



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

September 14, 2023
5:00 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 5:00 p.m. at 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

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:00 p.m. - Planning Commission Business:

1. Discussion on grading permit standards
2. Recap on recent conferences

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

OLD BUSINESS

1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9 and Title 10 Chapter 7 regarding fences and walls

2. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley Substation located at 2250 S 5140 W. Dixie Power, Applicant. Russ Condie, Agent.

NEW BUSINESS

1. PSP23-24: Discussion and consideration of a possible approval of a preliminary site plan for a triplex located at 163 N Main St. Zachary Forsyth, Applicant.
2. PSP23-25: Discussion and consideration of a possible approval of a preliminary site plan for a duplex located at 383 N Main St. Zachary Forsyth, Applicant.
3. PSP23-26: Discussion and consideration of possible approval of a preliminary site plan for a duplex located at 161 W 600 N. Katie Leavitt, Applicant.
4. PSP23-27: Discussion and consideration of a possible approval of a preliminary site plan for Angell Heights Storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.
5. FSP23-29: Discussion and consideration of a possible approval of an amended final site plan for Rodeway Inn, a hotel located at 650 W State St. Paul Patel, Applicant. Jeff Mathis, Agent.
6. AFP23-16: Discussion and consideration of a recommendation to the City Council on an amended final plat for Walmart Lots 4 and 5 located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.
7. AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Willowind RV park, an RV park located at 80 S 1150 W. Steven Kramer, Applicant.

Approval of Minutes:

Adjournment

Sec. 10-7-23. - Grading permit (DRAFT)

1. *Scope and Applicability:* Every person shall obtain a grading permit for any land disturbance or grading activity on land of one (1) acre or more. No grading permit shall be issued for any property on which a land use application is pending or that is subject to an active, approved land use application. A grading permit shall not include the grading of building lots or the installation of retaining walls, storm drain piping, or other utilities or infrastructure.

2. *Exemptions:* The following activities are exempt from the permit requirement:

1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
2. Existing agricultural uses conducted as a permitted or accessory use.

3. *Application For A Grading Permit:* Each application shall include the following:

1. Name of applicant;
2. Business or residence address of applicant;
3. Name, address or telephone number of the owner of the property of record;
4. Address and legal description of subject property including the tax reference number and parcel number of the subject property;
5. Name, address and telephone number of the contractor and any subcontractor(s) who shall perform the land disturbing/grading activity and who shall implement the erosion and sediment control plan;
6. A written statement indicating the nature, extent, and purpose of the land disturbing/grading activity, including the size of the area for which the permit shall be applicable and a schedule for the starting and completion dates of the land disturbing/grading activity;
7. A grading diagram with contours of two feet and cross sections showing the extent of grading with cut/fill, import/export, and grading volumes in cubic yards;

8. A drainage study conducted by a licensed and qualified engineer;
9. A sediment and erosion control plan;
10. A drainage plan;
11. An air quality/dust control plan, which shall include a detailed plan to control and limit dust, noise, vibration, smoke, and odor created on the site during actual extraction operations and during idle times. This plan shall reflect the requirement that all access and haul roads on the site shall be maintained in a dust free condition by impervious surfacing or some other treatment approved by the City. Dust mