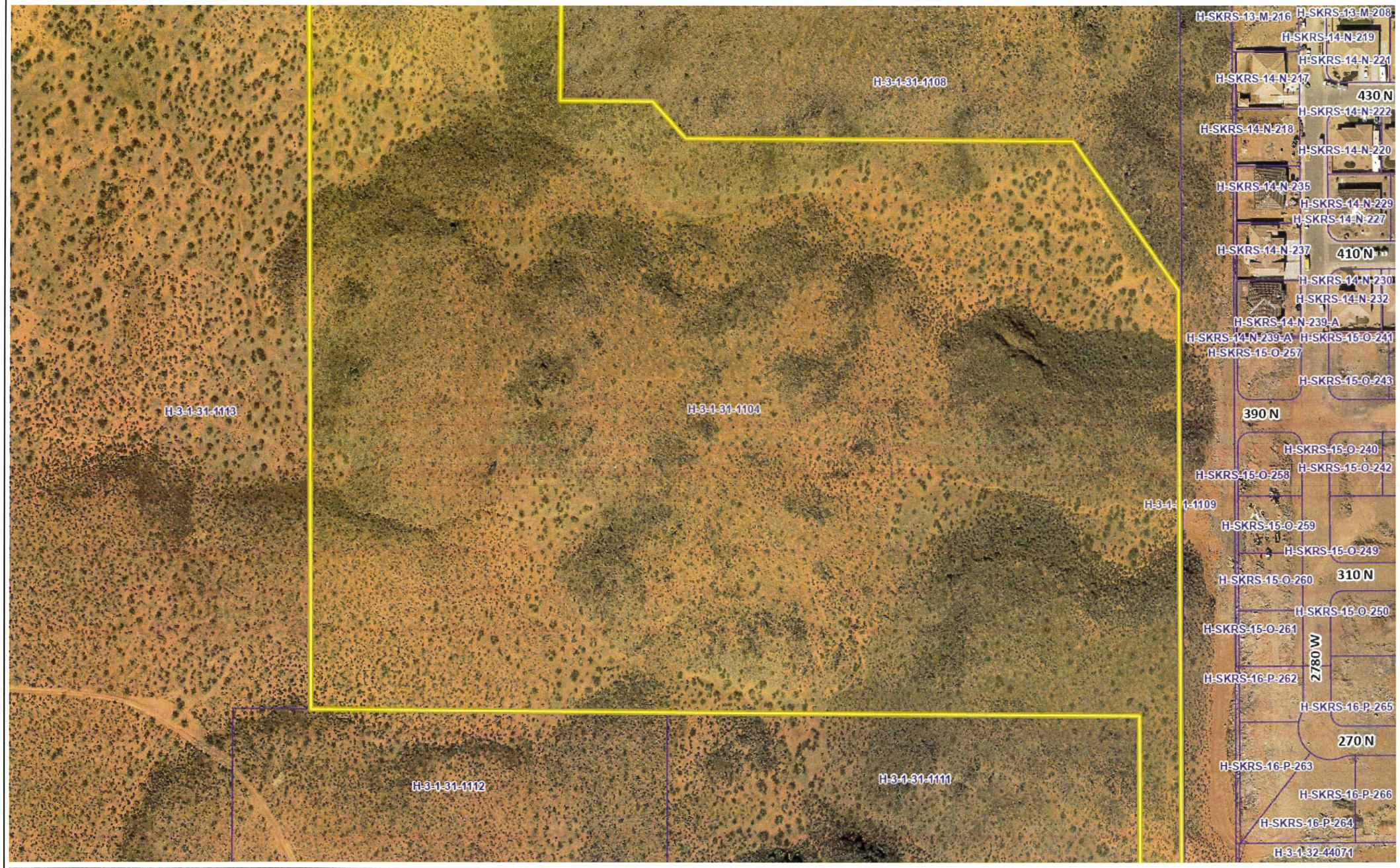
Staff makes the following findings:

1. The zone change does not comply with the General Plan map. The city has in the past allowed attached housing types in the single family parts of the General Plan Map as long as the overall density is maintained at single family levels to help fulfill other goals within the General Plan. However, those areas had greater access to major transportation corridors than this property.
2. The proposed amendment is generally in harmony with the overall character of all of the proposed surrounding development, which is surrounded by R1-8 PDOs. 2800 W will also serve as buffer areas between the single-family homes and the attached housing as part of this development.
3. The proposed zone change will have an impact on the area, but development is anticipated for the area.
4. Services are currently not available to the property, but utilities are planned to be brought to the property as the surrounding properties are improved, including 2800 W. Many of these improvements are likely to take some time before they become available. However, staff does not have concerns about the regional capacity of these services.

Recommendation: The application has some different facets that staff recommends that the Planning Commission take into consideration.

1. General Plan and General Plan Map. The City has allowed for multi-family and attached housing within the single-family area of the General Plan Map with the justification that the total development did not exceed single-family levels and that the development helps support the goal of providing a variety of housing options.
2. Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the R1-8 PDO zoning but believes the Planning Commission should consider housing types within the development since the area is planned for single family housing types.

Kent Frei PDO



Legend

Parcels

Ownership

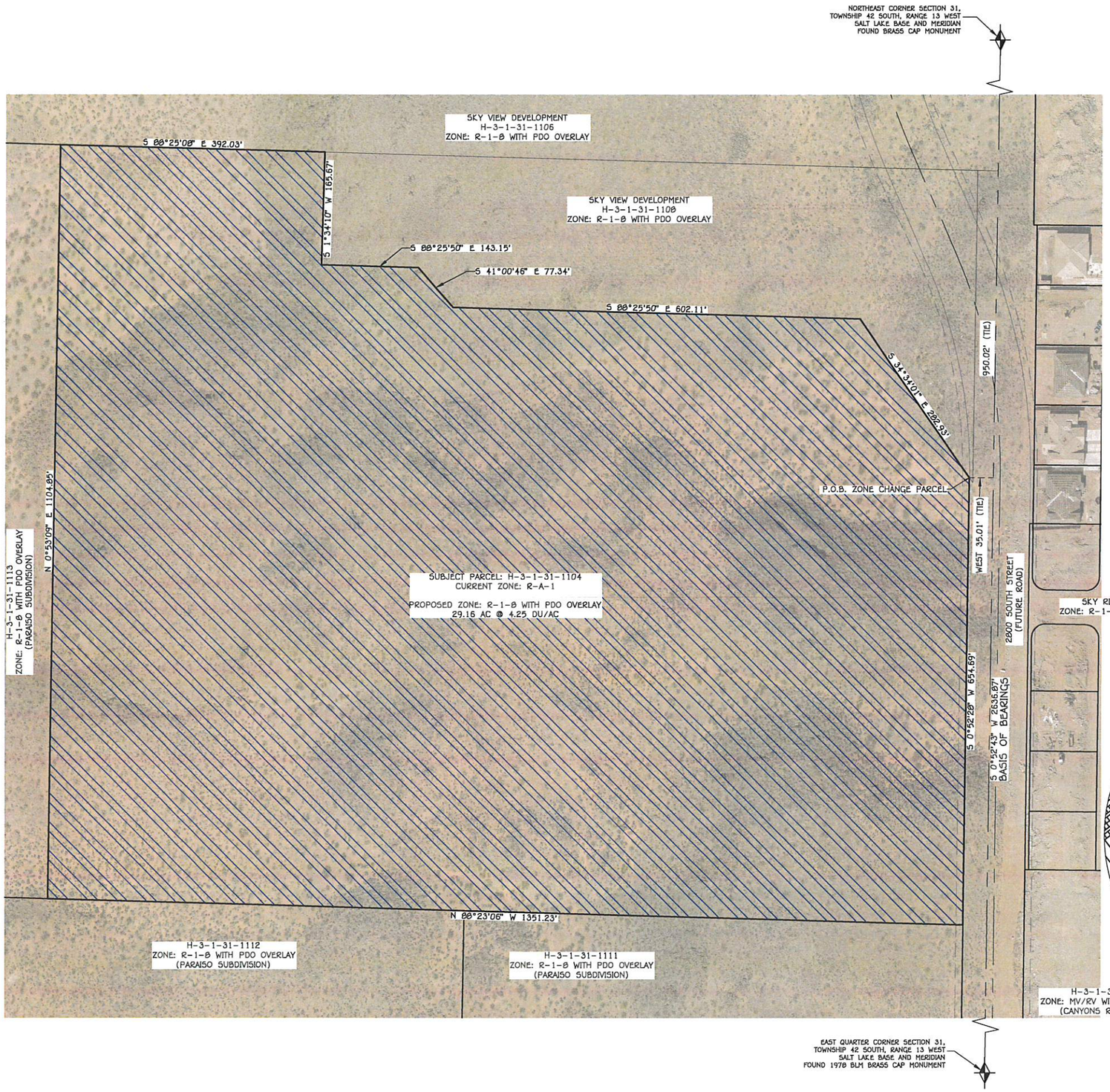
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



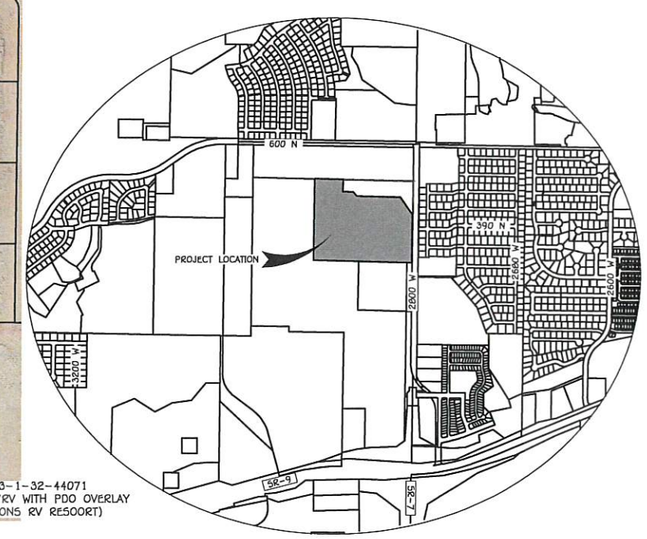
LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT LIES SOUTH 00°52'43" WEST 950.02 FEET ALONG THE SECTION LINE AND WEST 35.01 FEET; FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 00°52'28" WEST 654.69 FEET; THENCE NORTH 88°23'06" WEST 1,351.23 FEET; THENCE NORTH 00°53'09" EAST 1,104.85 FEET; THENCE SOUTH 88°25'08" EAST 392.03 FEET; THENCE SOUTH 01°34'10" WEST 165.67 FEET; THENCE SOUTH 88°25'50" EAST 143.15 FEET; THENCE SOUTH 41°00'46" EAST 77.34 FEET; THENCE SOUTH 88°25'50" EAST 602.11 FEET; THENCE SOUTH 34°34'01" EAST 282.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,270,406 SQUARE FEET OR 29.16 ACRES.

CURRENT ZONE: R-A-1
PROPOSED ZONE: R-1-8
WITH PDO OVERLAY
29.16 AC @ 4.25 DU/AC

0 80' 160'
SCALE: 1" = 80'



VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	02/19/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

ZONE CHANGE MAP
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

1

SHEET: 1 of 2

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DENSITY TABLE
55 TOWNHOMES
64 PATIO HOMES - 1&2 STORY
5 LOTS
124 UNITS TOTAL

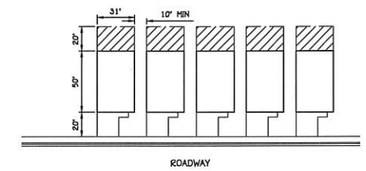
29.16 ACRES
124 UNITS
4.25 DU. ACRE

OPEN SPACE:	11.21 AC.	38.47% *
SLOPE >30%:	3.15 AC.	10.80% **
BUILDINGS:	3.75 AC.	12.85%
PRIVATE AREA:	5.92 AC.	20.29% ***
STREETS:	5.13 AC.	17.59%
TOTAL	29.16 AC.	100%

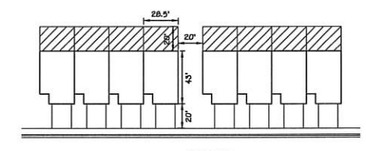
* OPEN SPACE INCLUDES PARK AREAS

** NO UNITS ARE ON 30% OR GREATER SLOPES

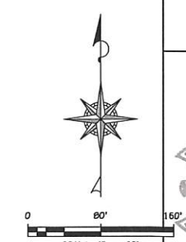
*** PRIVATE AREA INCLUDES LOTS, DRIVEWAYS OF UNITS, BACKYARDS OF UNITS AND SIDE SPACE IN BETWEEN BUILDINGS

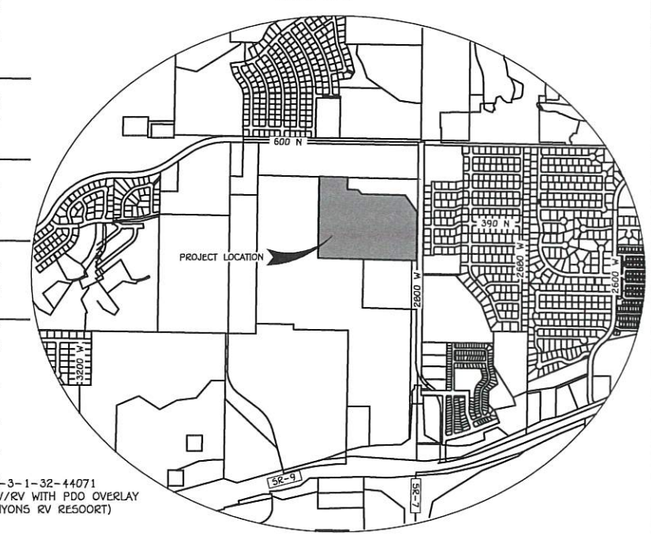


PATIO HOME
TYPICAL UNITS



TOWNHOME
TYPICAL UNITS





VICINITY MAP (N.T.S.)

H-3-1-32-44071
ZONE: MV/RV WITH PDO OVERLAY
(CANYONS RV RESOORT)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE: 3/14/2022
JOB #: ----
DRAWN BY: ASA
CHECKED BY: ASA

PRELIMINARY SITE PLAN
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

2

SHEET: 2 of 2

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-LUCA-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Ishraj Singh
Agent:	Steve Beesley
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:
The applicant is wanting to build a 55 feet, four story hotel at the corner of 1760 W and State Route 9. They had previously come in for a conditional use permit for a greater height building but was denied because it did not fit our current code. The applicant has filed a land use code amendment request to allow for a four story hotel to be built.

Discussion:
There are several four story hotels along SR-9 in Hurricane because under an earlier version of the city code you could get a conditional use permit for taller buildings as long as it was not obstructive or blended in with the neighborhood. In 2018 Utah state law changed so arbitrary limits on conditional use permits were not allowed so the city had to change their code. When the code was changed it appears that commercial buildings were overlooked when making the new standards and the current code was written with residential accessory buildings in mind.

Historically, the only business requesting greater heights than allowed in the code are hotels. The 2021 General Plan calls on the city to "*[capitalize] on the local tourism industry to bring in new strings of revenue*" larger hotels like this one can help with that. Short term rentals are also a concern, with over 160 illegally operating short term rentals within city limits and having more

plentiful legal options for tourists to stay at, especially during busier times of the year, can help alleviate the market pressures that lead to all these illicit short term rentals. As well, limiting the new height allowances to the Highway Commercial zone will limit these higher buildings to the area surrounding SR-9.

In discussion with the applicant they agreed to give the Planning Commission three options for what this new code could look like

Option 1:

10-15-4 Development Standards in a Commercial Zone

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					

Maximum height, main building 1	35 feet	35 feet	~~35 feet~~ 55 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet

Discussion:
This would save the applicant the trouble of having to apply for another conditional use permit. Highway Commercial zoning right now only exists along SR-9 and this change would have to be taken into account with any zone changes to Highway Commercial in the future

Option 2:

10-7-9: Conditional Use Permit

e.Standards for greater heights than permitted by this Code.
(1)Within residential zones The height may not be greater than two 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)A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3)A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
(4) A greater height building in a commercial zone may not be taller than 1.5 times the maximum height that would otherwise be permitted within the zone without a conditional use permit.

Discussion:
The purpose of the conditional use permit is to allow for an extra layer of scrutiny for applicants that apply for uses above and beyond what would be permitted by-right in any particular zoning.

Options 2 and 3 would leave these conditional use permits as a decision made by the Planning Commission. Option 2 would make the maximum heights for the applicant's hotel 52.5 feet.

Option 3:

10-7-9: Conditional Use Permit

e.Standards for greater heights than permitted by this Code.
(1)Within residential zones The height may not be greater than two 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)A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3)A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
(4) A greater height building in a highway commercial zone may not be taller than 55 feet tall.

Recommendation: Staff recommends that the Planning Commission listen and consider any public comments made during the public hearing. Staff would recommend the commission take into consideration several factors, including the impacts to the character of SR-9 and economic development.

Ordinance No. 2022-__

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTION 10-3-4 CHAPTERS 10-41, 10-51 AND 10-7 OF THE HURRICANE CITY CODE.

WHEREAS, the City Council of Hurricane, Utah has previously approved accessory dwelling units in all residential zones throughout the city.

WHEREAS, Hurricane City is currently facing a shortage of affordable housing and accessory dwelling units are a way to alleviate some of the shortage

WHEREAS, the City Council now finds it necessary and desirable to amend said ordinances with regards to accessory dwelling units in order to provide for the health safety and welfare of the city residents

WHEREAS the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that Section 10-3-4 and Chapters 10-41, 10-51 and 10-7 of the Hurricane City Code be, and is hereby, amended to read as follows

10-3-4 DEFINITIONS OF WORDS AND PHRASES

ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is attached or detached to a single-family structure. All accessory dwelling units must meet 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 an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence. For long term occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code. .

D. Limit:.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 use permit.

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 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. 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, in the primary building or the entirety of 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 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.

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.

Multiple accessory dwelling units in residential and commercial 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 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.

Lot Area	Number of Accessory Dwelling Units
0-0.49 acres	1
0.5 acres and greater	2

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)

10-3-4 DEFINITIONS OF WORDS AND PHRASES

ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is attached or detached to a single-family structure. All accessory dwelling units must meet the requirements of chapter 41 of this title. ~~A subordinate residential dwelling unitliving 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 an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence. For long term

occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code. ~~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~~uint~~ and/or casita shall be established on one residential property. Multiple accessory dwelling units shall be allowed by a conditional~~condtional~~ use permit.

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~~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.

Commented [1]: These changes seem to conflict with the bed in breakfast idea.

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.

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.

Multiple accessory dwelling units in residential and commercial 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.

Lot Area	Number of Accessory Dwelling Units
0-0.49 acres	1
0.5 acres and greater	2
~~1-1.49 acres~~	~~3~~
~~1.5 and more acres~~	~~4~~

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
~~1.~~4. A landscape plan must be provided that shows how buildings will be shielded from other residential lots
~~2.~~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)

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-03
Receipt No. 8.156659

Name: Harmony Vanderhorst **Telephone:** 435-229-1140

Address: 2152 S. Angel Heights Dr. **Fax No.** _____

Email: Hyty fam@gmail.com **Agent Email:** _____

Agent (If Applicable): _____ **Telephone:** _____

Address/Location of Subject Property: _____

_____

Tax ID of Subject Property: H-SEEV-1A, H-SEEV-1B **Number of Lots:** 2

Subdivision Name: Seville **Phase:** _____

_____

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:

X 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.

X 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.

X 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.

X 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.

X 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.

X f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

X 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.

X h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-AFP-03
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Harmony Vanderhorst
Agent:	
Request:	Approval of an Amended Final Plat
Location:	952 W 325 S
Zoning:	R1-15
General Plan Map:	Residential

Discussion: The applicant has applied to amend the final plat for Seville Subdivision to combine lots 1A and 1B. Previously this lot was subdivided into two lots, however the applicant is the owner for both lots and wants to combine them in order to build a bigger house. This property is within a floodway and a floodplain and thus parts of the property are unbuildable. Even without this combination both lots have sufficient buildable sections

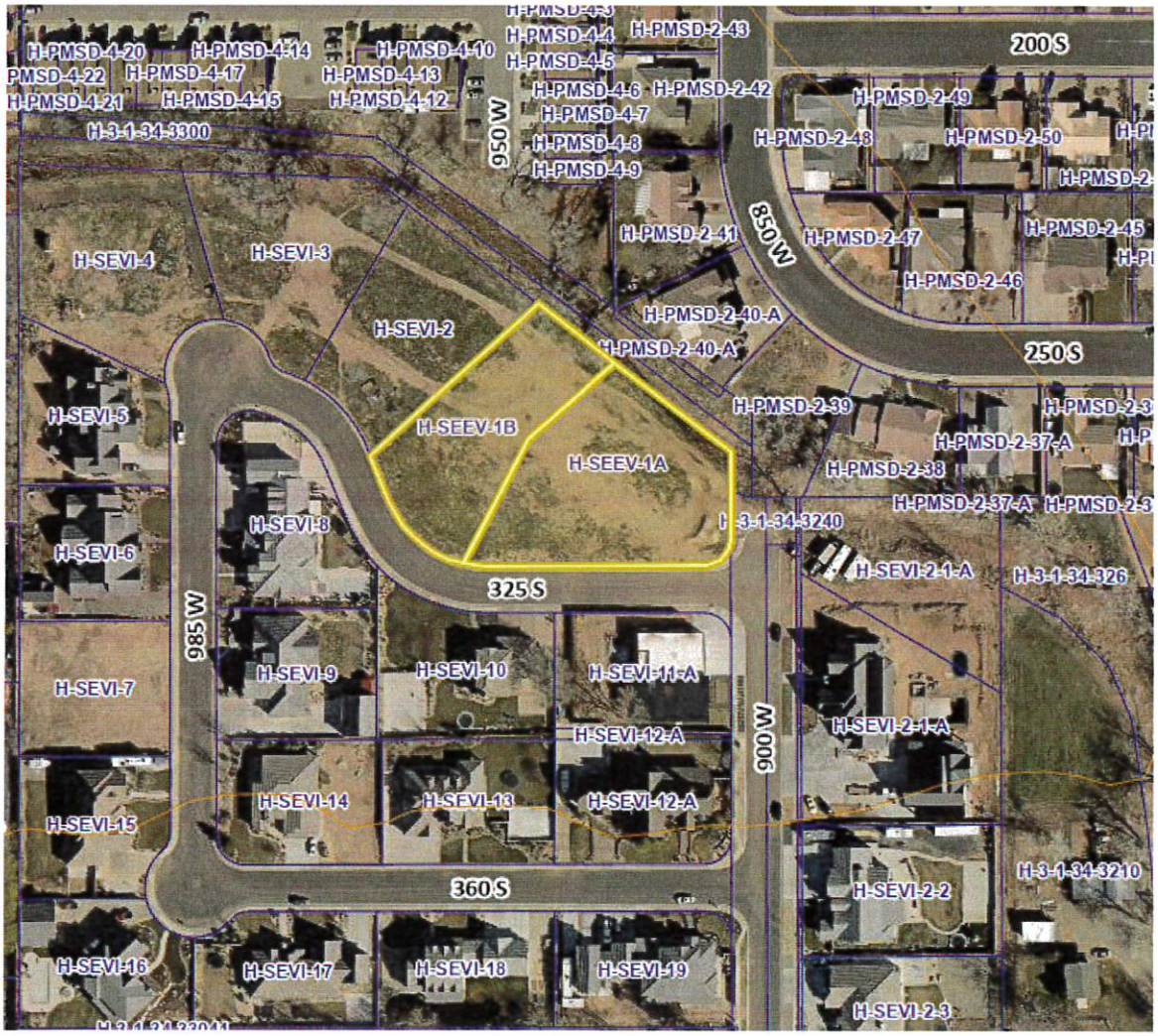
JUC Comments

1. **Public Works:** Need to see what improvements were done when the lot was split
2. **Power:** Two boxes on the lot, both will need to stay
3. **Water:** No issue, did not install additional improvements
4. **Sewer:** Lateral there, anything not used will have to be capped off

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. 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.

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of the item subject to staff and JUC comments.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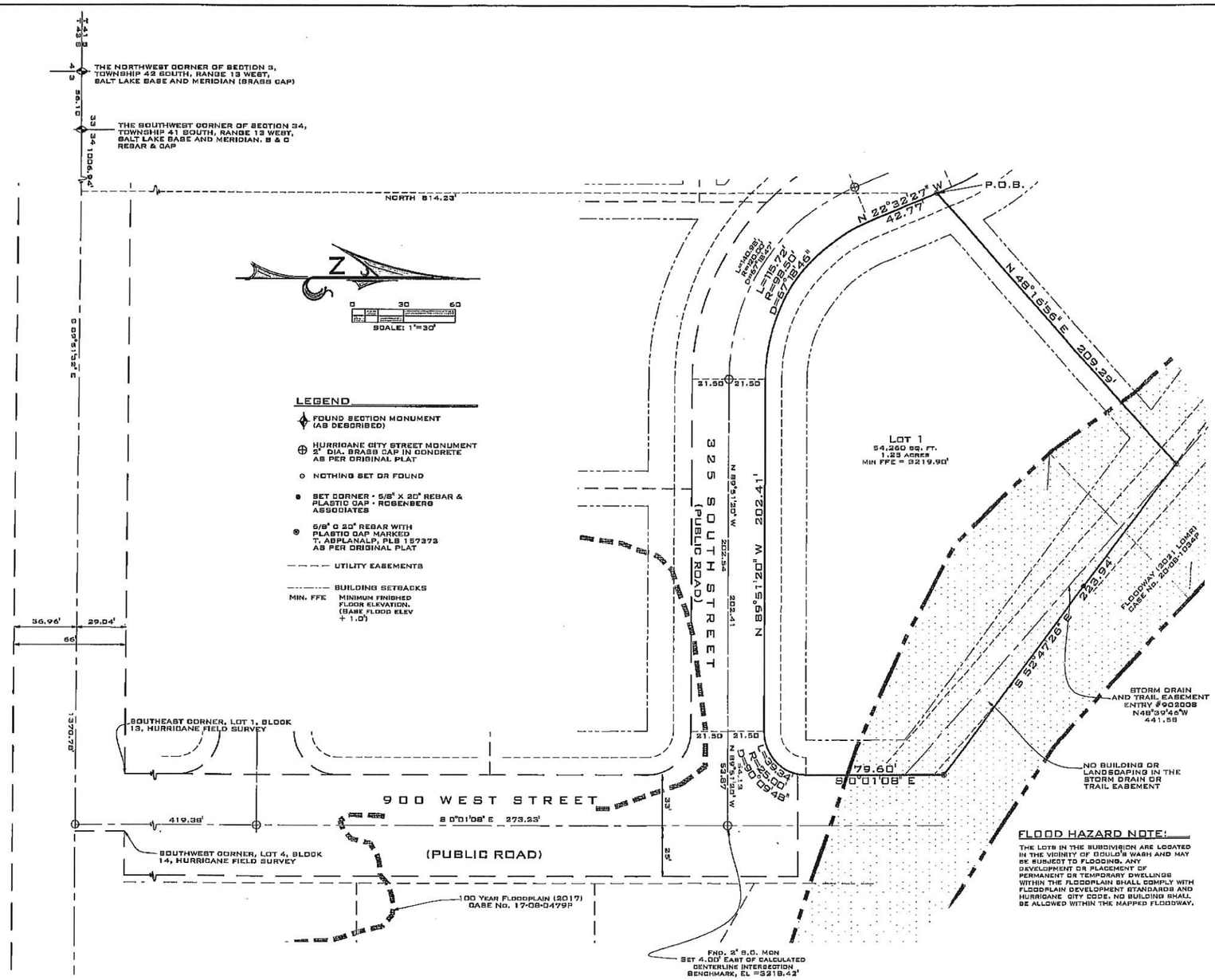
H-SEVI-19
H-SEVI-2-3



FLOOD HAZARD NOTE:

THE LOTS IN THE SUBDIVISION ARE LOCATED IN THE VICINITY OF BOULD'R WASH AND MAY BE SUBJECT TO FLOODING. ANY DEVELOPMENT OR PLACEMENT OF PERMANENT OR TEMPORARY DWELLINGS WITHIN THE FLOODPLAIN SHALL COMPLY WITH FLOODPLAIN DEVELOPMENT STANDARDS AND HURRICANE CITY CODE. NO BUILDING SHALL BE ALLOWED WITHIN THE MAPPED FLOODWAY.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

SEVILLE SUBDIVISION PARTIAL AMENDMENT B
(AMENDING LOT 1)

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOT 1, SEVILLE SUBDIVISION, AS FOUND ON RECORD AS ENTRY NO. 20070037566 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, SAID SEVILLE SUBDIVISION, SAID POINT BEING SOUTH 89°51'32" EAST 1,006.94 FEET ALONG THE SECTION LINE AND NORTH 814.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 48°16'56" EAST 209.29 FEET;
THENCE SOUTH 52°47'26" EAST 223.94 FEET;
THENCE SOUTH 00°01'08" EAST 79.60 FEET;
THENCE SOUTHWEST 39.34 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°58'52" WEST, LONG CHORD BEARS SOUTH 45°03'46" WEST 35.41 FEET WITH A CENTRAL ANGLE OF 90°09'48");
THENCE NORTH 89°51'20" WEST 202.41 FEET;
THENCE NORTHWEST 115.72 FEET ALONG AN ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°08'40" EAST, LONG CHORD BEARS NORTH 35°11'50" WEST 109.18 FEET WITH A CENTRAL ANGLE OF 67°15'46");
THENCE NORTH 22°32'27" WEST 42.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,260 SQUARE FEET OR 1.25 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT TO BE HEREAFTER KNOWN AS:

SEVILLE SUBDIVISION PARTIAL AMENDMENT B
(AMENDING LOT 1)

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS TO THE CITY OF HURRICANE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2022.

TJV LANDWORKS, LLC., A UTAH LIMITED LIABILITY COMPANY
TYLER VANDERHORST, MANAGER

LLC. ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR ____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED TYLER VANDERHORST, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO. _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____:

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)) IF ABOVE INFORMATION IS FILLED IN.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO MERGE LOTS1A AND 1B INTO ONE LOT, AND TO VACATE THE EASEMENT BETWEEN THESE LOTS. THE AREA HAS BEEN ADJUSTED TO CORRECT A SCRIVENERS ERROR. THE FLOODWAY LINE AND FFE HAS BEEN UPDATED TO REFLECT THE HEREON NOTED LOMR. THIS PLAT IN NO WAY ALTERS ANY OTHER LOTS WITHIN THIS SUBDIVISION EXCEPT AS DESCRIBED HEREIN. - DATUM NAVD88

NOTES:

FRONT YARD SET BACK INCLUDES 25' ON FRONT.
SIDE YARD SET BACKS 10'.
REAR YARD SET BACK INCLUDES 30'
SIDE STREET 20'.

THIS SUBDIVISION INCLUDES 10' UTILITY EASEMENTS ADJACENT TO THE STREETS AND A 7.5' UTILITY EASEMENT ON REAR LOT LINES.

THE REAR LOT LINES OF LOTS 1-4 HAVE A 25' WIDE EASEMENT FOR TRAILS AND STORM DRAINS AS SHOWN ON THE DRAWING.

THE USE BY ANY OWNER OF ANY LOT OR PROPERTY SHOWN ON THIS PLAT SHALL NOT INTERFERE WITH THE USE OF ANY UTILITY EASEMENTS GRANTED HEREBY.

SEVILLE SUBDIVISION
PARTIAL AMENDMENT B
(AMENDING LOT 1)

LOCATED IN THE SW 1/4 OF SECTION 34,
T41S, R13W, S.L.B &M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-3, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

FPLAT-2NDAMD FILE NUMBER:	2/16/2022 DATE:	K.R.S. DRAWN:
10162-22-016 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

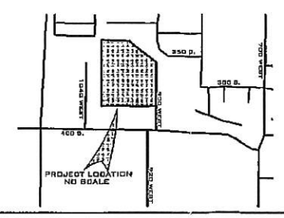
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS ____ DAY OF _____, A.D. 20__

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20__

CITY ATTORNEY
HURRICANE CITY



APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED 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
HURRICANE CITY

MAYOR
HURRICANE CITY

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

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS 15th DAY OF August IN THE YEAR 2020 BEFORE ME Matthew McCrary A NOTARY PUBLIC, PERSONALLY APPEARED they proved on the basis of satisfactory EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: [signature]
FULL NAME PRINT: Matthew McCrary
COMMISSION NO.: 707834
EXPIRATION DATE: 08/20/2023
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

JASON C. PARKER, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

JASON C. PARKER - INDIVIDUAL

MORTGAGEE CONSENT TO RECORD:

ABEY BARAGHOSHI, TRUSTEE OF THE BARAGHOSHI FAMILY TRUST DATED FEBRUARY 19, 2003, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

Aby Baraghoshi Trustee
ABEY BARAGHOSHI - TRUSTEE

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

SEVILLE SUBDIVISION - AMENDING LOT 1

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE 7/22/20 4938716 BRANDON E. ANDERSON STATE OF UTAH

7/22/2020
DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOT 1, SEVILLE SUBDIVISION, AS FOUND ON RECORD AS ENTRY NO. 20070037266 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, SAID SEVILLE SUBDIVISION, SAID POINT BEING SOUTH 89°51'32" EAST 1,006.94 FEET ALONG THE SECTION LINE AND NORTH 814.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE NORTH 48°16'56" EAST 209.29 FEET;
THENCE SOUTH 52°47'26" EAST 223.94 FEET;
THENCE SOUTH 00°01'08" EAST 79.60 FEET;
THENCE SOUTHWEST 39.34 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°58'52" WEST, LONG CHORD BEARS SOUTH 45°03'46" WEST 35.41 FEET WITH A CENTRAL ANGLE OF 90°09'48");
THENCE NORTH 89°51'20" WEST 202.41 FEET;
THENCE NORTHWEST 115.72 FEET ALONG AN ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°08'47" EAST, LONG CHORD BEARS NORTH 56°11'50" WEST 109.18 FEET WITH A CENTRAL ANGLE OF 67°18'46");
THENCE NORTH 22°32'27" WEST 42.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,260 SQUARE FEET OR 1.25 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

SEVILLE SUBDIVISION - AMENDING LOT 1

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS TO THE CITY OF HURRICANE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF July, 2020.

JASON SMITH

INDIVIDIUAL ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS 29 DAY OF July IN THE YEAR 2020, BEFORE ME Jason Smith, A NOTARY PUBLIC, PERSONALLY APPEARED JASON SMITH PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

FULL NAME SIGNATURE: [signature]
FULL NAME PRINT: Jason S. Smith
COMMISSION NO. 668177
EXPIRATION DATE: 08/11/2022
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH:

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)) IF ABOVE INFORMATION IS FILLED IN.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT ARE TO SHOW THE NEW FLOODWAY AND FLOODPLAIN LINES AS REVISED IN ACCORDANCE WITH THE FEMA LETTER OF MAP REVISION (LOMR), CASE NO. 17-08-0479P, TO DIVIDE LOT 1 INTO TWO LOTS BEING 1 AND 1A, AND VACATE PUBLIC UTILITY EASEMENTS ALONG SIDE YARDS & REAR LOT LINES EXCEPT WHAT IS SHOWN. MINIMUM FINISHED FLOOR ELEVATIONS ON LOTS 1 AND 1A ARE ALSO SHOWN PER (LOMR). THIS PLAT IN NO WAY ALTERS ANY OTHER LOTS WITHIN THIS SUBDIVISION EXCEPT AS DESCRIBED HERIN. - DATUM NAVD88

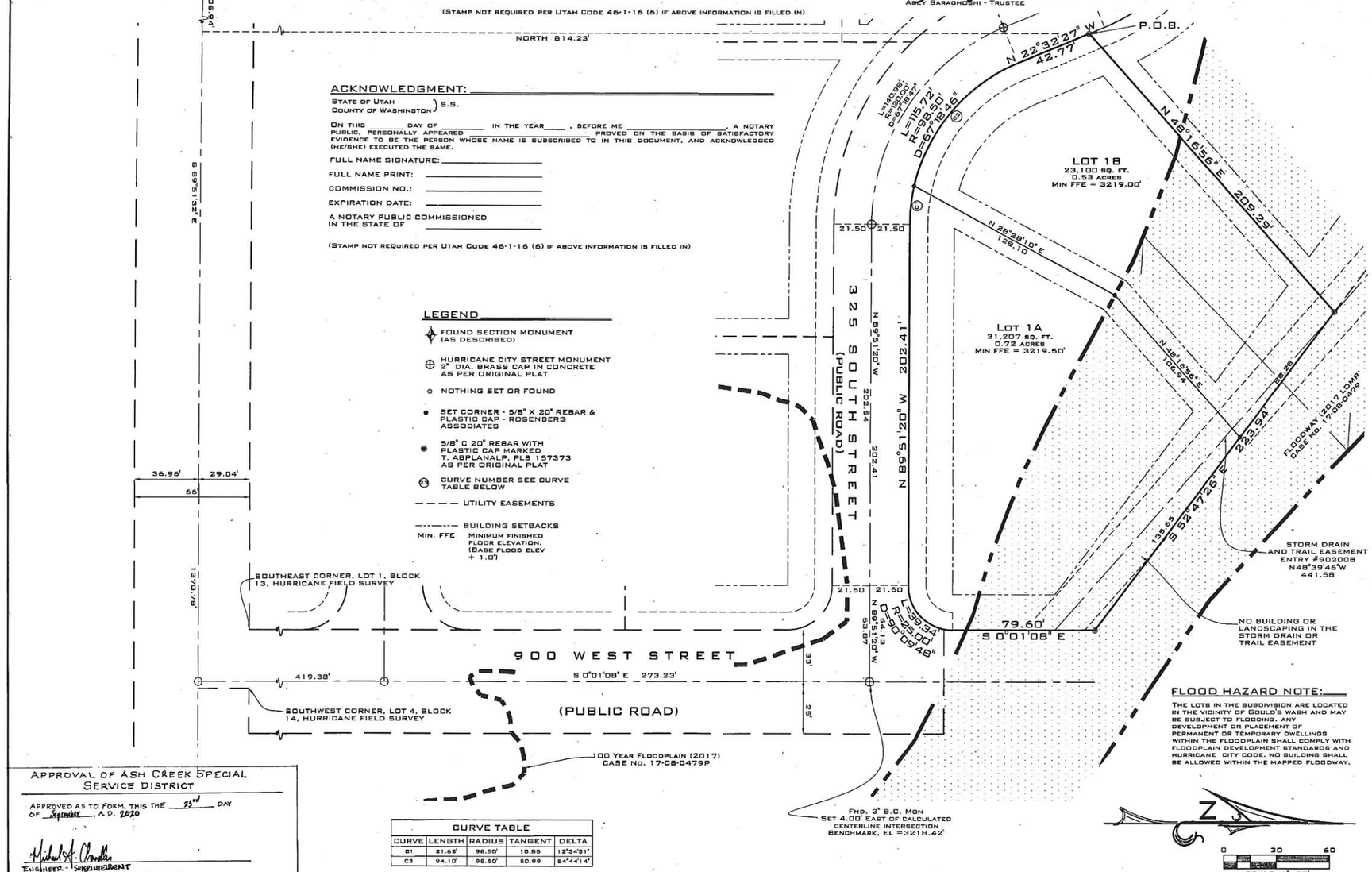
NOTES:

FRONT YARD SET BACK INCLUDES 25' ON FRONT.
SIDE YARD SET BACKS 10'.
REAR YARD SET BACK INCLUDES 30'
SIDE STREET 20'.

THIS SUBDIVISION INCLUDES 10' UTILITY EASEMENTS ADJACENT TO THE STREETS AND A 7.5' UTILITY EASEMENT ON REAR LOT LINES.

THE REAR LOT LINES OF LOTS 1-4 HAVE A 25' WIDE EASEMENT FOR TRAILS AND STORM DRAINS AS SHOWN ON THE DRAWING.

THE USE BY ANY OWNER OF ANY LOT OR PROPERTY SHOWN ON THIS PLAT SHALL NOT INTERFERE WITH THE USE OF ANY UTILITY EASEMENTS GRANTED HEREBY.



LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- HURRICANE CITY STREET MONUMENT 2" DIA. BRASS CAP IN CONCRETE AS PER ORIGINAL PLAT
- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- 5/8" C 20" REBAR WITH PLASTIC CAP MARKED T. ABPLANALP, PLS 157373 AS PER ORIGINAL PLAT
- CURVE NUMBER SEE CURVE TABLE BELOW
- UTILITY EASEMENTS
- BUILDING SETBACKS
- MIN. FFE — MINIMUM FINISHED FLOOR ELEVATION. (BASE FLOOD ELEV + 1.0')

FLOOD HAZARD NOTE:

THE LOTS IN THE SUBDIVISION ARE LOCATED IN THE VICINITY OF GOULD'S WASH AND MAY BE SUBJECT TO FLOODING. ANY DEVELOPMENT OR PLACEMENT OF PERMANENT OR TEMPORARY DWELLINGS WITHIN THE FLOODPLAIN SHALL COMPLY WITH FLOODPLAIN DEVELOPMENT STANDARDS AND HURRICANE CITY CODE. NO BUILDING SHALL BE ALLOWED WITHIN THE MAPPED FLOODWAY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	21.62'	98.50'	10.85	12°34'31"
C2	94.10'	98.50'	50.99	54°44'14"

SCALE: 1"=30'

SEVILLE SUBDIVISION AMENDING LOT 1

LOCATED IN THE SW 1/4 OF SECTION 34, T41S, R13W, S.L.B &M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT

APPROVED AS TO FORM, THIS THE 23rd DAY OF September, A.D. 2020

ENGINEER - SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

LOT 1 & 1A FILE NUMBER:	6/18/2020 DATE:	D.M.H. DRAWN:
10162-18-006 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

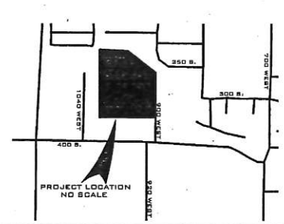
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 12th DAY OF September, A.D. 2020

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 25 DAY OF November, A.D. 20__

CITY ATTORNEY
HURRICANE CITY



APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED 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
HURRICANE CITY

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF NOVEMBER A.D. 2020 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND PAYABLE ON THIS SUBDIVISION HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DOC # 20200068668
Rep (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
12/01/2020 08:08:52 AM Fee $ 34.00
By SMITH JASON

WASHINGTON COUNTY RECORDER

NOTES:
FRONT YARD SET BACK INCLUDES 25' ON FRONT.
SIDE YARD SET BACKS 10'.
REAR YARD SET BACK INCLUDES 30'
SIDE STREET 20'

THIS SUBDIVISION INCLUDES 10' UTILITY EASEMENTS ADJACENT TO THE STREETS. AND A 7.5' UTILITY EASEMENT ON ALL SIDE LOT LINES AND A 7.5' UTILITY EASEMENT ON REAR LOT LINES.

THE REAR LOT LINE OF LOTS 1–4 HAVE 25' WIDE EASEMENT FOR TRAILS AND STORM DRAINS AS SHOWN ON THE DRAWING.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

SEVILLE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND 7.5' EASEMENTS, AND MORE SPECIFICALLY TO HURRICANE, ASHCREEK SPECIAL SERVICE DISTRICT, QWEST COMMUNICATIONS, CHARTER CABLE T.V. COMPANY, AND QUESTAR GAS COMPANY, THE RIGHT OF INGRESS AND EGRESS WITH RIGHTS TO INSTALL AND MAINTAIN FACILITIES FOR POWER, WATER, SEWER, TELEPHONE, TELEVISION AND NATURAL GAS.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS 10th DAY OF July A.D. 2006

JAMES D. THOMPSON
MANAGING MEMBER
T & D MONTAH, L.L.C.

NOTE:

THE USE BY ANY OWNER OF ANY LOT OR PROPERTY SHOWN ON THIS PLAT SHALL NOT INTERFERE WITH THE USE OF ANY UTILITY EASEMENT GRANTED HEREBY.

SURVEYORS CERTIFICATE

I, TERRY W. ABPLANALP, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 157373, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

SEVILLE SUBDIVISION

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

DATE: Nov. 15th, 2006

REGISTERED LAND SURVEYOR 157373 TERRY W. ABPLANALP STATE OF UTAH

TERRY W. ABPLANALP CERTIFICATE # 157373
51 N. 1000 W. #2
HURRICANE, UTAH 84737

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°51'32" EAST, 1341.78 FEET AND NORTH 0°01'08" WEST, 291.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 34 TOWNSHIP 41 SOUTH RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EAST LINE OF LOT 1, BLOCK 13, HURRICANE FIELD SURVEY; AND RUNNING THENCE NORTH 89°51'20" WEST, 662.63 FEET TO A POINT ON THE WEST LINE OF LOT 2 BLOCK 13, HURRICANE FIELD SURVEY; THENCE NORTH 0°00'33" WEST ALONG SAID LOT LINE, 790.95 FEET; THENCE SOUTH 87°34'04" EAST, 331.55 FEET; THENCE SOUTH 52°47'26" EAST, 416.02 FEET; THENCE SOUTH 0°01'08" EAST, 526.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.926 ACRES.

TOGETHER WITH A 25 FOOT WIDE STRIP OF LAND FOR PURPOSES OF WIDENING 900 WEST STREET FROM 33 FEET TO 58 FEET WIDE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°51'32" EAST, 1374.78 FEET ALONG THE SECTION LINE AND NORTH 0°01'08" WEST, 29.04 FEET FROM THE SOUTHWEST CORNER OF SECTION 34 TOWNSHIP 41 SOUTH RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 14, HURRICANE FIELD SURVEY AND RUNNING THENCE
NORTH 0°01'08" WEST, 705.53 FEET ALONG WEST LINE OF SAID LOT 4; THENCE NORTH 89°58'52" EAST, 25.00 FEET; THENCE SOUTH 0°01'08" EAST, 705.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE NORTH 89°51'32" WEST, 25.00 FEET; TO THE POINT OF BEGINNING.
CONTAINING 0.40 ACRES.

ACKNOWLEDGMENT

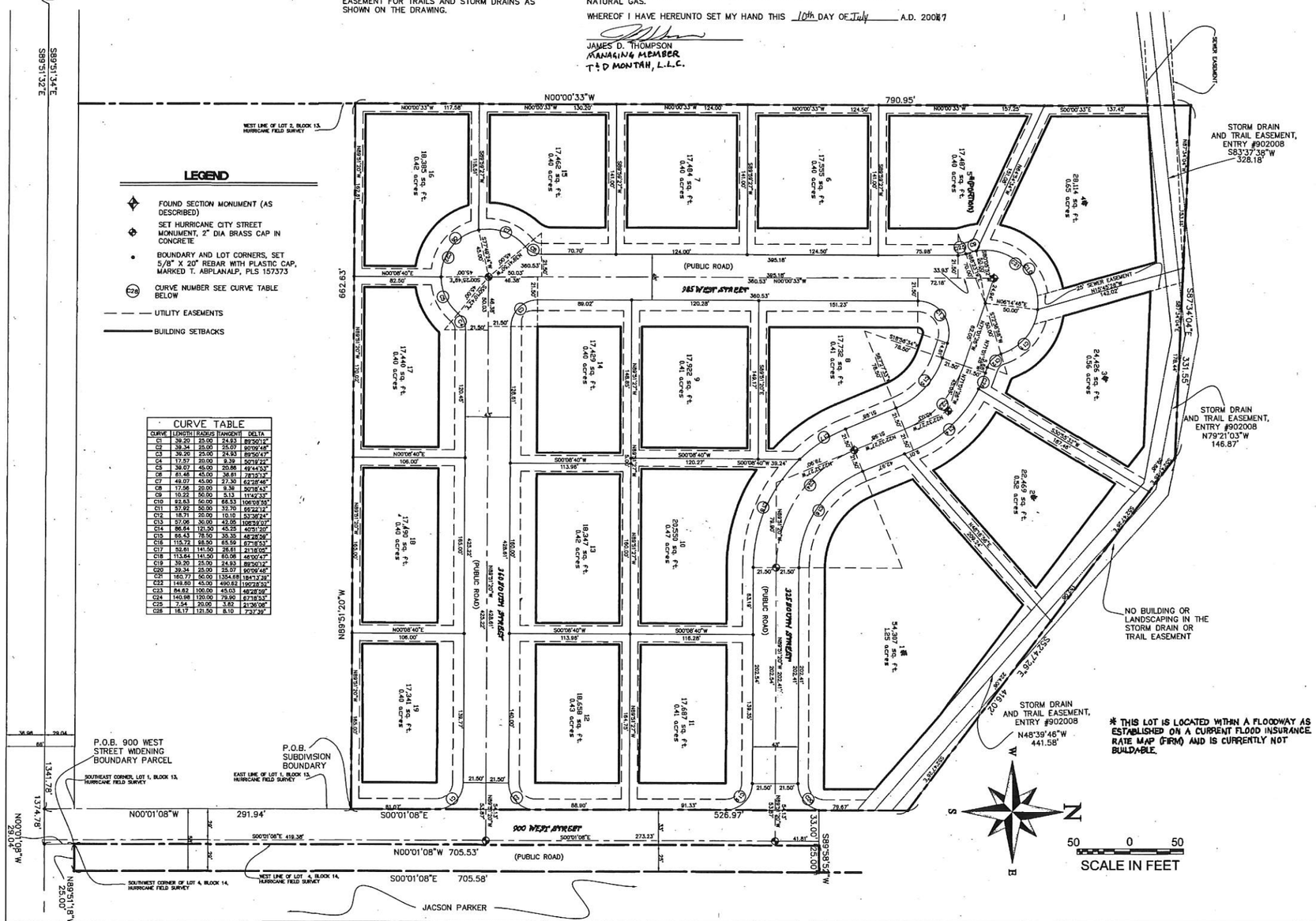
STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS 10th DAY OF July A.D. 2006 7
JAMES D. THOMPSON Managing Member T&D Montah, L.L.C
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHINGTON, IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED

Deeona L. Cox
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

MY COMMISSION EXPIRES: 2-16-09

NOTARY PUBLIC DEEONA L COX 147 N 870 W Hurricane, UT 84737 MY COMM EXP. 02/16/09 STATE OF UTAH



LEGEND

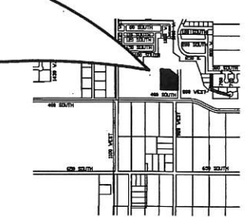
- FOUND SECTION MONUMENT (AS DESCRIBED)
- SET HURRICANE CITY STREET MONUMENT, 2" DIA BRASS CAP IN CONCRETE
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED T. ABPLANALP, PLS 157373
- (C26) CURVE NUMBER SEE CURVE TABLE BELOW
- UTILITY EASEMENTS
- BUILDING SETBACKS

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	39.20	25.00	24.93	89°50'12"
C2	39.34	25.00	25.07	90°09'48"
C3	39.20	25.00	24.93	89°50'47"
C4	17.57	20.00	9.39	50°19'22"
C5	39.07	45.00	20.66	49°44'53"
C6	61.46	45.00	38.61	78°15'13"
C7	49.07	45.00	27.30	62°28'46"
C8	17.58	20.00	9.38	50°18'43"
C9	10.22	50.00	5.13	11°42'37"
C10	92.63	50.00	66.33	106°08'59"
C11	57.92	50.00	32.70	66°22'12"
C12	18.71	20.00	10.10	53°36'24"
C13	57.06	30.00	42.05	108°39'07"
C14	86.64	121.50	45.25	40°51'20"
C15	66.43	78.50	35.35	48°28'09"
C16	115.72	68.50	65.59	67°18'53"
C17	52.61	141.50	26.61	21°18'05"
C18	113.64	141.50	60.08	46°00'47"
C19	39.20	25.00	24.93	89°50'12"
C20	39.34	25.00	25.07	90°09'48"
C21	160.77	50.00	1354.68	184°13'39"
C22	148.60	45.00	490.82	189°28'32"
C23	84.82	100.00	45.03	48°26'59"
C24	140.98	120.00	79.90	67°18'53"
C25	7.54	20.00	3.82	21°36'06"
C26	16.17	121.50	8.10	7°37'39"

* THIS LOT IS LOCATED WITHIN A FLOODWAY AS ESTABLISHED ON A CURRENT FLOOD INSURANCE RATE MAP (FIRM) AND IS CURRENTLY NOT BUILDABLE.

PROJECT LOCATION



FLOOD HAZARD NOTE:

THE LOTS IN THIS SUBDIVISION ARE LOCATED IN THE VICINITY OF GOULDS WASH AND MAY BE SUBJECT TO FLOODING

SEVILLE SUBDIVISION

LOCATED IN THE SW.1/4 OF SECTION 34, T 41S, R13W, S.L.B. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SEE DOC # 20200068668 FILE # 4492
REGARDING SEVILLE SUBDIVISION
AMENDING LOT 1

C:\Land Projects 3\Goulds Haven Final Plat\SEVILLE 11-13-06.dwg, 11/13/2006 2:18:34 PM

ASH CREEK SPECIAL SERVICES DICTRICT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Between lots 3+4 only lot 4 - owners are not allowed to build anything - fences - sheds - bldgs - trees on this easement.

Nov. 22-06 DATE — Darwin Kall ACSSD SUPERINTENDENT

PLANNING COMMISSION APPROVAL

ON THIS 16th DAY OF November A.D. 2006, THE PLANNING COMMISSION OF THE CITY OF HURRICANE REVIEWED THE ABOVE "SEVILLE SUBDIVISION" AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF HURRICANE CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF HURRICANE, UTAH.

Margaret Pamela Humphries
PLANNING COMMISSION CHAIRMAN

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

11/16/06 DATE — Brent E. Gardner CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 18th DAY OF July A.D. 2007

Gary C. Dunn
CITY ATTORNEY

ACCEPTANCE

PRESENTED TO THE HURRICANE CITY COUNCIL THIS 16th DAY OF November A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.

Carla R. Sorensen
ATTEST: CITY RECORDER
CITY OF HURRICANE, UTAH

Thomas A. Kirschi
MAYOR
CITY OF HURRICANE, UTAH

RECORDED

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:
DOC # 20070037266
Washington County Page 1 of 1
DATE
FEE $
COUNTY RECORDER

FILE NAME:	
SHEET NO.	1 OF 1
SCALE 1"=50'	DRAWN BY: SVT
CHECKED BY:	TWA

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-04
Receipt No. 8-156718

Name: Chris Wyler **Telephone:** 435-467-2216

Address: 444 E Tabernacle Bld B Ste 201, St George, UT 84770 **Fax No.**

Email: wyltile@gmail.com **Agent Email:** bwalker@civilscience.com

Agent (If Applicable): Civil Science **Telephone:** 435-668-4023

Address/Location of Subject Property: 5200 West 2500 South Pecan Valley

Tax ID of Subject Property: H-PEV-3 **Number of Lots:** NA (roadway amend)

Subdivision Name: Pecan Valley **Phase:** 3

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).

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-AFP-04
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Civil Science
Request:	Approval of an Amended Final Plat
Location:	5200 W 2500 S
Zoning:	RR
General Plan Map:	Planned Community

Discussion: The applicant has applied to amend the final plat for Pecan Valley Resort Phase 3 to change some of the roadway alignments in order to fit with their planned future phases. The roadway was shortened from 1250" to about 950"

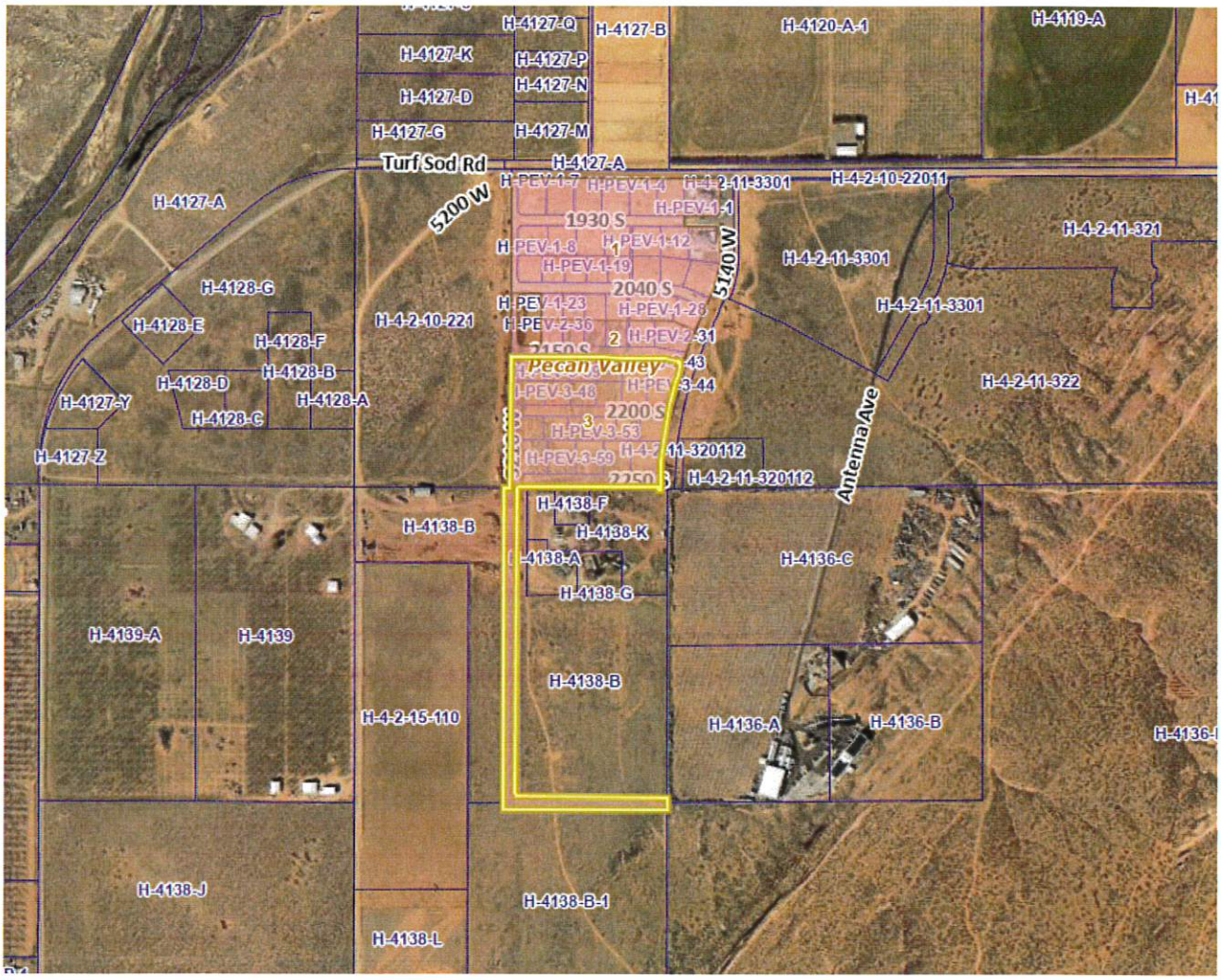
JUC Comments

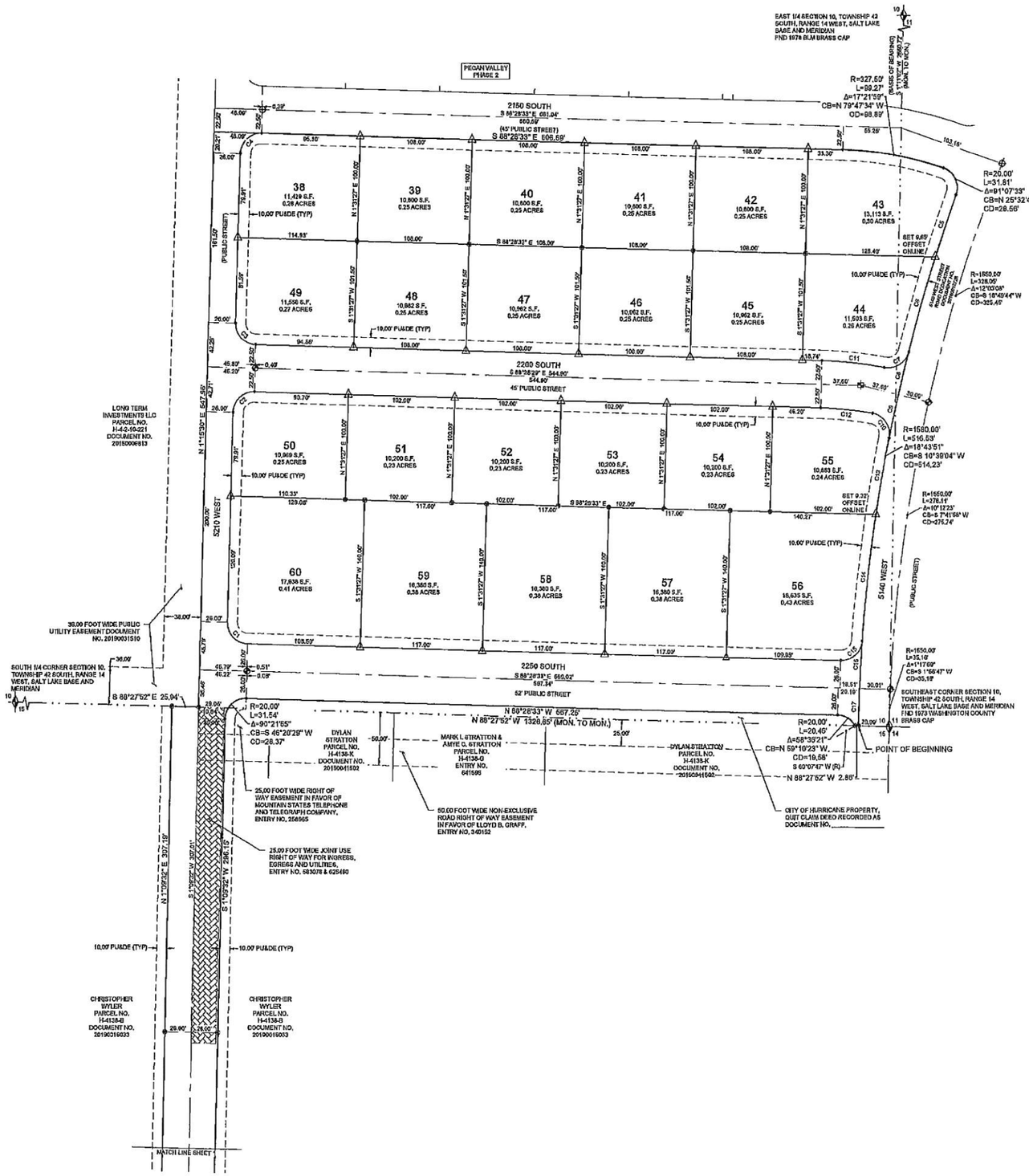
1. **Power:** Dixie Power area. No representative was present at JUC but they will need to sign off on any change to the construction drawings
2. **Water:** No issues, may need to check that this will not mess with current water line alignment
3. **Streets:** No issues
4. **Sewer:** No improvements have been completed to this section
5. **Engineering:** Need to check and compare this to the original

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. 2520 S as indicated on the plat is almost certainly a different numbered roadway now

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.





DRAFT COPY FOR REVIEW

PROFESSIONAL LAND SURVEYOR TRAVIS W. SANDERS STATE OF UTAH

CURVE TABLE					
CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.32	20.00	89°49'04"	S 45°36'31" E	28.22'
C2	31.51	20.00	90°15'56"	S 48°23'29" W	28.35'
C3	31.32	20.00	89°49'04"	S 45°36'31" E	28.22'
C4	31.51	20.00	90°15'56"	S 48°23'29" W	28.35'
C5	62.49	1580.00	2°15'56"	S 16°53'01" W	62.49'
C6	94.14	1580.00	3°24'49"	S 16°03'37" W	94.12'
C7	30.20	20.00	86°30'25"	N 57°39'29" E	27.41'
C8	41.76	1580.00	1°30'56"	S 13°34'45" W	41.76'
C9	42.22	1580.00	1°31'52"	S 12°03'21" W	42.22'
C10	31.76	20.00	90°59'29"	N 54°12'20" W	28.53'
C11	60.59	372.53	9°19'11"	N 83°45'58" W	60.52'
C12	50.16	337.53	8°30'29"	N 84°05'16" W	50.11'
C13	73.81	1580.00	2°40'36"	S 8°57'07" W	73.81'
C14	121.41	1550.00	4°24'10"	S 8°24'44" W	121.38'
C15	30.48	20.00	87°16'47"	N 47°52'03" E	27.61'
C16	45.09	1550.00	1°38'98"	S 3°27'35" W	45.09'
C17	35.56	1550.00	1°17'29"	S 1°55'51" W	35.56'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT, NOTHING SET.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- PUBLIC TRAIL / RIGHT OF WAY

0 50 25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

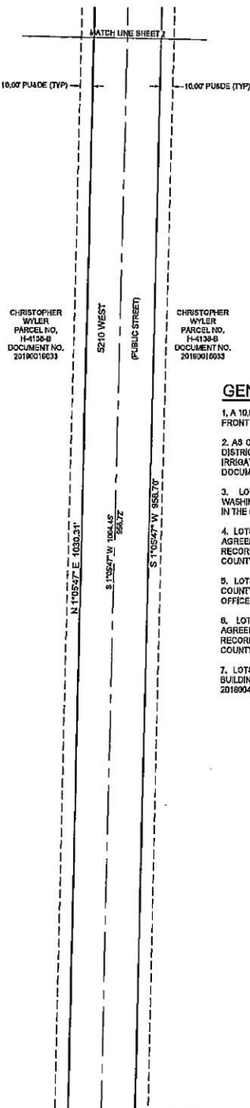
PECAN VALLEY PHASE 3 AMENDED

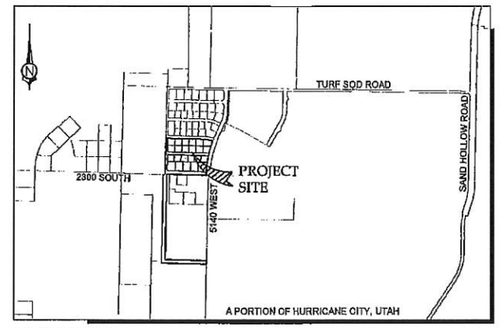
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PECAN VALLEY PHASE 3 AMENDED
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ.#: FF20177
DRAWN BY: PJW
DATE: 3-10-2022
CHECKED BY: TWS
SCALE OF SHEET HOR. SCALE: 1" = 50'
SHEET 2 OF 2





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

3. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

4. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED JULY 5, 2016 AS ENTRY NO. 20160023605, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

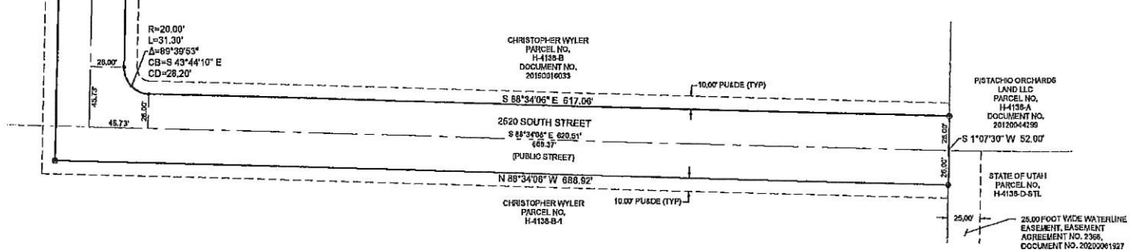
5. LOTS 41-49 AND 53-57 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

6. LOTS 41-49 AND 53-57 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED OCTOBER 2, 2018 AS ENTRY NO. 20180038902, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

7. LOTS 38-60 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.

AMENDMENT NOTE

THE ALIGNMENT OF 5210 WEST STREET SOUTH OF 2250 SOUTH STREET HAS BEEN ADJUSTED TO BEST FIT FUTURE PHASES, NO OTHER CHANGES WERE MADE OR INTENDED WITH THIS AMENDMENT.



SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9461170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PECAN VALLEY PHASE 3 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR — TRAVIS W. SANDERS — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°27'52" W 29.99 FEET ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE N 88°27'52" W 2.86 FEET CONTINUING ALONG SAID SOUTH LINE, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 60°07'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.48 FEET THROUGH A CENTRAL ANGLE OF 58°30'21"; THENCE N 88°28'33" W 567.28 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.54 FEET THROUGH A CENTRAL ANGLE OF 90°21'55"; THENCE S 1°09'32" W 296.15 FEET; THENCE S 1°05'47" W 958.70 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.30 FEET THROUGH A CENTRAL ANGLE OF 89°39'53"; THENCE S 88°34'06" E 617.06 FEET, TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 1°07'30" W 52.00 FEET ALONG SAID LINE; THENCE N 88°34'06" W 688.92 FEET; THENCE N 1°05'47" E 1030.31 FEET; THENCE N 1°09'32" E 307.19 FEET, TO A POINT ON THE SAID SOUTH LINE OF SAID SECTION 10; THENCE S 88°27'52" E 20.84 FEET ALONG SAID LINE, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150006813, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°19'30" E 547.96 FEET, TO THE SOUTHWEST CORNER OF PECAN VALLEY PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°28'33" E 606.69 FEET, TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO A POINT ON A 1580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF 5140 WEST STREET AS DESCRIBED ON ROAD DEDICATION AS RECORDED IN DOCUMENT NO. 20160012726 IN SAID OFFICE OF THE RECORDER; THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 516.63 FEET THROUGH A CENTRAL ANGLE OF 18°43'51", TO THE POINT OF BEGINNING.

CONTAINING 460,951 SQ FT OR 10.58 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 3 AMENDED

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 LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____ RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20__ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

PECAN VALLEY HOLDINGS, LLC
(LIMITED LIABILITY COMPANY)

MANAGING MEMBER: CHRISTOPHER WYLER

CITY OF HURRICANE
(MUNICIPAL CORPORATION)

MAYOR: NANETTE BILLINGS

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF PECAN VALLEY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF PECAN VALLEY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER:
NOTARY PUBLIC FULL NAME: — MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, CITY OF HURRICANE, A MUNICIPAL CORPORATION, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MAYOR OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER:
NOTARY PUBLIC FULL NAME: — MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

PECAN VALLEY PHASE 3 AMENDED

LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20___	APPROVED AS TO FORM, THIS THE ___ DAY OF _____, A.D. 20___	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER HURRICANE UTAH — JOHN W. BRAMALL MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PECAN VALLEY PHASE 3 AMENDED
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177
DRAWN BY: PJW
DATE: 3-10-2022
CHECKED BY: TWS
SCALE OF SHEET HOR.SCALE: 1" = 50'
SHEET 1 OF 2

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-12
Receipt No. 156712

Name: SKRE **Telephone:** 435-229-1671

Address: 268 W. State St. **Fax No.** _____

Email: mike@skregear.com **Agent Email:** _____

Agent (If Applicable): Karl Rassmussen **Telephone:** 4

Address/Location of Subject Property: 2545 West 100 South, Hurricane

Tax ID of Subject Property: H-3-1-32-2301 **Zone District:** HC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 2

Highway Commercial ⇒ As Is.

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.

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-08
Receipt No. 815671

Name: SKRE **Telephone:** 435-229-1674

Address: 268 W. State St. **Fax No.** _____

Agent (If applicable): ~~mike@skregear.com~~ Karl Rasmussen **Agent's Phone:** 435-680-0816

Email: karl@pve-eng.com **Agent Email:** mike@skregear.com

Address/Location of Subject Property: 2545 W. 100 South Hurricane

Tax ID of Subject Property: H-3-1-32-2304 **Zone District:** HC

Proposed Use: (Describe, use extra sheet if necessary) Retail / OFFICE / warehouse

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;
- NA Location of open space when applicable;
- ✓ Proposed access to the property and traffic circulation patterns;
- ✓ Adjoining properties and uses:
- NA 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

NA 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: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-PSP-08 2022-PP-12
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	SKRE
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan and Preliminary Plat
Location:	2545 W 60 S
Zoning:	HC
General Plan Map:	General Commercial

Discussion:
The applicant has filed a preliminary site plan and preliminary plat for SKRE Commercial. The applicant had previously come in for a preliminary site plan for a site within the Sand Hollow Gateway PID area, but has now submitted for this parcel. SKRE currently has an operation along State Street in downtown Hurricane and is looking to expand its hunting apparel operation. A previous preliminary plat was approved on this site in 2005 that is no longer valid but this plat and site plan line up with it pretty well. The property owner also submitted a lot split for this property which would accomplish the same task as this preliminary plat. This lot split is included in this packet however staff believes the preliminary plat is the more appropriate avenue at this time.

JUC Comments
The following items will need to be addressed:

1. **Power:** No problems, may need upgrades for second lot
2. **Water:** Line is in the road, may need an easement for access
3. **Street:** Improvements along SR-9
4. **Sewer:** Private sewer agreement. Will need a new lateral and an interceptor depending on use
5. **Engineering:** Need to check if there's cross access here. Need to plan for drainage. May need easements for utilities and access. Check setbacks
6. **Fire:** Fire code analysis for buildings. Need fire walls

7. **Phone:** Need to see if there are lines along SR-9
8. **Gas**: No comments
9. **WCWCD**: No comments

Staff Comments: Preliminary Site Plan

1. The proposed use is a mix of retail shops, office space, and warehouses all of which is permitted under Highway Commercial zoning.
2. Setbacks: All setbacks are met with the site plan.
3. The lot is currently not subdivided. A preliminary plat was submitted but was never recorded over 15 years ago. It appears to have always been the intention of the property owner to subdivide these lots but it was never accomplished for one reason or another
4. The road to the south (83 S) is a private road that will provide access and a connection point between 2600 W and 2500 W. If easements for access and utilities have not already been provided to the city then they will be required at this phase.
5. Parking: Per their provided parking plan 61 stalls are required and 63 stalls are provided.
6. For the final site plan, the applicant will need to review and follow all standards of Hurricane City Code 10-33-5: Site Plan Design; including outdoor lighting, landscaping, trash and refuse collections, etc.
7. The applicant will need to submit full construction drawings to the City and have full approval by the Joint Utility Committee.
8. *A preliminary site plan is not intended to permit actual development of property pursuant to such 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. (HCC 10-7-10(D)(2)(b)).*

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

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

March 10, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: SKRE Commercial

Stephen,

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

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

Sincerely,

Gary Wilcox
Inspections Department
Ash Creek Special Service District

LOT SPLITS

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-LS-01
Receipt No. 8.156389

APPLICATION & SUBMITTAL CHECKLIST

Owner(s) Name: HIGHPOINTE HOMES LLC **Telephone:** 435-703-4007

Address: _____ **Fax No.** _____

Agent (If applicable) KENDRICK ROGERS **Agent's Phone:** 435-703-4007

Address of Subject Property: _____

Tax ID of Subject Property: H-3-1-32-2306 **Zone District** _____

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

This application shall be accompanied by the following:

✓ 1. A plat drawn to scale (typically one inch equals 50 feet or larger) on an 8 1/2 x 11 inch sheet. Larger if needed to show reasonable detail.

✓ 2. The plat to show the following detail:
- ✓ Scale, north point
- ✓ Streets and the right of way width
- ✓ Dimensions of proposed lots
- ✓ Location of all buildings and distances from resulting lot lines
- ✓ The location of any significant natural features (creeks, washes, cliffs, etc.)
- ✓ The name, address and phone number of the person or firm who prepared the plat

✓ 3. Legal description of each of the resulting parcels.

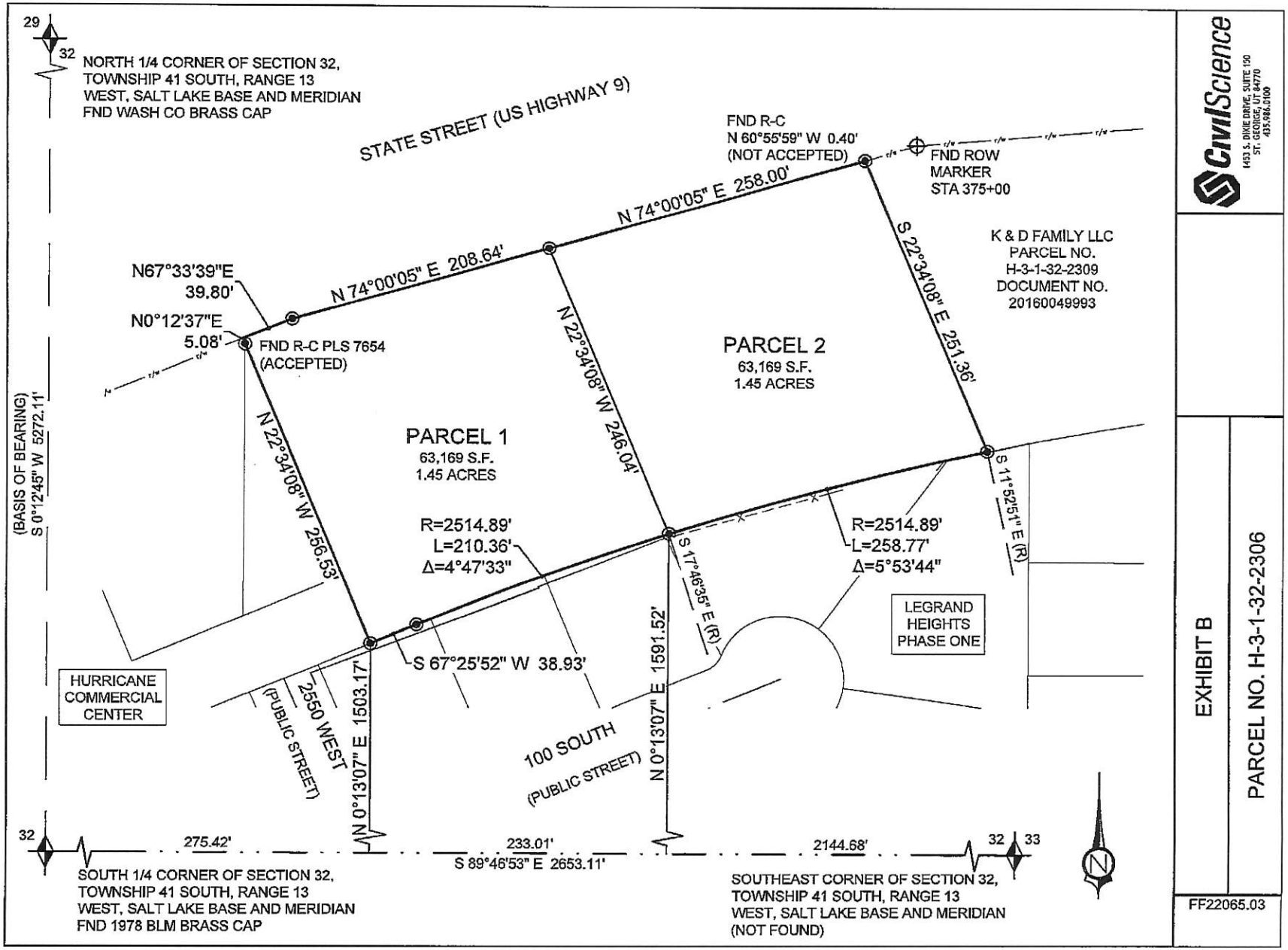
✓ 4. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the lot split verifying that all taxes or special assessments payable on all property within the limits of the lot split are paid in full

Note: It is important that all applicable information noted above is submitted with the application.

****

(Office Use Only)
Date Received: 3/7/22 Received by: Brienna Spencer

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

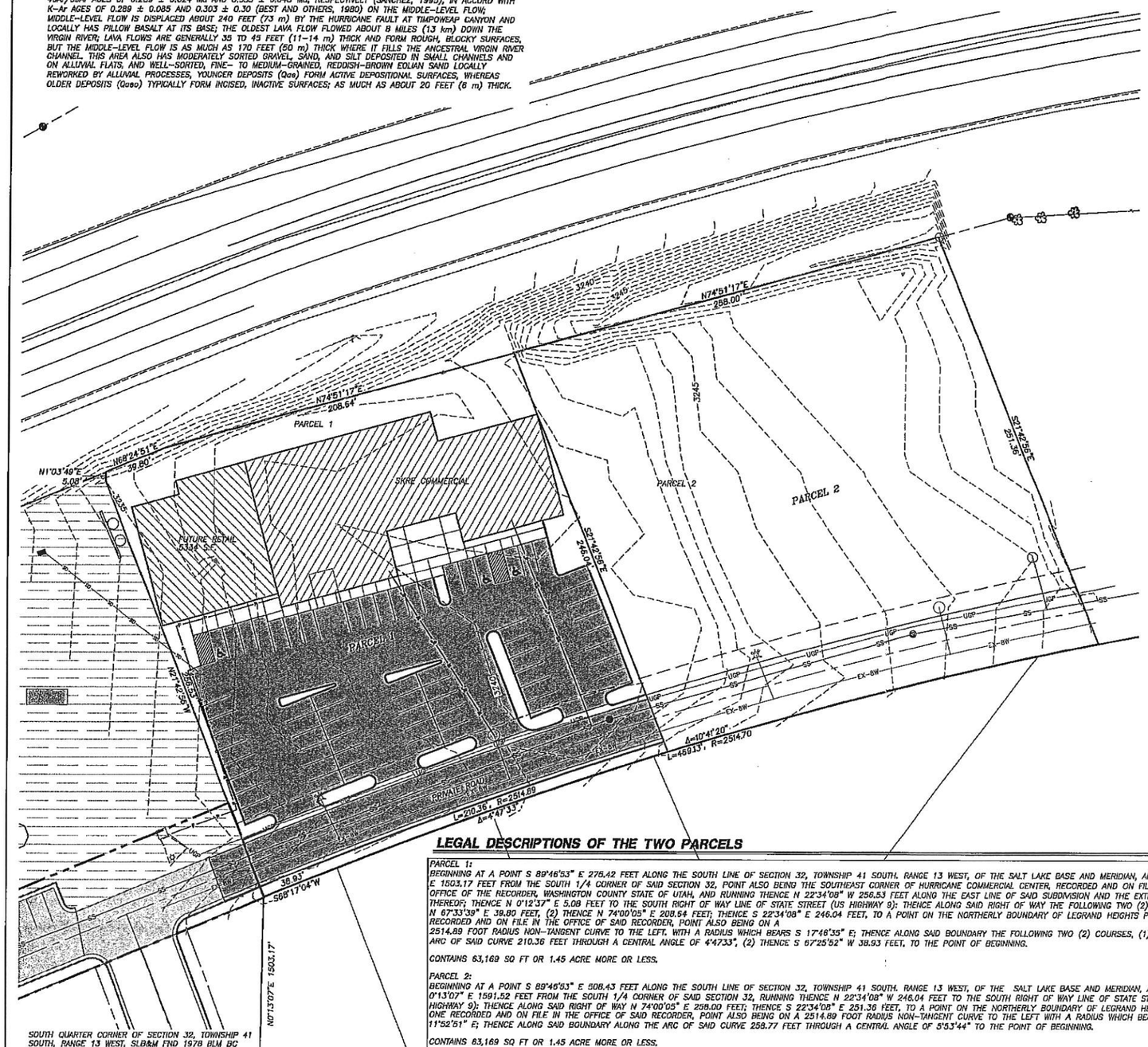

29
32
NORTH 1/4 CORNER OF SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE BASE AND MERIDIAN
FND WASH CO BRASS CAP
STATE STREET (US HIGHWAY 9)
FND R-C
N 60°55'59" W 0.40'
(NOT ACCEPTED)
FND ROW
MARKER
STA 375+00
N 74°00'05" E 258.00'
N 74°00'05" E 208.64'
S 22°34'08" E 251.36'
K & D FAMILY LLC
PARCEL NO.
H-3-1-32-2309
DOCUMENT NO.
20160049993
N67°33'39"E
39.80'
N0°12'37"E
5.08'
FND R-C PLS 7654
(ACCEPTED)
N 22°34'08" W 246.04'
PARCEL 2
63,169 S.F.
1.45 ACRES
(BASIS OF BEARING)
S 0°12'45" W 5272.11'
N 22°34'08" W 256.53'
PARCEL 1
63,169 S.F.
1.45 ACRES
S 11°52'51" E (R)
R=2514.89'
L=210.36'
Δ=4°47'33"
R=2514.89'
L=258.77'
Δ=5°53'44"
S 17°46'35" E (R)
LEGRAND
HEIGHTS
PHASE ONE
HURRICANE
COMMERCIAL
CENTER
S 67°25'52" W 38.93'
N 0°13'07" E 1503.17'
2550 WEST
(PUBLIC STREET)
100 SOUTH
(PUBLIC STREET)
N 0°13'07" E 1591.52'
32
275.42'
233.01'
2144.68'
32
33
S 89°46'53" E 2653.11'
SOUTH 1/4 CORNER OF SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE BASE AND MERIDIAN
FND 1978 BLM BRASS CAP
SOUTHEAST CORNER OF SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE BASE AND MERIDIAN
(NOT FOUND)
CivilScience
1433 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
EXHIBIT B
PARCEL NO. H-3-1-32-2306
FF22065.03

PRELIMINARY PLAT FOR:
SKRE COMMERCIAL

LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
2545 WEST 60 SOUTH
HURRICANE CITY, WASHINGTON COUNTY, UTAH

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BloK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 43 FEET (11–14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.



SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M FND 1978 BLM BC

S89°46'53"E 275.42

S89°46'53"E 2653.11 (BASIS OF BEARINGS)

SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M (NOT FOUND)

LEGAL DESCRIPTIONS OF THE TWO PARCELS

PARCEL 1:
BEGINNING AT A POINT S 89°46'53" E 275.42 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1503.17 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH, AND RUNNING THENCE N 22°34'08" W 256.53 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF; THENCE N 0°12'37" E 5.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) N 67°33'39" E 39.80 FEET, (2) THENCE N 74°00'05" E 208.64 FEET; THENCE S 22°34'08" E 246.04 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 17°48'35" E; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 210.36 FEET THROUGH A CENTRAL ANGLE OF 4°47'33", (2) THENCE S 67°25'52" W 38.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.

PARCEL 2:
BEGINNING AT A POINT S 89°46'53" E 508.43 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1591.52 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, RUNNING THENCE N 22°34'08" W 246.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY N 74°00'05" E 258.00 FEET; THENCE S 22°34'08" E 251.36 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 11°52'51" E; THENCE ALONG SAID BOUNDARY ALONG THE ARC OF SAID CURVE 258.77 FEET THROUGH A CENTRAL ANGLE OF 5°53'44" TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN
- PROPOSED FENCE
- EXISTING GAS LINE
- PROPOSED CURB & GUTTER
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE

N W E S

30 0 30
SCALE IN FEET

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED; AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL–LOW; MIXED–UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

ADDITIONAL NOTES

ZONING: HIGHWAY COMMERCIAL

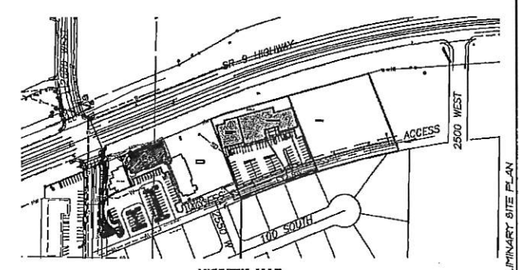
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS LOCATED NORTH AND WEST OF THE PROPERTY.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

THIS IS OUT OF TORTOISE TAKE AREAS.



VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8081
Fax: (866) 482-3072

PRELIMINARY PLAT FOR:
SKRE COMMERCIAL
LOCATED IN SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/8/2022
SCALE: 1"=30'

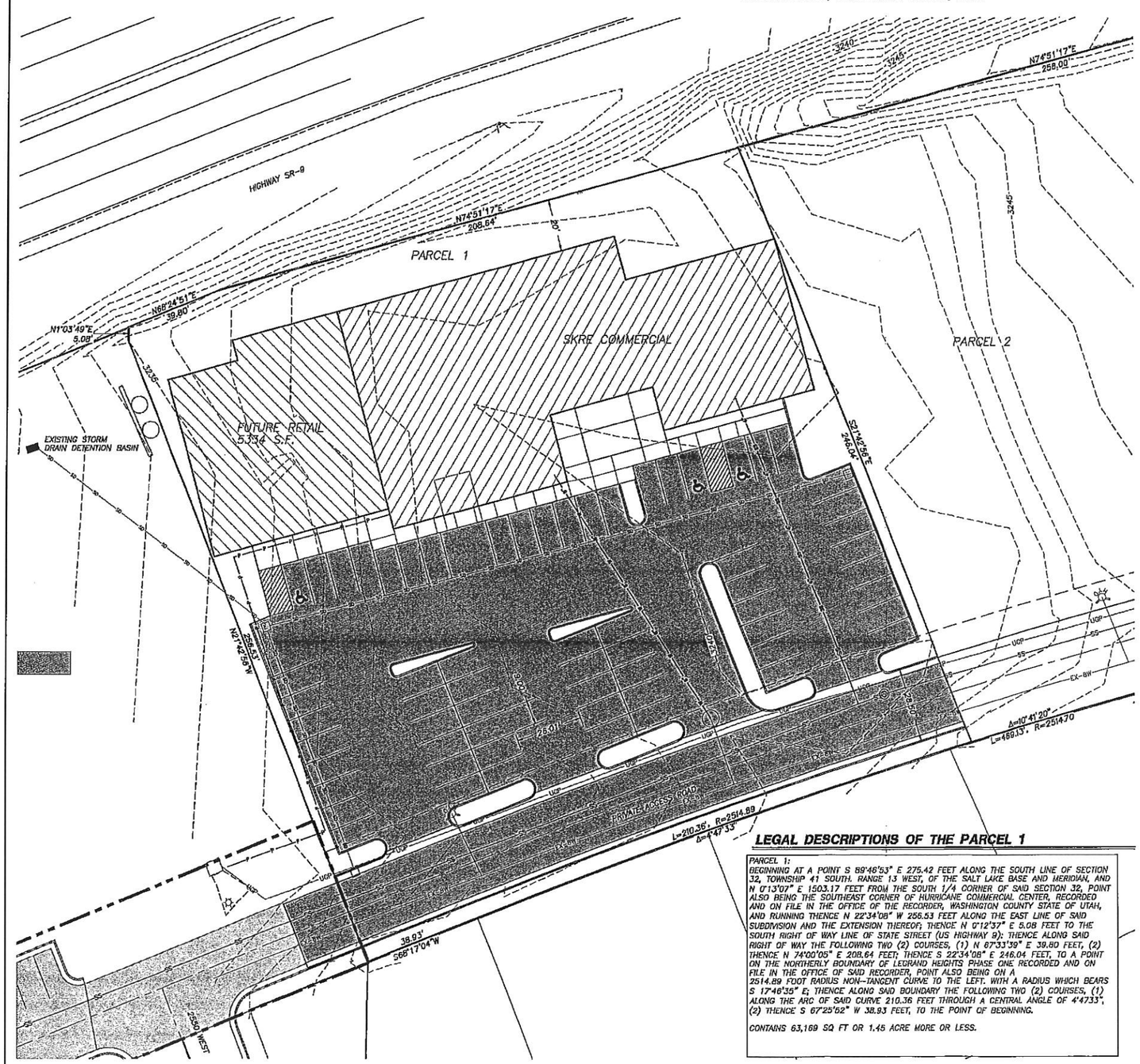
JOB NO.
642-002

SHEET NO.
C2

PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN FOR:
SKRE COMMERCIAL

LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
2545 WEST 60 SOUTH
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- P.U.E. EASEMENTS
- SECTION LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED CURB & GUTTER
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE
- HANDICAP

N
W E
S

20 0 20
SCALE IN FEET

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
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WIND BLOWN SAND	WBSL–LOW; MIXED–UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

ADDITIONAL NOTES

ZONING: HIGHWAY COMMERCIAL

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS LOCATED NORTH AND WEST OF THE PROPERTY.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

PARKING STALLS REQ'D

USE	AREA	DENSITY FACTOR	STALLS
RETAIL	8933	250	35.732
OFFICE	4984	250	19.936
WAREHOUSE	6076	1000	6.076
		TOTAL=>	61.744

TOTAL STALLS PROVIDED= 63

SITE DATA

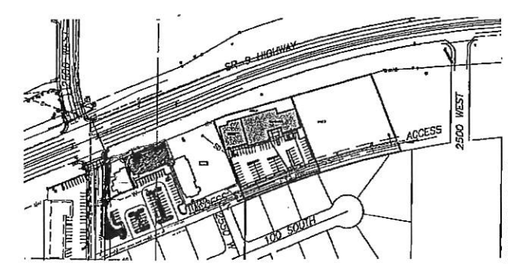
AREA	SQ. FT	ACRES
TOTAL PROPERTY	61,169	1.45
BUILDING AREA	17,633	0.40
TOTAL PARKING AREA	24,000	0.55

ITEM	
TOTAL PARKING STALLS	QUANTITY
LAND USE IS	63
HIGHWAY COMMERCIAL	HC
LANDSCAPE AREA= 10,000 SF	

LEGAL DESCRIPTIONS OF THE PARCEL 1

PARCEL 1:
BEGINNING AT A POINT S 89°46'53" E 275.42 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1503.17 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH, AND RUNNING THENCE N 22°34'08" W 256.53 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF; THENCE N 0°12'37" E 5.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) N 67°33'39" E 39.80 FEET, (2) THENCE N 74°00'05" E 208.64 FEET; THENCE S 22°34'08" E 246.04 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON–TANGENT CURVE TO THE LEFT. WITH A RADIUS WHICH BEARS S 17°46'35" E; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 210.36 FEET THROUGH A CENTRAL ANGLE OF 4°47'33", (2) THENCE S 67°25'52" W 38.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.



VICINITY MAP
N.T.S.

NO	DESCRIPTION	DATE	BY

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
36 South 850 East, Suite 1
Hurricane City, Utah 84737
Phone: (435) 635-2087
Fax: (866) 408-0818

PRELIMINARY SITE PLAN FOR:
SKRE COMMERCIAL
LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/9/2022
SCALE: 1"=20'

JOB NO.
642-003

SHEET NO.
C1

PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-09
Receipt No. 8-156886

Name: Chase Stratton (PM Dev Corp) **Telephone:** 435-773-3666

Address: 42 S 850 W, Hurricane, UT 84737 **Fax No.** _____

Agent (If applicable): Harold Martinez Morales **Agent's Phone:** 801-347 3627

Email: chase.stratton@interstaterock.com **Agent Email:** haroldm@lmntarch.com

Address/Location of Subject Property: 711 W State Street

Tax ID of Subject Property: H-3-1-34-32011 **Zone District:** Highway Comercial

Proposed Use: (Describe, use extra sheet if necessary) Free standing restaurant

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:
- N/A 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

N/A 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: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/30/2022**
Application Number:	2022-PSP-09
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Chase Stratton (PM Dev Corp)
Agent:	Harold Martinez Morales
Request:	Approval of a Preliminary Site Plan
Location:	711 W State St
Zoning:	HC
General Plan Map:	Commercial

Discussion:
The applicant has filed a preliminary site plan for a Del Taco location. They are moving to the location formerly occupied by the Pizza Wagon and as overflow parking for the Rock Place. This is directly to the west of the proposed Scooter's Coffee.

JUC Comments
The following items will need to be addressed:

1. **Power:** Power is in the area. Power lines on north and east lot lines. May need easements for maintenance
2. **Water:** Water meter on property. May need improvements. If improvements are needed it will need to come from the other side of SR-9 which will be expensive. That will depend on the water use data received.
3. **Street:** No comment
4. **Sewer:** Trunk line on north side. Probably need to move the grease trap.
5. **Engineering:** Access shown through city property, there may already be a cross-access agreement with Interstate Rock. Need a drainage plan. Need to anticipate the future widening of SR-9 and a future median which may make their primary access right-in right-out.
6. **Fire:** No comment
7. **Phone:** No comment
8. **Gas**: No comment

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 25 parking spots which meet this code for a 2,417 sq ft building. They will need to provide a minimum of one ADA Van Parking area.

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. The site plan shows an awning in the front of the building over the drive through window. This awning is within the setback area and is attached to the preliminary building. Based on the Hurricane City Code,

Buildable area means the area of a lot within front, rear and side yard setback lines where a main building may be constructed.

Building means a permanently located structure having a roof supported by columns or walls for the shelter, housing, or enclosure of any person, animal, article, or chattel.

Sec. 10-37-12. - Lots and yards.

F. Setback measurement. The depth of a required yard abutting a street shall be measured from the lot line except as set forth below:

1. In blocks where more than 50 percent of the buildable lots have main buildings which do not meet the current front yard setback of the zone where the block is located, the minimum front yard requirement for new construction shall be equal to the average existing front yard size on the block. In no case shall a front yard of more than 30 feet be required.

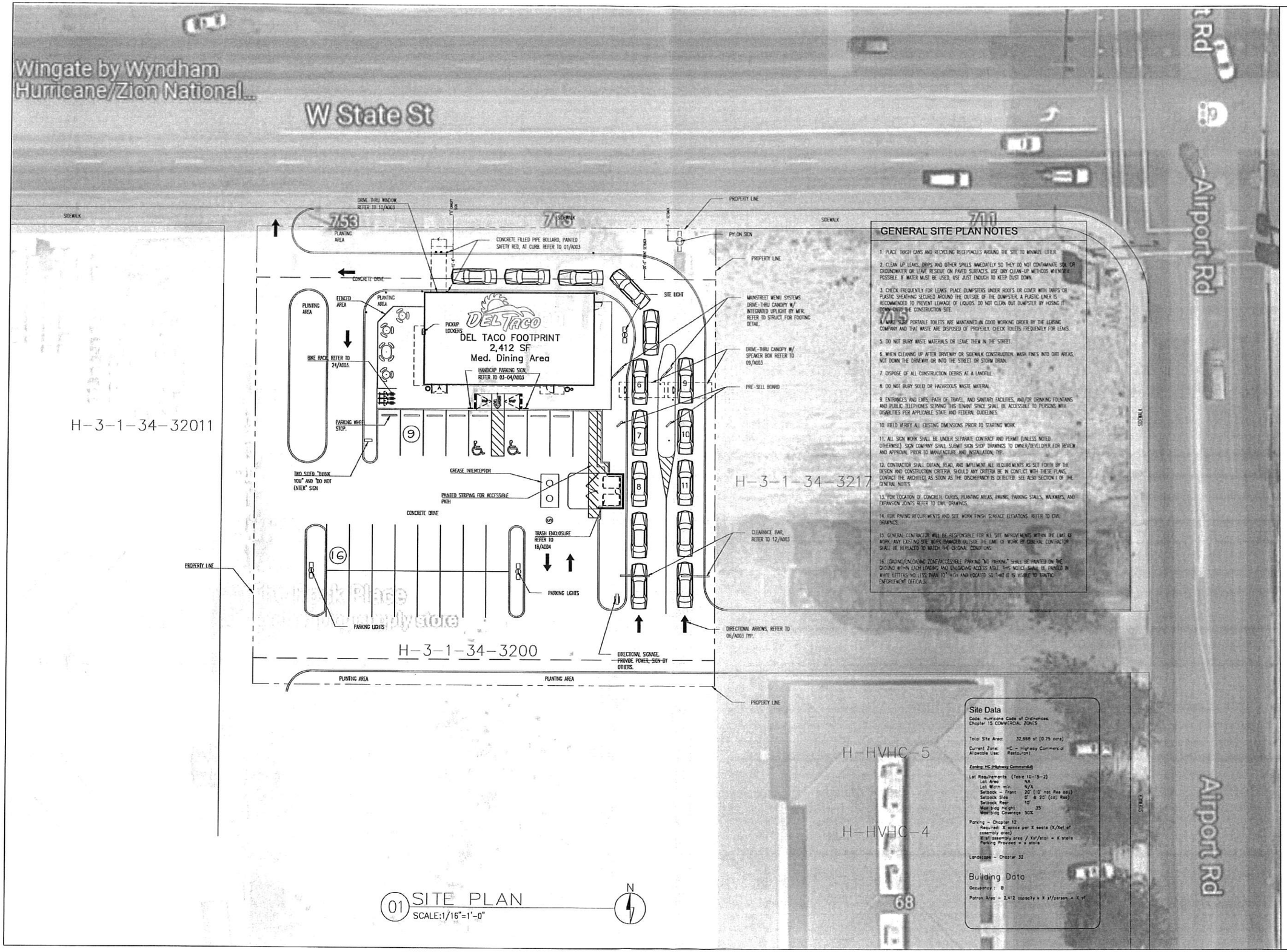
2. On lots with frontage on the curve of a cul-de-sac or "knuckle" street the front setback may be measured from a straight line drawn joining the front corners of the lot. In no case may the living area be any closer than 15 feet from the back of sidewalk or the garage be any closer than 20 feet from the back of sidewalk.

Based on these items, staff does not believe this awning complies with Hurricane City setback standards.

5. Access: The site plan proposes that the primary access be off SR-9 where the access is currently located. They are proposing a secondary access through the city-owned property to the east. Staff would recommend that the City negotiate with the property owner for a cross-access and to provide secondary access for the Scooter's Coffee location with some form of shared maintenance agreement.
6. Any potential subdivisions for the southern part of this property will have to go through the subdivision process as described in Hurricane City Code
7. There is a current access between this lot and the lot located just east. Scooters Coffee's preliminary site plan maintains that access. Del Taco is proposing to place a curb along the current access location. Staff believes this needs to be resolved by both property owners before construction drawings for either could be approved. Staff does not know of any formal cross-access agreement between the two properties.

8. The lot is flat and the staff does not have any concerns about slopes on the property.
9. *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.



GENERAL SITE PLAN NOTES

1. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE TO MINIMIZE LITTER.
2. CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUNDWATER OR LEAVE RESIDUE ON PAVED SURFACES. USE DRY CLEAN-UP METHODS WHENEVER POSSIBLE. IF WATER MUST BE USED, USE JUST ENOUGH TO KEEP DUST DOWN.
3. CHECK FREQUENTLY FOR LEAKS. PLACE DUMPSTERS UNDER ROOFS OR COVER WITH TARPS OR PLASTIC SHEATHING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. A PLASTIC LINER IS RECOMMENDED TO PREVENT LEAKAGE OF LIQUIDS. DO NOT CLEAN OUT DUMPSTER BY HOSING IT DOWN ON THE CONSTRUCTION SITE.
4. MAKE SURE PORTABLE TOILETS ARE MAINTAINED IN GOOD WORKING ORDER BY THE LEASING COMPANY AND THAT WASTE ARE DISPOSED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.
5. DO NOT BURY WASTE MATERIALS OR LEAVE THEM IN THE STREET.
6. WHEN CLEANING UP AFTER DRIVEWAY OR SIDEWALK CONSTRUCTION, WASH FINES INTO DIRT AREAS, NOT DOWN THE DRIVEWAY OR INTO THE STREET OR STORM DRAIN.
7. DISPOSE OF ALL CONSTRUCTION DEBRIS AT A LANDFILL.
8. DO NOT BURY SOLID OR HAZARDOUS WASTE MATERIAL.
9. ENTRANCES AND EXITS, PATH OF TRAVEL, AND SANITARY FACILITIES, AND/OR DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THIS TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES PER APPLICABLE STATE AND FEDERAL GUIDELINES.
10. FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO STARTING WORK.
11. ALL SIGN WORK SHALL BE UNDER SEPARATE CONTRACT AND PERMIT (UNLESS NOTED OTHERWISE). SIGN COMPANY SHALL SUBMIT SIGN SHOP DRAWINGS TO OWNER/DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION, TYP.
12. CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED. SEE ALSO SECTION I OF THE GENERAL NOTES.
13. FOR LOCATION OF CONCRETE CURBS, PLANTING AREAS, PAVING, PARKING STALLS, WALKWAYS, AND EXPANSION JOINTS REFER TO CIVIL DRAWINGS.
14. FOR PAVING REQUIREMENTS AND SITE WORK FINISH SURFACE ELEVATIONS, REFER TO CIVIL DRAWINGS.
15. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL SITE IMPROVEMENTS WITHIN THE LIMIT OF WORK. ANY EXISTING SITE WORK DAMAGED OUTSIDE THE LIMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPAIRED TO MATCH THE ORIGINAL CONDITIONS.
16. LOADING/UNLOADING ZONE/ACCESSIBLE PARKING "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN BLACK LETTERS NO LESS THAN 12" HIGH AND REQUIRED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

Site Data

Code: Hurricane Code of Ordinances
Chapter 15 COMMERCIAL ZONES

Total Site Area: 32,688 sf (0.75 acre)

Current Zone: HC - Highway Commercial
Allowable Use: Restaurant

Zoning: HC (Highway Commercial)

Lot Requirements (Table 10-15-2)
- Lot Area: NA
- Lot Width min.: N/A
- Setback - Front: 20' (10' not Res adj)
- Setback Side: 0' & 20' (adj Res)
- Setback Rear: 10'
- Max bldg Height: 35'
- Max bldg Coverage: 50%

Parking - Chapter 12
- Required: X space per X seats (X/Xsf of assembly area)
- X(sf assembly area / Xsf/stall = X stalls
- Parking Provided = x stalls

Landscape - Chapter 32

Building Data

Occupancy: B

Patron Area - 2,412 capacity x X sf/person = X sf

01 SITE PLAN
SCALE:1/16"=1'-0"

N

LMnt ARCHITECTURE

Architecture
Landscape Architecture
Interior Designers
LEED Consulting

9972 South 700 East Suite 203
Sandy, Utah 84070
ph. 801.587.3911
www.lmntarch.com

The designs shown and described within these documents, including all technical drawings, graphic representation & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.

SEAL:

DEL TACO

project:
Del Taco Restaurant
STORE #---
HURRICANE, UT

data:
project no: 22013

date: 03 / 07 / 22

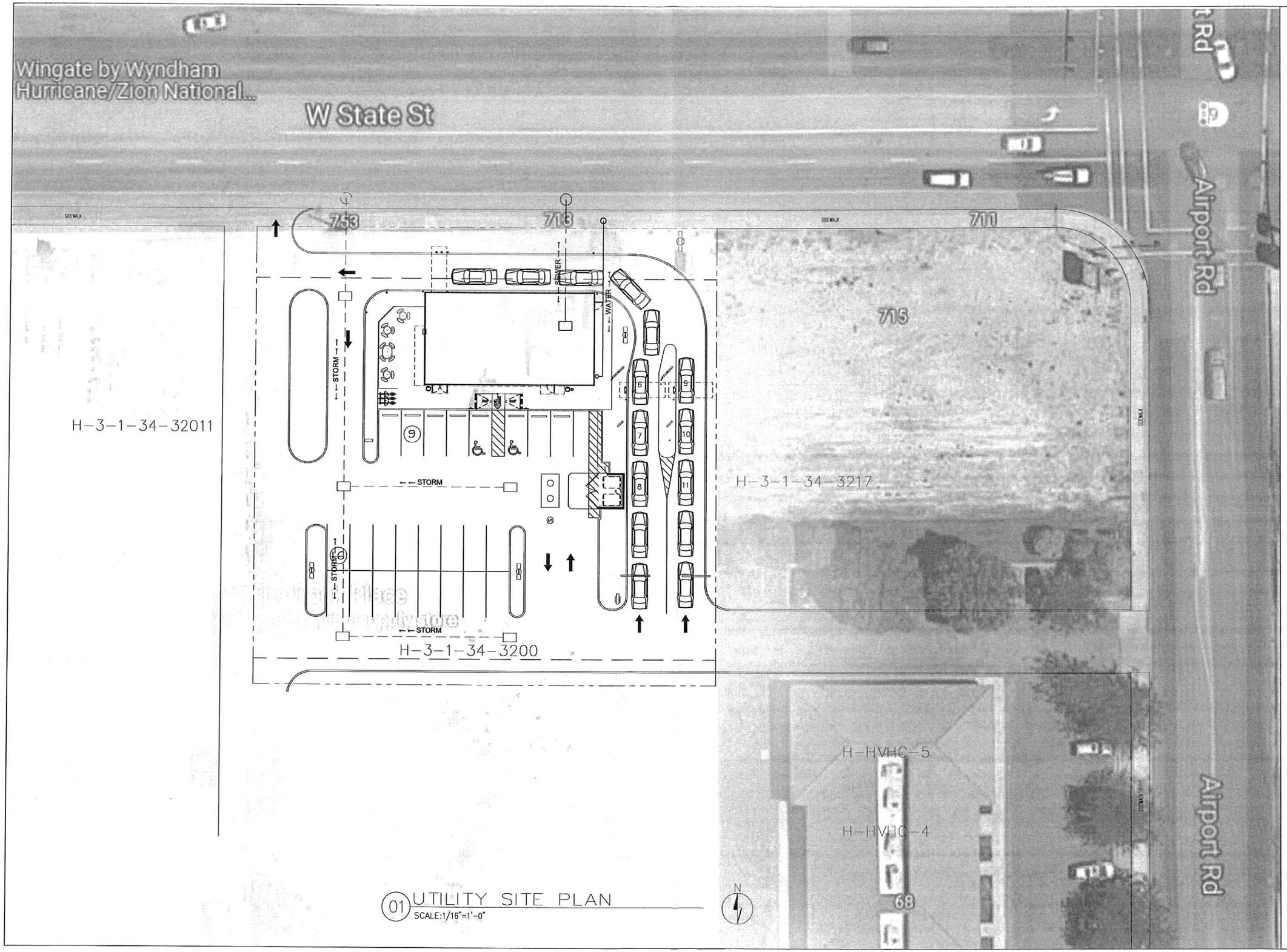
revisions:

CONST. SET

drawn by: BL
checked by: BL

sheet:
ARCHITECTURAL SITE PLAN

A002



01 UTILITY SITE PLAN
SCALE:1/16"=1'-0"

LMnt
ARCHITECTURE

Architecture
Landscape Architecture
Interior Designers
LEED Consulting

9572 South 700 East Suite 203
Sandy, Utah 84070
ph. 801.987.3911
www.lmnarch.com

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SEAL:

DEL TACO

project:
Del Taco Restaurant
STORE # ---
HURRICANE, UT

data:
project no: 22013

date: 03 / 07 / 22

revisions:

CONST. SET

drawn by: BL
checked by: BL

sheet:
PRELIMINARY UTILITY PLAN

A003

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 & KRIS EDEN **Telephone:** _____

Address: 1863 JAMES AVE STATE COLLEGE PA **Fax No.** _____

Email: _____ **Agent Email:** todd@millhavendevelopment.com

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

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.

PLANNING & ZONING
HURRICANE CITY
UTAH

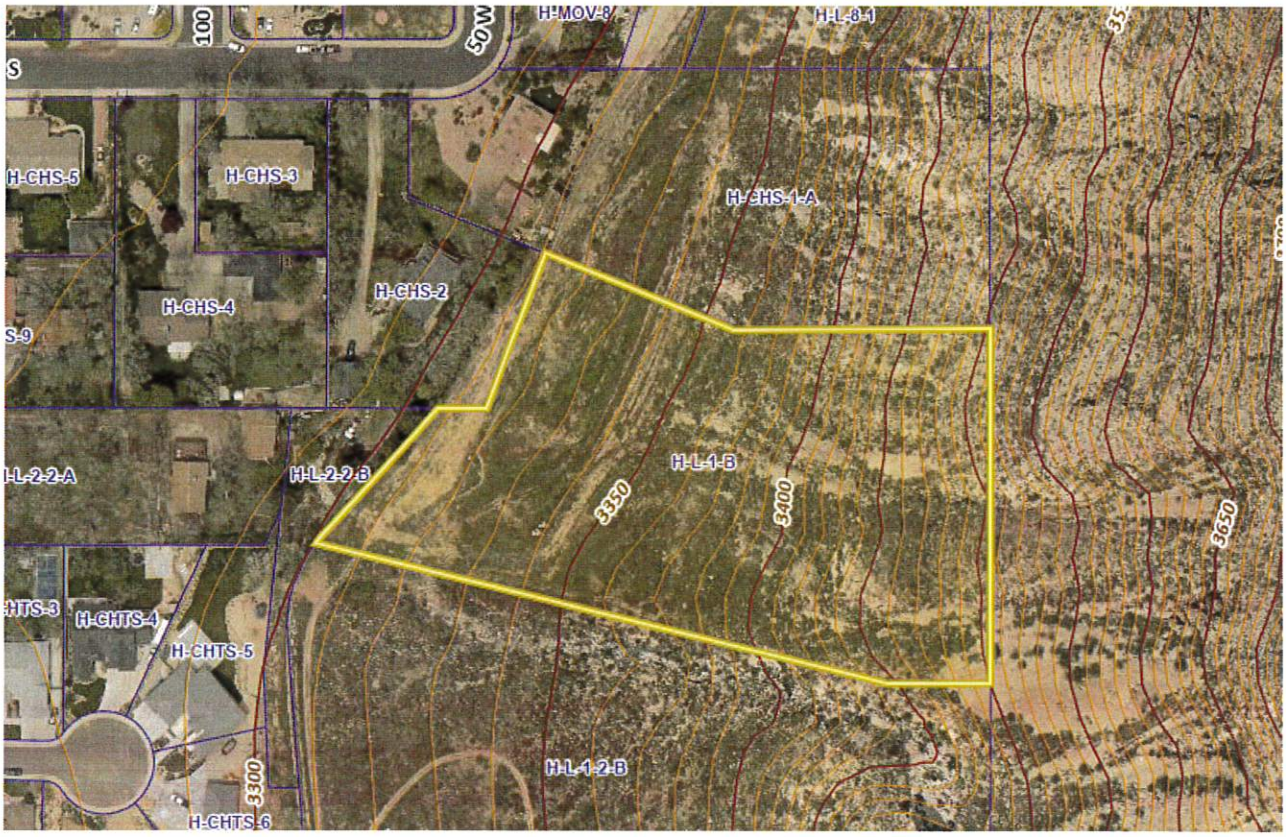
STAFF COMMENTS

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

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.

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-HIL-03
Receipt No. 8-155131

Name: TIM & KRIS EDEN **Telephone:** _____

Address: 1863 JAMES AVE STATE COLLEGE, PA **Fax No.** _____

Agent (If Applicable): MILLHAVEN DEVELOPMENT 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:

- X **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: _____

PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2

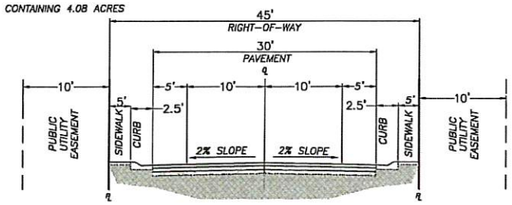
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

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

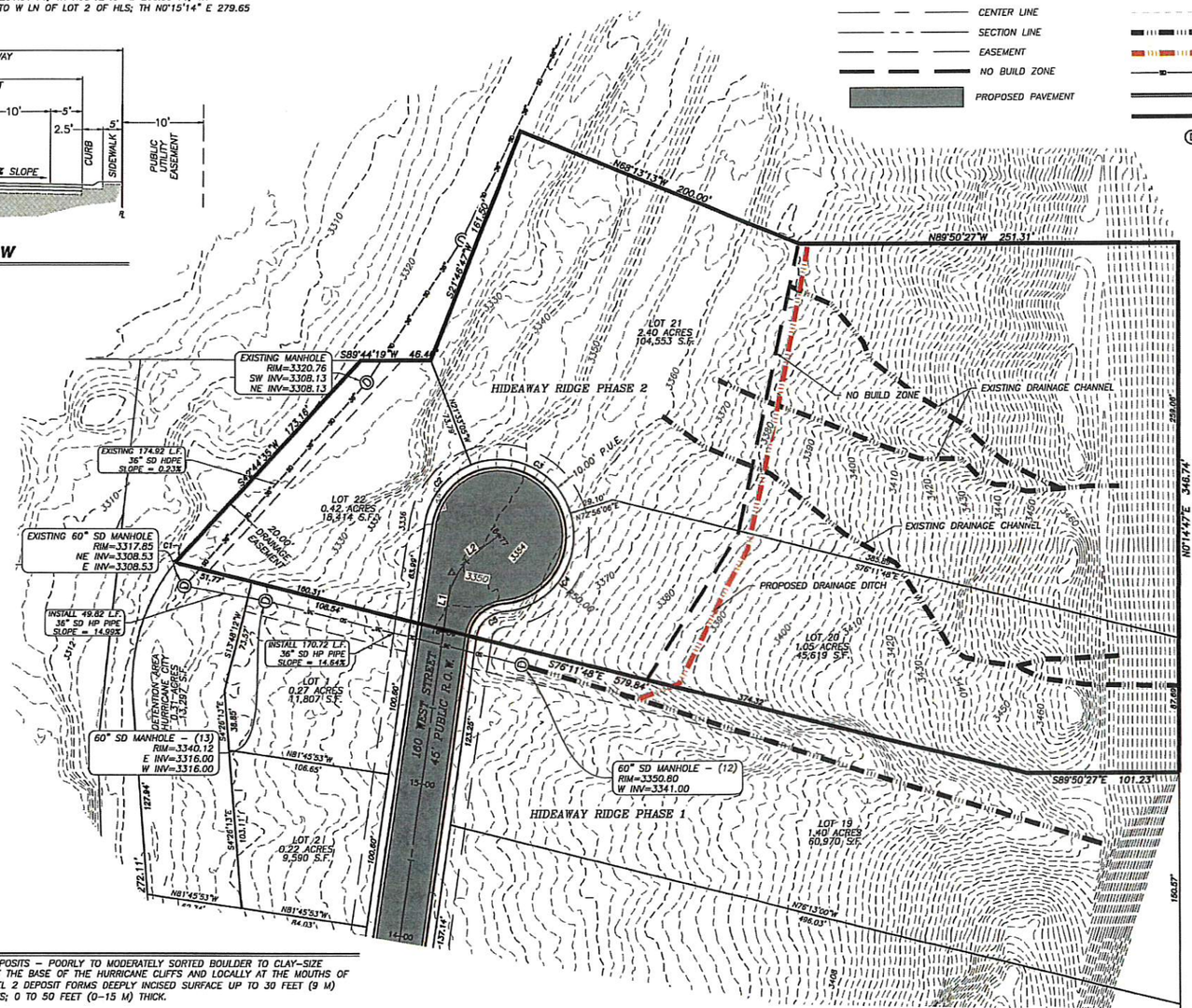
HURRICANE LOCAL SUR (H) Lot: 1 S: 2 T: 42S R: 13W BEG S89°50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2 , TH S89°50' E ALG L/L LOT 2 & LOT 1 HLS 366.47 FT TO NE COR LOT 1; TH S0°15'14 W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21 W 579.84 FT TO PT ON ARC 125 FT RAD CUR 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 AMD DESC AS FOL: BEG S0°15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 HLS; 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 610.07 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 485.27 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



45' R-O-W
N.T.S



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

N W E S

40 0 40
SCALE IN FEET

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-LOW2-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 CROP 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)
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSB-STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT) 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 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: VOLCANO 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 VOLCANO 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 TIMOTH J & KRIS B
1863 JAMES AVE
STATE COLLEGE, PA 16801

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 East, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-0501

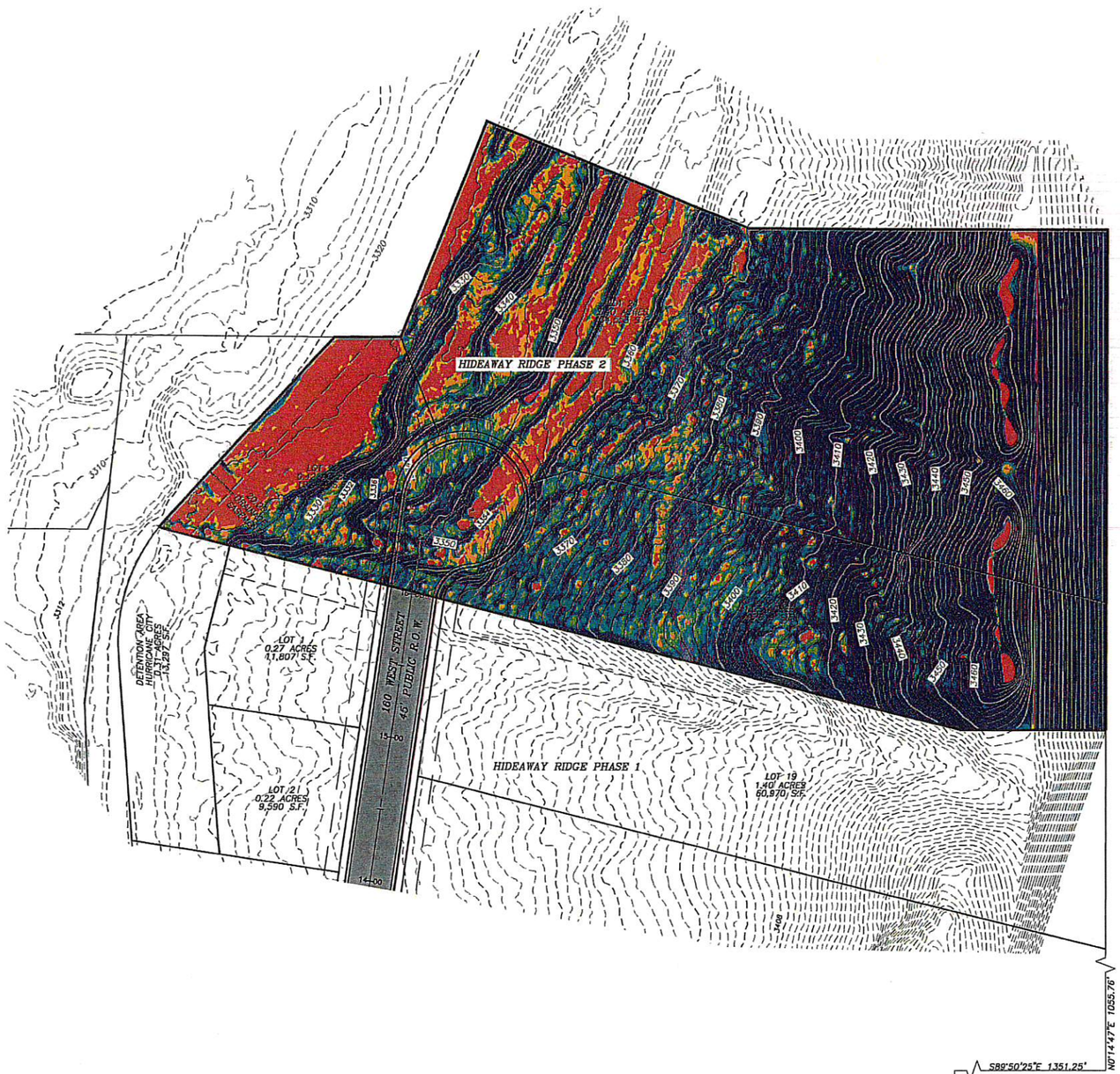
PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

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

PRELIMINARY PLAT

SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2

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



N
W E
S

40 0 40
SCALE IN FEET

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	21301.52	
2	10.00%	15.00%	8724.86	
3	15.00%	20.00%	10986.24	
4	20.00%	25.00%	14358.68	
5	25.00%	30.00%	15410.78	
6	30.00%	99999901.00%	106985.78	

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	8724.86	4.91	0.58
3	15.01	20	22500	10986.24	6.18	0.49
4	20.01	25	30000	14358.68	8.08	0.48
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

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 635-5027

NO. 181090
KARL BRADLEY RASMUSSEN
2/22/22

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

SLOPE MAP

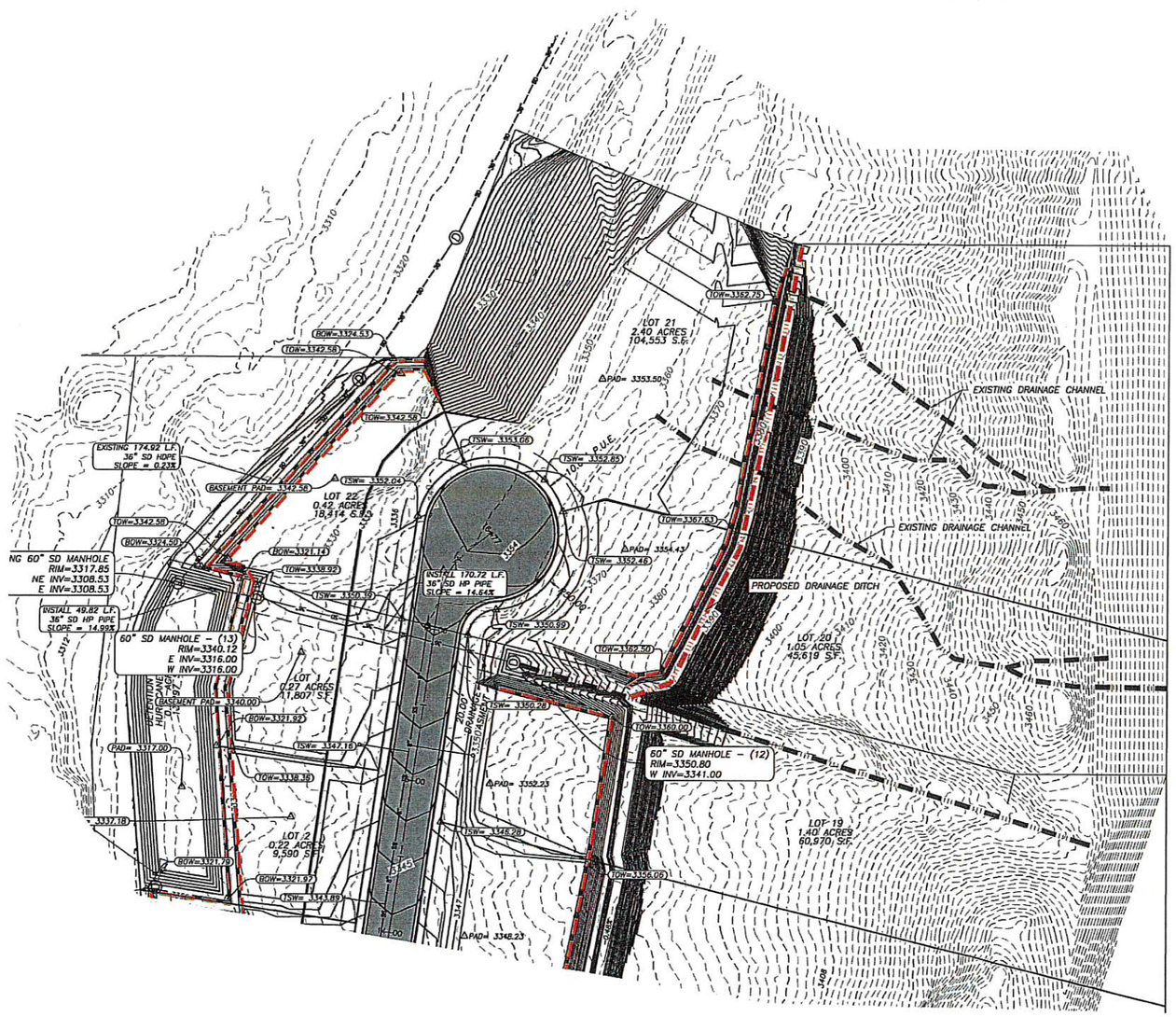
Know what's below. Call 811 before you dig.

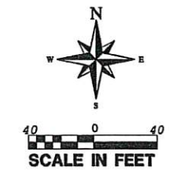
NOTICE!

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

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2

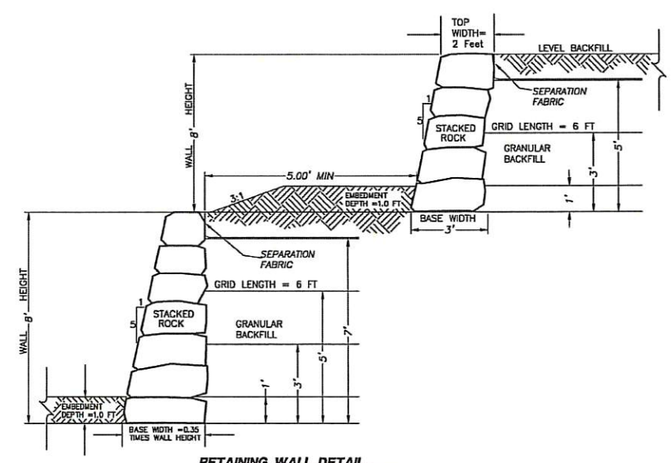
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH





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
- TOW=3302.22 — TOP OF RETAINING WALL
- BOW=3302.22 — BOTTOM OF RETAINING WALL
- TSW=3302.22 — TOP ELEVATION OF SIDEWALK
- 3255 — CONTOUR ELEVATION LABEL
- EXISTING DRAINAGE CHANNEL
- PROPOSED DRAINAGE DITCH
- PROPOSED SD (SIZE SHOWN)
- CURB/GUTTER & SIDEWALK
- EXISTING STORM DRAIN MANHOLE



RETAINING WALL DETAIL

NOT TO SCALE

1. MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
2. GEOGRID TO BE HUESKER 35/20-20 OR EQUIVALENT.
3. GEOGRIDS 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.
4. BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
5. 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.
6. FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
7. 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.
8. ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
9. ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
10. SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
11. ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
12. BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
13. SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers · Land Surveyors · Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8587

NOT 191030
KARL BRADLEY RASMUSSEN
2/22/22

GRADING PLAN 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. 413-002

SHEET NO:
3 OF 3

GRADING PLAN

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: $250.00 Fee
File No. _____
Receipt No. _____

Name: Jeremy Witte Warehouse Telephone: 801-217-3517

Address: 385 N. 1000 W., Clearfield, UT 84015 Fax No. _____

Agent (If Applicable): Jeremy Witte Telephone: 801-217-3517

Email: jeremy@deckkings.com Agent Email: _____

Address/Location of Subject Property: 530 W. 600 N.

Tax ID of Subject Property: H-3-1-34-1402 Zone District: HC

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

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

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

The following shall be shown on separate sheets:

1) Site plan including:

X a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

X b) Layout, dimensions, and names of existing and future road rights-of-way.

X c) Project name, North arrow, and tie to a section monument.

X d) The boundary lines of the project site with bearings and distances.

X e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

X f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.

X g) Location of man-made features including irrigation facilities, bridges, and buildings

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**3/30/2022**
Application Number:	2022-FSP-03 and 2022-CUP-10
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Jeremy Witte
Agent:	
Request:	Approval of a Final Site Plan
Location:	530 W 600 N
Zoning:	HC
General Plan Map:	Planned Community

Discussion:
The applicant has filed a final site plan for Deck Kings, a retail and construction company located on 1.34 acres on the southeast corner of 530 W and 600 N. The Planning Commission approved the preliminary site plan on October 27, 2021. At this time, the Planning Commission and staff determined that this use meets the current zoning in the area. The applicant has filed for a building permit, which has been placed on hold until they can have their plans reviewed by the Planning Commission, JUC, and then have a final site plan approval.

The applicant has said that the facility is planned to be used for the following:

Our building will be used for storing metal pans, posts and screws for our business www.coolcoversutah.com We will also be using the building for our other business www.DeckKings.com for storage of wood framing, decking and screws for this company. We will not be doing any kind of manufacturing or noisy work at that location. Our install crews will show up at 8am in the morning, load the vehicles with the day's work and be gone until 5-5:30pm. All around we are a very quiet business. (Email sent to Stephen Nelson, by the applicant on September 21, 2021)

and

As discussed, the 1.34 Acres has no restrictions for the building we are planning on building as long as it is within the Zoning requirements for Highway Commercial. We also discussed that we will need to do the improvements on the main road (600N.) including: Curb, Gutter, sidewalk and asphalt. The size of

the lot is approved for commercial purposes at the 1.34 Acres as well. I am also able to subdivide that lot down the road if I decide to do so, as long as there is 1 entrance to the entire 1.34 acre lot to keep the traffic confined to one area. If you could confirm all of this information and add anything I may have missed, that would be greatly appreciated. I really am excited for this opportunity to build our business in that area and are looking forward to working with you on this project. (Email sent to Stephen Nelson, by the applicant on June 4, 2021)

After review of the proposed use, staff and the Planning Commission found that the proposed use would be considered Construction Sales and Services, defined as follows:

CONSTRUCTION SALES AND SERVICE: An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equi pment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

Construction sales and services is a permitted use in the Highway Commercial Zone.

Conditional Use Permit

The Metal Building: The building is proposed to be made of metal, corrugated steel, of two colors: patriot red and charcoal grey. This requires a conditional use permit to be approved by the Planning Commission. Hurricane Code requires that building within commercial zones meet the following standard:

> **Hurricane City Code 10-7-9 (E)(2)**
> *h.Standards for metal buildings.*
> *(1)In residential (R-1) zones the height and size may not be greater than permitted in the zone.*
> *(2)The building must meet the following design standards:*
> > *(A)Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.*
> > *(B)Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.*
> > *(C)Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.*
> > *(D)In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.*

The main concern staff has is it does not appear to have any relief items as part of the design.

JUC Comments

The Joint Utility Committee has approved the construction drawings and does not have any other comments.

Staff Comments: Preliminary Site Plan

1. The proposed use is for Construction Sales and Services, which is a permitted use in the Highway Commercial Zone.
2. The property to the south is residential, which would require a setback minimum of 10' from any development. The property contains a 25' sewer easement along the south end that the property owner has left vacant.
3. The lot itself has had some development as part of the Hurricane Heights Townhome Subdivision. Utilities are in the area and have been developed.
4. Walls and Fencing: The applicant has not proposed any walls or fencing on the property. Hurricane City code recommends thats uses that may conflict have a wall that separates them as shown in the code below.

   Hurricane City Code 10-35-5 Site Plan Design:

   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.*

   Some items to consider when reviewing this standard

   - Staff believes that this use compared to the residential use to the south would likely benefit from some buffering.
   - The townhome development has walls around each backyard and private area.

- There are some topography differences.
- The wording of the code itself is more of a recommendation-type standard.

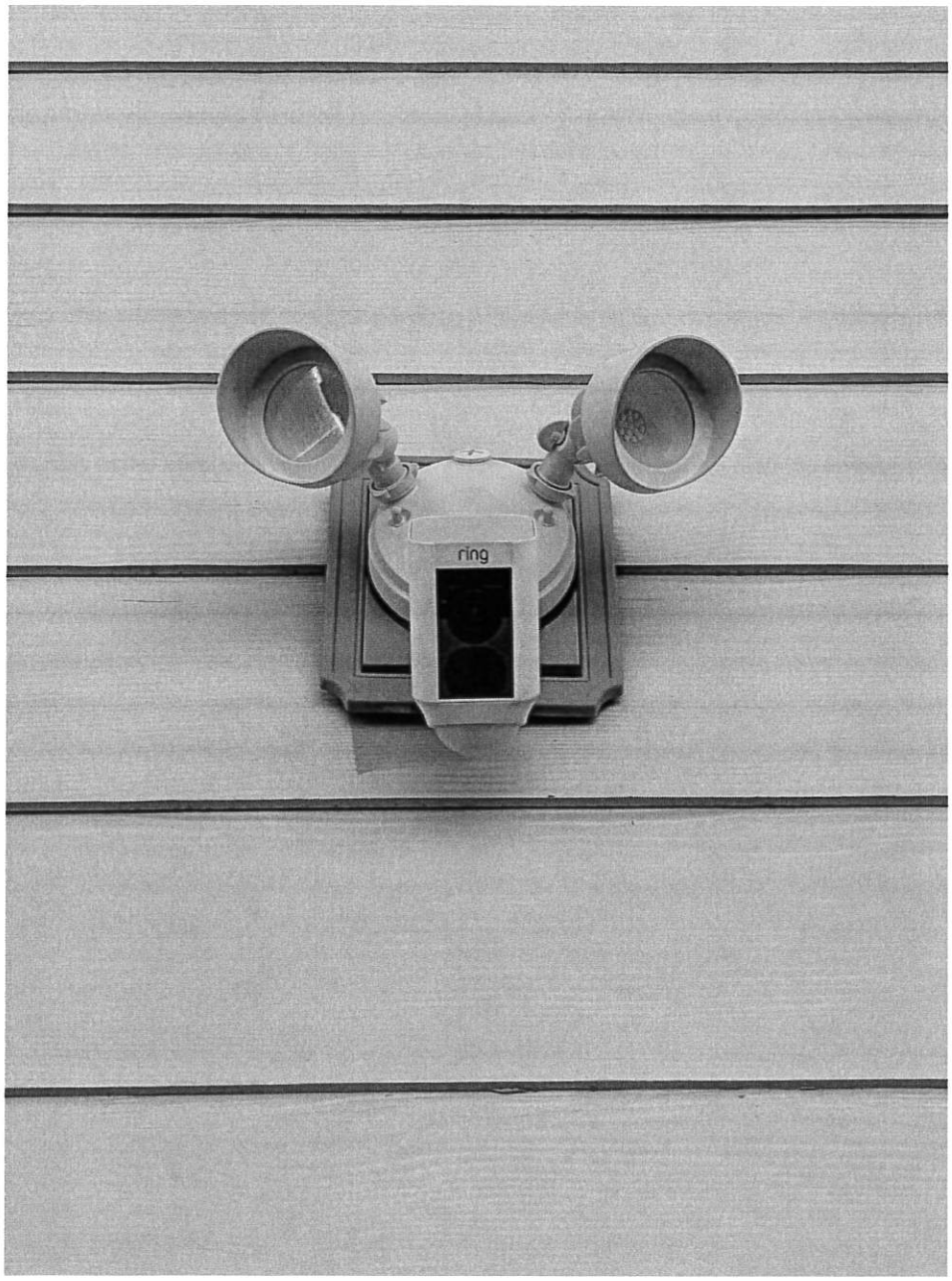
5. Landscaping: The applicant has provided a 10' landscape buffer along the frontage as required. However, the applicant is leaving the east side of the property undeveloped at this time and has not proposed any landscaping for that area. The landscape requirement of that buffer is one tree and three shrubs be planted every 35'. The minimum planting is 10 trees and 30 shrubs for the development. The plan submitted does not have sufficient plants shown and listed. Landscaping installed will need to meet the criteria above. Landscaping will be inspected before final occupancy. Note number one should be updated with proper standards.
6. A design for outdoor lighting has been provided but some details have not. That the outdoor lighting fixtures will need to comply with Hurricane City Code 10-35-5 and light fixtures are approved by the Planning staff before installation. Color temperature can not exceed 3000 K, and all lights are recommended to meet dark sky standards.
7. That ADA Parking and access is approved by the City Building Official. Namely, parking needs to accommodate one ADA van (96" min) and a loading area (96" min) with proper access to the building.

Recommendation: Staff recommends the Planning Commission review this application based on the standards within Hurricane City Code. Staff would only recommend approval of the final site plan upon conditions that the applicant complies with the following:

- They install all landscaping required by Hurricane City Code
- That the metal building has relief added to the facade through other items
- That outdoor lighting meet Hurricane City Code, namely that color temperature is 3000 K max, 2700 K recommended
- That ADA parking stalls and access are approved by the building official as part of the building permit and inspection process

Jeremy Witte Warehouse

Proposed Exterior lighting



Lights are motion sensor activated and Lights will be pointed downward. One light will be installed at each exterior door.

Jeremy Witte Warehouse

Proposed Materials & Colors

Front and Back walls:	Patriot Red, Corrugated steel
Side walls:	Patriot Red, Corrugated steel
Roof:	Charcoal Grey, Corrugated steel
Trim:	Black, Steel

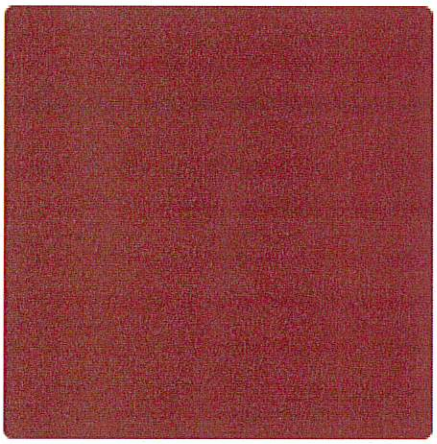


Figure 1 - Patriot Red

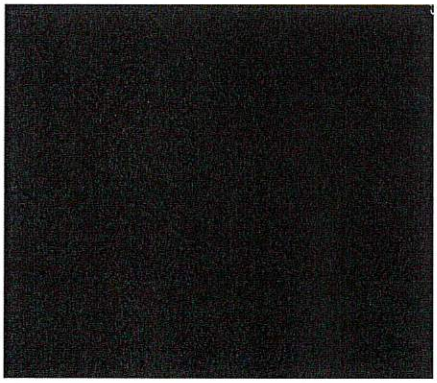
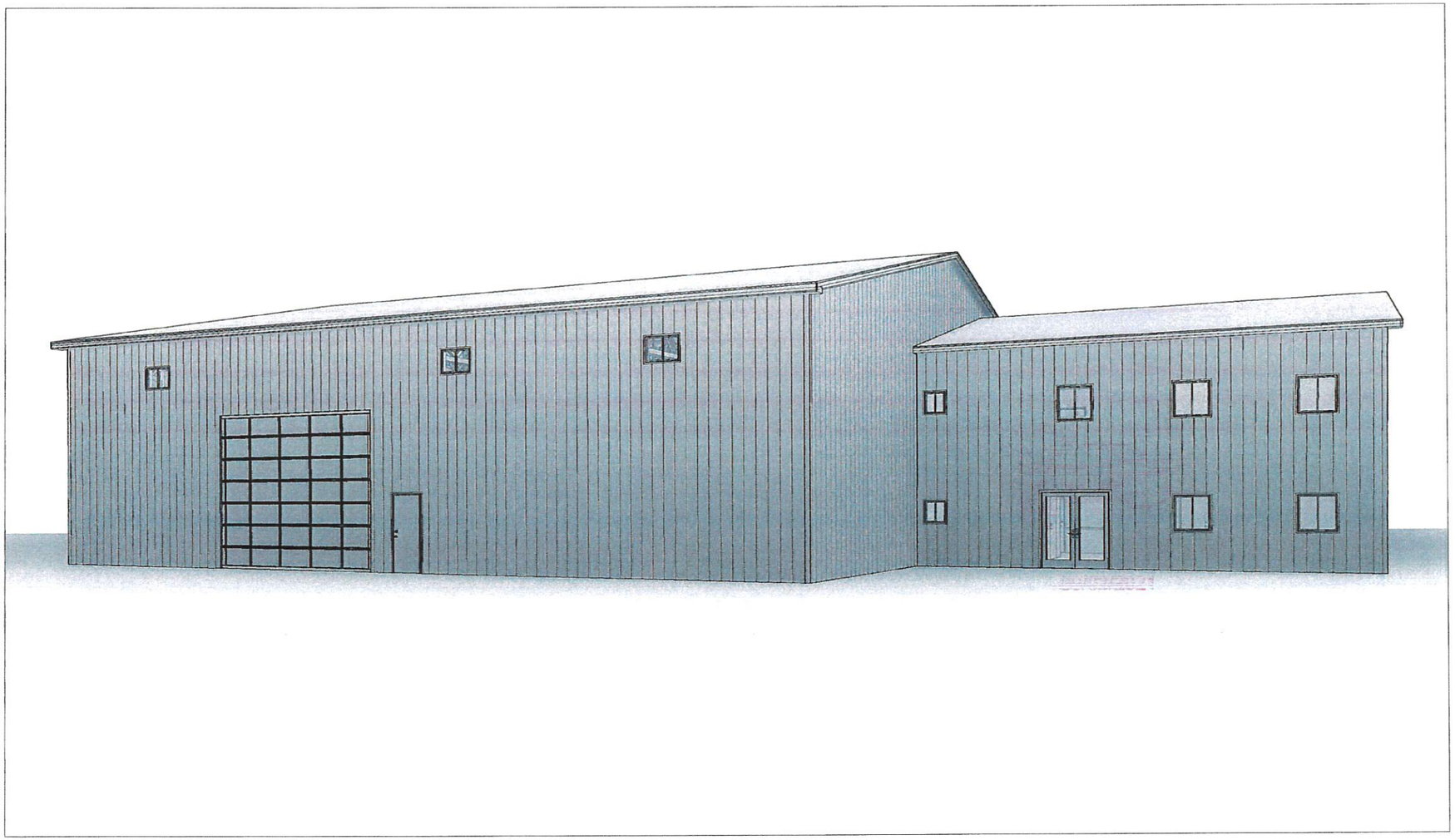


Figure 2 - Charcoal Grey

ROPER BUILDINGS

JEREMY WITTE BLDG



LICENSED STRUCTURAL ENGINEER
NO. 362280
KYLE RUSSELL PRICE
STATE OF UTAH
09/02/2021

DRAWING INDEX

A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A2.1	Second Floor Plan
A2.2	Enlarged Floor Plans
A2.3	Building Sections
A2.4	2nd Floor Framing
A3	Framing Plans
A4	Roof Plan
A5	Elevations
A6	Panel Layouts
A7	Details 1
A8	Details 2
A9	Engineering Notes

DATE:
9/1/2021

CONTACTS

DRAFTING:

DGET SERVICES
CONTACT: J.D. JULANDER
PHONE: (801) 866-8821

ENGINEERING:

PRICE ENGINEERING
CONTACT: KYLE PRICE
PHONE: (801) 791-6274

CONTRACTOR:

ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

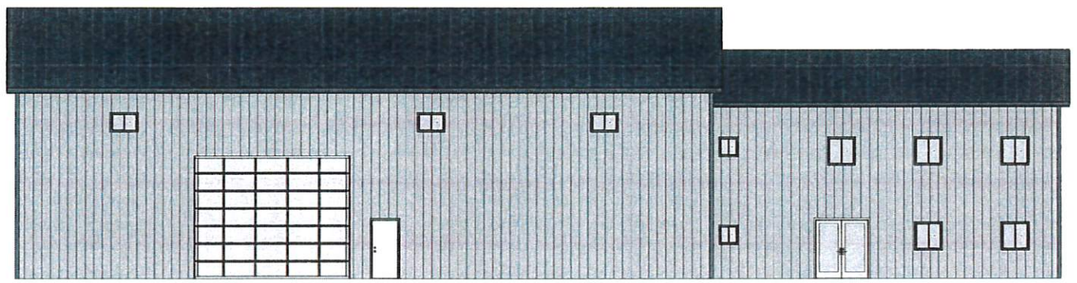
BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 70' x 80' = 5,600 Sq. Ft.
OFFICE: 40' x 45' = 1,800 Sq. Ft.

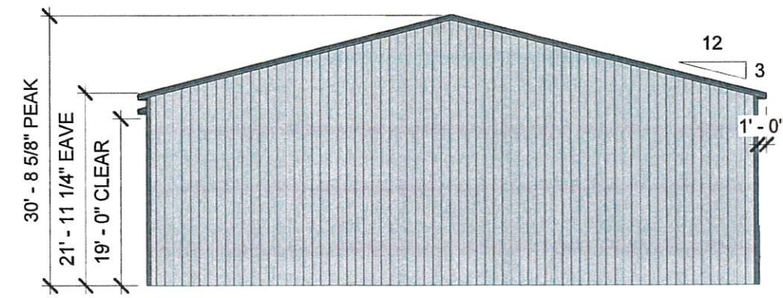
TOTAL SQUARE FOOTAGE: 7,400 Sq. Ft.

SITE INFORMATION:
ADDRESS:
600 N. 500 W.
Hurricane, UT 84737

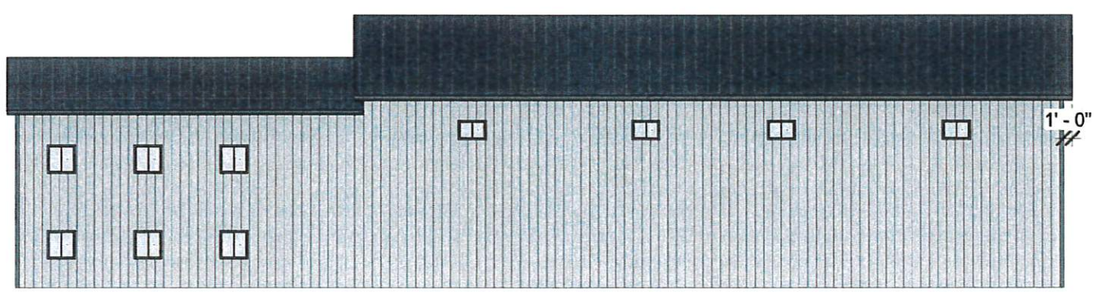
USAGE:
Office & Storage



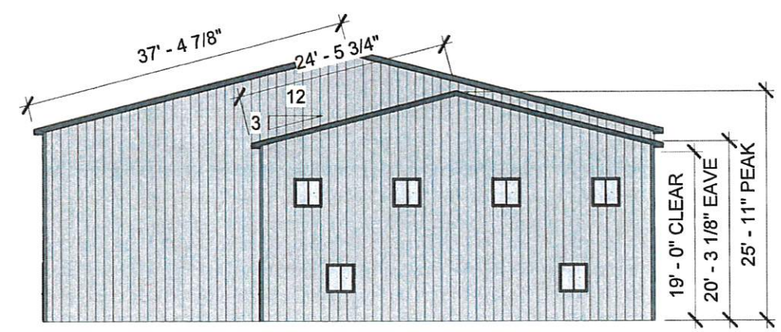
1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



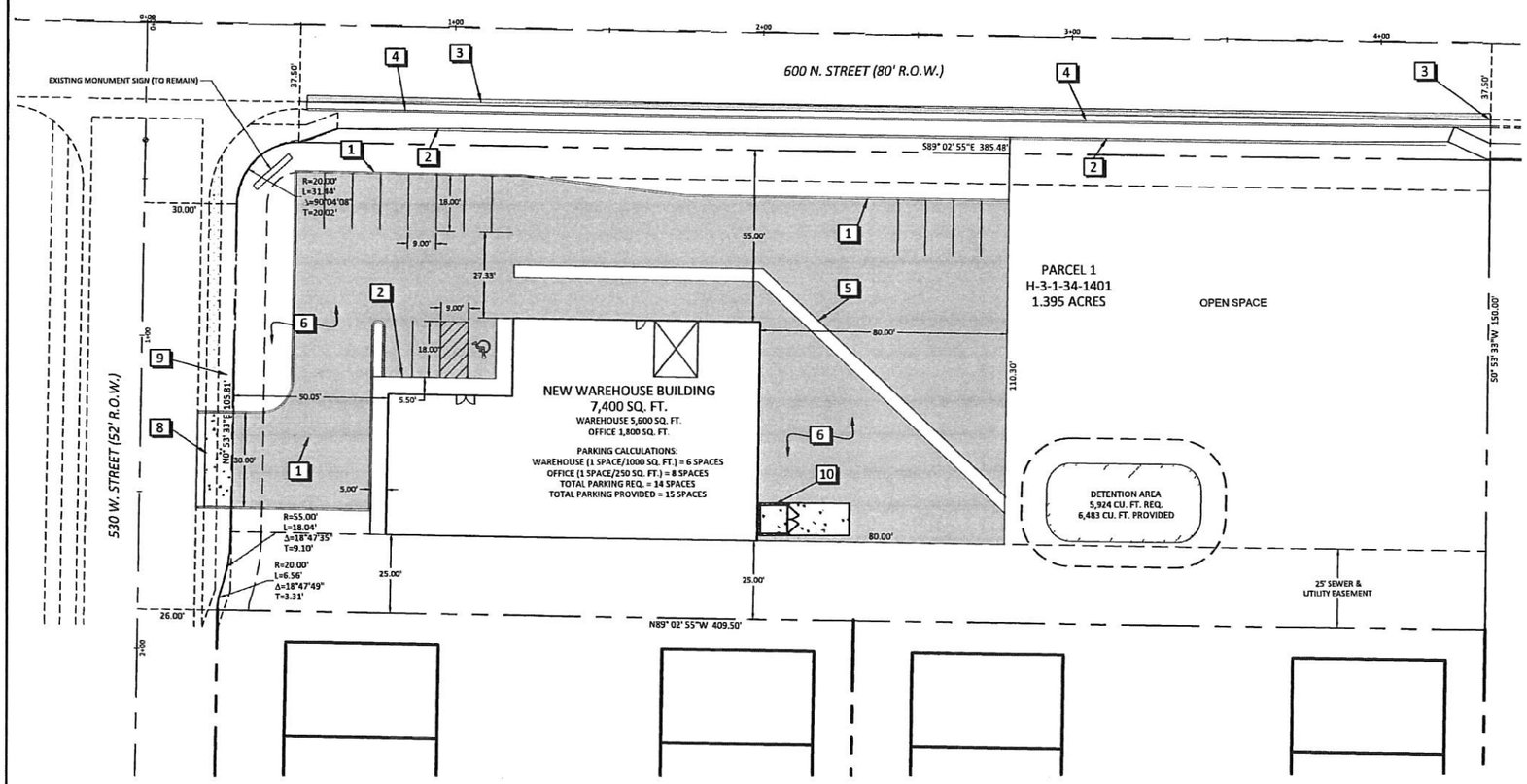
4 EAST ELEVATION
1/16" = 1'-0"

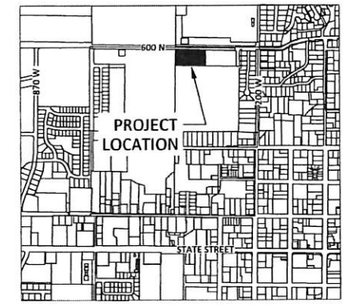
LICENSED STRUCTURAL ENGINEER
NO. 362266
KYLE RUSSELL PRICE
STATE OF UTAH
09/02/2021

ROPER BUILDINGS /
DMLP RESOURCES
(801) 540-5586

JEREMY WITTE BLDG
600 N. 500 W.
Hurricane, UT 84737

Date: 9/1/2021
Scale: 1/16" = 1'-0"
Drawn by: JDJ
Job: WITTE
Elevations
A5





VICINITY MAP

NOT TO SCALE

SITE DATA

CURRENT ZONE:	HC
GENERAL PLAN:	PLANNED COMMUNITY
PARCEL ID No:	H-3-1-34-1402
SITE AREA:	1.395 ACRES
PROPOSED USE:	WAREHOUSE/STORAGE

MINIMUM SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

PARKING REQUIREMENTS:

WAREHOUSE (1 SPACE/1000 SQ. FT.) = 6 SPACES
OFFICE (1 SPACE/250 SQ. FT.) = 8 SPACES

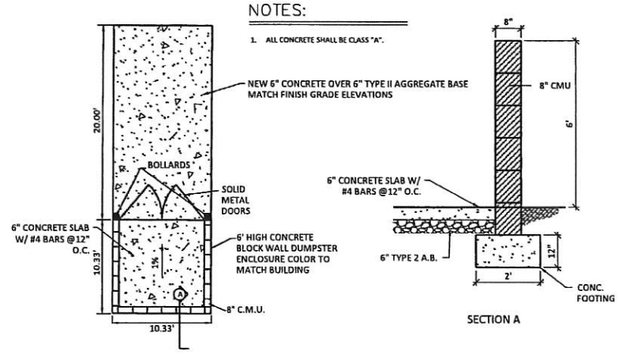
TOTAL PARKING REQ. = 14 SPACES
TOTAL PARKING PROVIDED = 15 SPACES

CONSTRUCTION NOTES

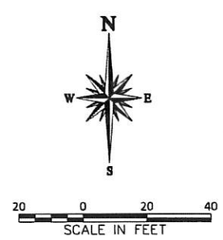
1. INSTALL NEW 6" CONCRETE CURB PER HURRICANE CITY STANDARD DRAWING NO. CC 100
2. INSTALL NEW 5' WIDE 4" THICK CONCRETE SIDEWALK
3. SAW-CUT 2' AND MATCH EXISTING ASPHALT
4. INSTALL NEW HB30-7 CURB & GUTTER PER HURRICANE CITY STANDARD DRAWING NO. CC 101
5. INSTALL 4' WIDE VALLEY GUTTER PER DETAIL SHEET C-D1
6. INSTALL 2.5' ASPHALT OVER 6" TYPE 2 AGGREGATE BASE
8. INSTALL NEW DRIVEWAY APRON PER HURRICANE CITY STANDARD DRAWING NO. CC 104
9. INSTALL NEW 6" THICK CONCRETE
10. INSTALL NEW DUMPSTER ENCLOSURE PER DETAIL THIS SHEET

NOTES:

1. ALL CONCRETE SHALL BE CLASS "A".



DUMPSTER ENCLOSURE DETAIL



LEGEND

- CENTER LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EXISTING CURB & GUTTER
- SECTION LINE
- EXISTING CLASS I CENTERLINE MONUMENT
- SECTION CORNER
- PROPOSED SIGN

GENERAL NOTES

1. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
2. ALL WORK SHALL BE CONTAINED ONTO PROPERTY ONLY.
3. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
4. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
5. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
6. PROVIDE TRACKING PAD FOR REMOVAL OF ONSITE MATERIAL FROM VEHICLE TIRES BEFORE ENTERING 240 NORTH.
7. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.
8. NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING GRADING PERMIT.
9. THE OWNER MUST MAINTAIN FIRE ACCESS
10. ALL SEWER TO MEET ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARDS
11. AS A PRIVATE SEWER SYSTEM, THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE PRIVATE SEWER SYSTEM MAINTENANCE UNLESS AN AGREEMENT IS REACHED TO THE CONTRARY.
12. ALL PIPES IN PRIVATE DRIVEWAY ARE PRIVATE TO BE MAINTAINED BY OWNER.
13. FIRE HYDRANTS TO BE MAINTAINED BY PROPERTY OWNER

CONTACT INFORMATION

JEREMY WITTE
801-217-3517
JEREMY@DICKKINGS.COM

811 Know what's below. Call before you dig.

NOTICE!

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

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

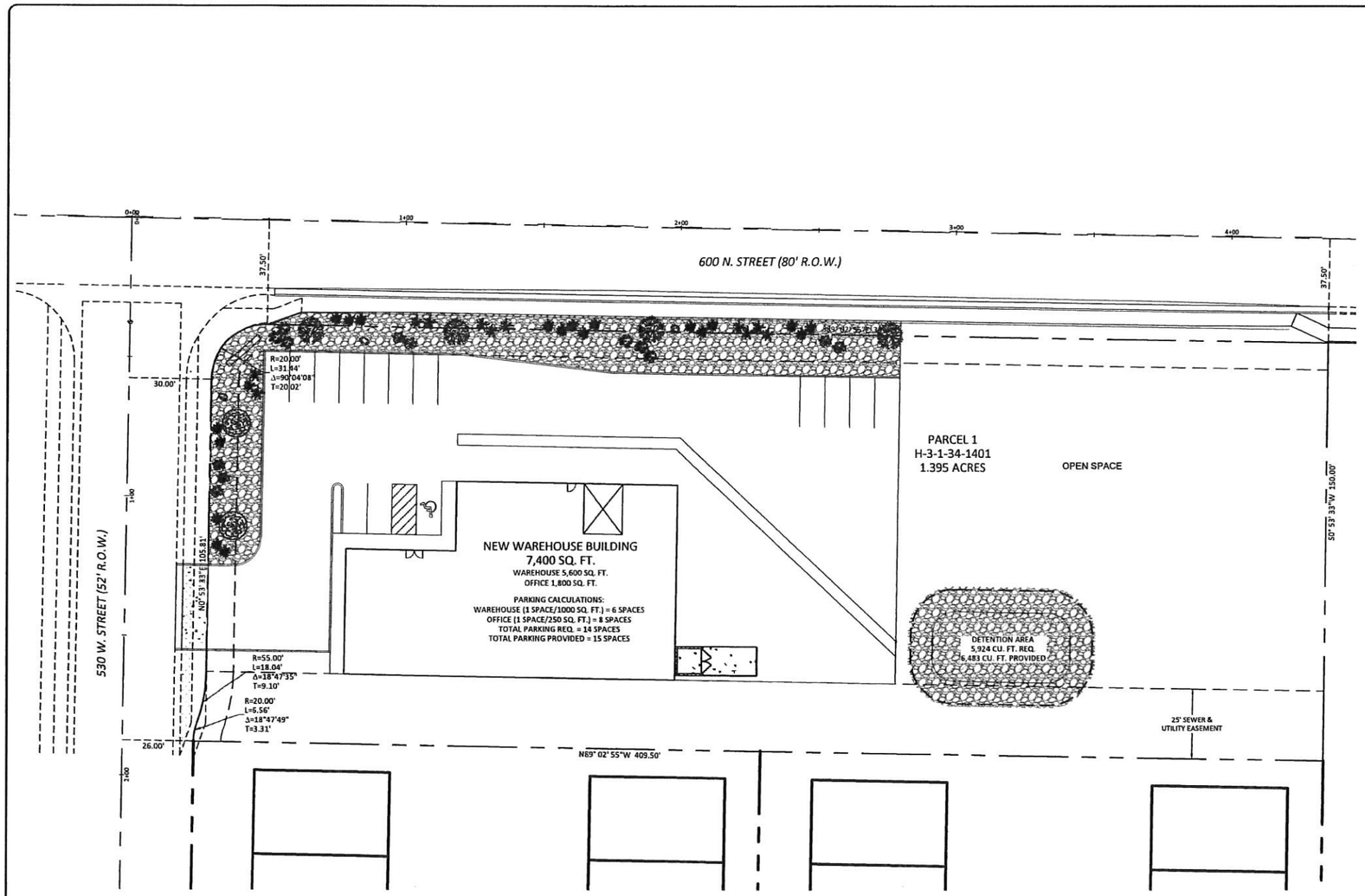
BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4735

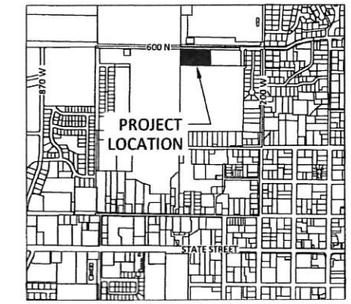
SITE PLAN
FOR
JEREMY WITTE WAREHOUSE

LOCATED IN THE NE 1/4 OF SECTION 3, T42S, R14W, SLB&M
HURRICANE CITY, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8162092
3/8/22
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SK
DATE : 3/8/22
JOB NO. : 21-165
SCALE : 1"=20'
SHEET NO. : C-C1





VICINITY MAP

NOT TO SCALE

LANDSCAPING DATA

1. AT LEAST 1 TREE AND 2 BUSHES SHALL BE PLANTED/RETAINED FOR EVERY UNIT.
   MINIMUM TREES REQ. = 3
   MINIMUM BUSHES REQ. =6
2. PLANT CHARACTERISTICS
   A. DROUGHT TOLERANT;
   B. HAVE NON-INVASIVE GROWTH HABITS;
   C. LOW MAINTENANCE CHARACTERISTICS;
   D. BE COMMERCIALLY AVAILABLE;
3. TREES PLANTED TO SATISFY CITY STANDARDS SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
4. EVERGREEN TREES PLANTED SHALL HAVE A MINIMUM HEIGHT OF 4'.
5. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18" AT THE TIME OF PLANTING.

NOTE:
LANDSCAPE SHOWN IS FOR EFFECT ONLY. PLACEMENT OF TREES AND BUSHES IS TO BE DETERMINED BY THE LANDSCAPER AND OWNER. PER ORDINANCE, 1 TREE AND 3 BUSHES EVERY 35 FEET. (ALL LANDSCAPING WILL BE MAINTAINED BY OWNER)

LANDSCAPE LEGEND

TREES:	
ARIZONA ASH	1-1/2" CALIPER MIN. PLACED 30' ON CENTER MAX
SOUTHERN LIVE OAK	1-1/2" CALIPER MIN. PLACED 30' ON CENTER MAX.
BUSHES	
TEXAS SAGE	MIN. 5 GALLON
WILSON OLIVE	MIN. 5 GALLON
DESERT SPOON	MIN. 5 GALLON
CENTURY PLANT	MIN. 5 GALLON
3/4" CRUSHED GRAVEL	
ACCENT BOULDER	

N
W E
S

20 0 20 40
SCALE IN FEET

LEGEND

- CENTER LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EXISTING CURB & GUTTER
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- EXISTING CLASS I CENTERLINE MONUMENT
- SECTION CORNER

CONTACT INFORMATION

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NO.	DESCRIPTION	DATE	BY

REVISIONS

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
(801) 673-0500 SUITE 5
ST. GEORGE, UTAH 84770
(435) 628-6700 FAX (435) 628-6725

LANDSCAPE PLAN
FOR
JEREMY WITTE WAREHOUSE
LOCATED IN THE NE 1/4 OF SECTION 3, T42S, R14W, SLB&M
HURRICANE CITY, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
3/8/22
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SK
DATE : 3/8/22
JOB NO. : 21-165

SCALE :
1"=20'

SHEET NO. :
C-L1

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 (11/2") 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 REJECT~~S~~ THE REMAINING RECOMMENDATIONS MADE BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT.

Recommendation made on February 23, 2022

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)

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.

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

    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

Number of units	Number of required amenities
0-15	0
16-50	1
51-100	3
101-200	4
201-300	5

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, 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 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

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

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.

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)

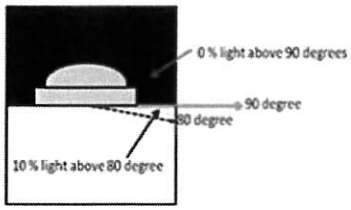
10-33-7: OUTDOOR LIGHTING

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

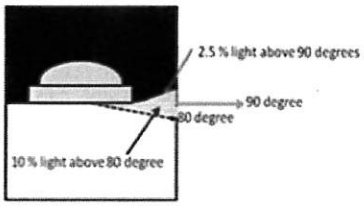
1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
    a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused 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.

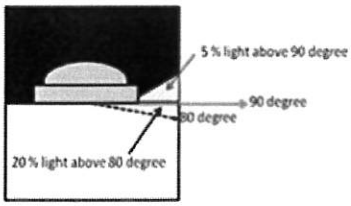
3. Exceptions:
    a. Lighting that has a brightness of less than one thousand (1,000) lumens or one sixty (60) watt bulb
    b. Floodlights with external shielding of the light source and is angled towards the ground at 30 degrees or less
    c. Temporary lighting by emergency services
    d. Lighting for the United States of America and State of Utah flags
    e. 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
    f. Holiday lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday
    g. The lighting of telecommunication towers to meet Federal Aviation Administration regulations;
    h. Lighting at airports in order to comply with Federal Aviation Administration requirements. All other lighting must meet this code.
    i. 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.
    j. 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



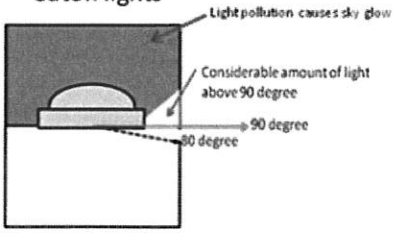
Full cutoff lights



Cutoff lights



Semi cutoff lights



Non cutoff lights

Examples of Acceptable / Unacceptable Lighting Fixtures

4-2-2: ENUMERATION OF NUISANCES:

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

1. Rubbish: Keeping or depositing on, about or over property or premises, or maintaining or allowing to remain on said property or premises, any of the following:

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 paved with 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

Hurricane Planning Commission Meeting
Minutes

January 26, 2022

6:00 p.m. - Call to Order
On January 26, 2022 at 6:00p.m., the Hurricane City Planning Commission met in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

Chairman Dayton Hall called the meeting to order at 6:00P.M. A roll call wastaken. Pledge: Kevin Thomas Prayer: Jeff Thomas

Rebecca Bronemann motioned to approve the agenda as posted. Seconded by Paul Farthing. Motion carried unanimously.

Public Hearings:

A Zone Change Request located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32-330 and H-3-2-32-321

No comments

A Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H-3403-E-1, H-3403-E-3, H-3403-H, H-3403-A

Comments were submitted and are attached at the end of these minutes.

A Zone Change Request located at approximately 3300 W and 600 N from R1-6, residential one unit per 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321

Sal Aledago, who lives in Peregrine Pointe, stated that he is unsure what they are doing with this application. Stephen Nelson stated the applicant is seeking a planned development overlay which will allow for reduced setbacks. Peregrine Point has the same setbacks and overlay zone. They are not proposing higher density or multifamily, just reduced setbacks.

Eric Sorensen submitted a written comment that is attached at the end of these minutes.

New Business:

2022-ZC-01: Discussion and consideration of a recommendation of a proposed zone change located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32- 330 and H-3-2-32-321. Calypso Ridge Properties Applicant. Karl Rasmussen Agent.

Jeff Thomas stated that they failed to include these two parcels in the original zone change for the rest of the development. They would like to include it with the rest of the Calypso

project. Shelley Goodfellow asked if a preliminary site plan is required to be turned in with a zone change. Stephen Nelson stated that only a recreation resort and PDO is required to provide one. Mrs. Goodfellow stated that she doesn't have any issues with it because they are adding to an existing development. She would like to keep this area rural but one day, if we keep annexing into the city, this will no longer be on the outskirts of town but in themiddle. Mark Sampson asked Mr. Nelson if they have the obligation to approve this even though they don't have the power services out there. Dayton Hall asked about water and asked if the WCWCD had completed their study for providing water to all approved developments even if they aren't built. Mr. Nelson stated that right now, they have sufficient water for the growth within the city. Utilities were discussed. Rebecca Bronemann stated that she doesn't have any issues it as long as it is added to the existing development agreement. Ralph Ballard understands what they are saying about forgetting to include these in the first go around, but just because we made a mistake once doesn't mean we have to keep making them. But he does wonder about the water and utilities in the area. We are facing a real issue and we are going on like it is never going to happen.

Paul Farthing motioned a recommendation of approval of 2022-ZC-01 subject to staff and JUC comments as well as the project being incorporated with the adjacent Calypso development agreement. Seconded by Rebecca Bronemann. Motion carried.

Roll Call Vote:

Yes: Paul Farthing, Rebecca Bronemann, Michelle Cloud, Shelley Goodfellow, Mark Sampson

No: Ralph Ballard, Dayton Hall

Abstain: None

2022-ZC-02: Discussion and consideration of a recommendation for a Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H- 3403-E-1, H-3403-E-3, H-3403-H, H-3403-A. The Will Group Applicant. Tyson Williamson Agent.

Tyson Williamson stated that they are trying to add four parcels to the existing development of Solaroca. They would be master planned with everything that has already been approved with the underlying density of R1-10. Also, part of their intent on the part already approved was to have short-term rentals. Stephen Nelson shared that while part of the applicants' initial intent, short-term rentals are not permitted under the current code. The applicant can come back with a request to have part of the property as a vacation rental, but that'll be something that would need to be discussed further and is not on the property of discussion tonight. Michelle Cloud confirmed that the proposed property tonight is not vacation rentals. She asked for clarification on the density being 2.5 or 3.5 units per acre. Mr. Nelson stated that 2.5 units an acre was a stipulation the Planning Commission made in the original application and he thinks it should match the existing zoning of the existing development. Paul Farthing asked if they would need a slope study. Mr. Nelson stated that typically we require one to be submitted but the area is relatively flat, but based on the county's typography, he doesn't have any concerns, it just wasn't submitted with the plan. Ralph Ballard asked about the line being put in between 3000 south and 3200 south and if there would be a change on 1100 west. Mr. Nelson stated that the work

they are currently doing is a sewer line that will go down to Rock Hollow and eventually to Copper Rock. We do have some concerns about this area. The Romney Group just signed a contract with UDOT to put in an intersection along SR7 which will alleviate some of the traffic along 1100 West, but for right now, it'll all go off 1100 West. The Fire District had been considering access through Warner Valley as secondary access, but they are now reconsidering that because of the conditions of the roads. Mr. Ballard asked about timelines for the development. Mr. Williamson stated that they have a contract with the water department to put the water tanks in. He would like to be open for selling lots by 2023. They aren't part of the PID but they aren't opposed to it if it helps the city. Mr. Ballard thought we were at capacity with the power. Scott, of the power department, stated that we aren't at capacity, but they wouldn't be able to get power to the property off 1100 West. It would have to come in a different way. 1100 West doesn't have any plans to be expanded right now. Mr. Nelson stated that a traffic study will be required, but 1100 West doesn't show that it won't be able to service the development and there will be an increase in traffic. All of this should be done but we are approving this without services already there. However, we've approved everything else. Rebecca Bronemann stated that there aren't any services, but they are asking for additional to a development that we have already approved. Mr. Williamson stated that they feel like these parcels are important to their development as well as the other areas. Dayton Hall stated that the general plan has this set aside for residential agriculture. Looking at that first criterion, R1-10 doesn't meet that. On the utilities, what we need is course correction. Yes, we can require a development agreement that will require services to be put in at a later time, but he thinks it's just good policy to follow the zone change consideration criteria. It's the best time to slow down growth and allow the city to catch up, which is why he voted against this with the original PDO zone change. Mark Sampson asked why there wasn't a comment from WCWCD. Mr. Nelson stated that when the conservancy doesn't have any comments, they will state so in the JUC meetings. Shelley Goodfellow asked if they would continue if the PID doesn't go through. Mr. Williamson stated that they don't think they need the PID. They believe they can stand alone. Mrs. Goodfellow asked Councilman Kevin Thomas if the new council is likely to put through the PID. Councilman Thomas stated that he doesn't think it is as likely as it would have been with the old council. He agrees with Mr. Hall about a course correction. Mrs. Goodfellow likes that this property doesn't need the PID to go in. In terms of looking at this with land use, this makes sense with the surrounding use. Mr. Farthing agrees with Mr. Hall, but also agrees with Mrs. Goodfellow. This isn't a spot zone. We've approved the surrounding areas. He doesn't think we should exclude this. Mr. Ballard stated that everything we are approving has access off 1100 West, which needs to be improved. Mr. Farthing stated that Coral Canyon was the best example of a planned development. The overpass, golf course, and all the roads to the beginning of internal streets were all put in on day one, not pieced together. If Copper Rock were done the same way, the services would already be there. Mr. Hall stated that we are kind of ignoring the General Plan. He doesn't think that RA-1 is a holding zone.

Paul Farthing motioned a recommendation of approval of 2022-ZC-02 subject to JUC and staff comments noting there will be a max density of 2.5 units per acre subject to a development agreement consistent with other properties in the area and approved by the city attorney. Seconded by Shelley Goodfellow.

Roll Call Vote:

Yes: Paul Farthing, Rebecca Bronemann, Michelle Cloud, Shelley Goodfellow
No: Ralph Ballard, Mark Sampson, Dayton Hall
Abstain: None

2022-ZC-03: Discussion and consideration of a recommendation for a Zone Change request located at approximately 3300 W and 600 N from R1-6, residential one unitper 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321. Perry Development, LLC Applicant. Greg Sant Agent.

Greg Sant stated that all they are wanting is to decrease the setback requirements like the first four phases of the neighboring development. By doing this, it could resolve the power easement issue that was brought forward with the preliminary plat presented at the last commission meeting. Ralph Ballard asked if this was a compromise to the easement issue. Stephen Nelson stated that ultimately this could help fix the issue we put ourselves in as a city. Paul Farthing asked Mr. Sant if he had seen the comment from Eric Sorenson. Mr. Sant stated he hasn't but would be happy to address any concerns they may have. Mr. Nelson stated that he had a conversation with Eric. The pictures submitted are of unfinished construction, so it's not set how they've been shown. He further went into the issues. Public Works has been notified and they will be watching to make sure things go in the way construction drawings show. Michelle Cloud stated that they aren't changing the density and she thinks it's good. Mark Sampson asked if we were adjusting the PDO or creating it. Mr. Sant stated that we would be creating it. Mr. Nelson stated that the PDO won't change the type of housing within the development but mirror what is already there. Mr. Sampson asked Scott from the power department if the issue of access to power was an issue in the original phases and why it's now an issue. Mr. Nelson addressed that by stating that one of the reasons the issue probably wasn't raised is because the power line is located within the right of way whereas this one runs along the back of the properties and you don't have the right of way access like the other area. Dayton Hall asked if this included the M-1 property, which it was stated that it does not. He stated he is fine with this but he thinks the powerline issue should be resolved with this zone change approval so it doesn't keep coming back.

Mark Sampson motioned a recommendation of approval of 2022-ZC-03 subject to the exclusion of the M-1 from the PDO and a documented agreement with the city regarding the power easements. Seconded by Shelley Goodfellow. Motion carried unanimously.

2022-PP-03 2022-HIL-01 Discussion and consideration of a recommendation fora preliminary plat for Mountain View Estates Preliminary Plat, a 37-lot subdivision, located at 1300 W 650 S. Craig Engel, RAC Inc Applicant. Marc Brown Agent.

Craig Engle stated that adding the additional lots helps keep the road grade under 10%. Also, the lots will allow the rest of the lots within the subdivision to be consistent in size as well as the grades to be kept at 15%. Paul Farthing asked if engineering has reviewed and is okay with this. He has no objections, just that we keep adding development along 650 south and no additional roads to take care of some of the congestion of traffic. There needs to be a traffic study even if there aren't 100 or more units because we keep approving developments that will access the schools and churches from 700 west down to 650 south. Ralph Ballard stated that if we find ourselves in a hole, we need to stop digging. He doesn't have any issues with the development, but he does think we need a course correction and it needs to bedone. Planning for the future is their job. Rebecca Bronemann stated that most developers want to

increase density to make money, but this is to resolve a problem that is there. She thinks it makes sense. Dayton Hall stated that the applicant is requesting an exception to our hillside ordinance. He understands that if you have smaller lots, you may be able to terrace them more, but he doesn't think there isn't anything here that couldn't be accomplished by doing the exact same thing but not creating more density. Mr. Engle shared that the terracing on larger lots does cause more resistance, but then there is concern about the consistency of the lot sizes. Mr. Hall stated that with that view combined and the fact that we are dealing with a road that we don't know when will be improved, he's just not sure the standard has been met for the exception. Shelley Goodfellow doesn't see a problem, it's five lots. Michelle Cloud stated that it does make sense for the lots being more cohesive this way.

Shelley Goodfellow motioned a recommendation of approval of 2022-PP-03 and 2022-HIL-01 subject to staff and JUC comments with the finding that there should be an exception granted based off sound engineering principles. Seconded by Rebecca Bronemann. Motion carries.

Roll Call Vote:

Yes: Ralph Ballard, Paul Farthing, Rebecca Bronemann, Michelle Cloud, Shelley Goodfellow, Mark Sampson

No: Dayton Hall

Abstain: None

2022-PP-04: Discussion and consideration of a recommendation for a preliminary plat for Gateway at Sand Hollow Commercial, a 6-lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

Stephen Nelson stated we are still lacking one of the owner's signatures. To avoid any conflict, he recommends continuing the item until that signature is obtained.

Mark Sampson motioned to table 2022-PP-04 until the proper signatures can be obtained. Seconded by Paul Farthing. Motion carried unanimously.

2022-PSP-02: Discussion and consideration of approval of a preliminary site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.

James Cheney stated that they were told to find something the property was zoned for so this is what they figured out. They thought it was a good fit for the area. Dayton Hall noted that the property tax ID ends in 13 not 23 as listed. Rebecca Bronemann stated the staff notes list quite a few things not shown or given and asked if the applicant is good with agreeing to staff's comments. Mr. Cheney stated that they are just doing garages with doors on them,very simple. Dimensions for setbacks will be added onto the next stage of development. Mrs.
Bronemann asked about employee parking, which Mr. Cheney replied there wouldn't be any employees. Ralph Ballard asked if retention basins are required for something like this.
Stephen Nelson stated they will have to provide storm water storage on the property. Mr. Hall asked if storage units have to comply with the dark sky. Mr. Nelson stated that they will have to comply with lighting requirements.

Shelley Goodfellow motioned to approve 2022-PSP-02 subject to staff comments. Seconded by Rebecca Bronemann. Motion carried unanimously.

2022-PP-05 2022-HIL-02: Discussion and consideration of a recommendation for a preliminary plat for Mesa Cove, a 91-lot residential subdivision, located at 1117 W 600 N. GVS Holdings LLC Applicant. Dwain Schallenberger Agent

Taylor Ricks represents the applicant. Stephen Nelson stated there have been some updates which have been presented to the commissioners. Mark Sampson asked what changed between this time and last time. Mr. Nelson stated that there were originally some pretty steep lots but they have added unbuildable areas to the problem-lots which lower those slopes. The flag lot issue has also been addressed. He likes to avoid flag lots if possible. Rebecca Bronemann asked if they had worked anything out with Valley Academy about adding a road in between their property and the proposed development. Dave Nasal stated that the school seems to have a different interpretation of the state code than they do. He anticipates that if they expand, that road will likely connect and should work in the future. Shelley Goodfellow asked if the city would rather see a flag lot or a lot that backs onto a master-planned road. Mr. Nelson stated they would rather it access a master-planned road simply because flag lots tend to have utility issues.

Rebecca Bronemann motioned a recommendation of approval of 2022-PP-05 and 2022-HIL- 02 subject to staff and JUC comments with the exception of the sensitive land which is addressed in the engineer's letter. Seconded by Paul Farthing. Motion carried unanimously.

Planning Commission Business:
Planned Commercial

1. The goal Stephen Nelson would like to achieve at this meeting would be to get things to where we can hold a public hearing at the next planning commission meeting.
2. The purpose of a planned commercial zone was discussed.
3. Current concerns with our existing planned commercial was mentioned.
4. Different types of mixed uses in a planned commercial was discussed -horizontal, vertical, live work units.
5. Live work units were further discussed as well as what the qualifications would be to qualify as that type of unit.
6. Leaning more towards commercial use instead of residential use - higher commercial density with lower residential density.

The PowerPoint presented before the commission is attached at the end of these minutes.

Site Plan Design
Accessory Dwelling Units

Fred Resch went over the potential changes to the assessory dwelling unit code. Stephen Nelson stated that it does not have to be detached, it is a completely separate living space with separate entrances.

Adjournment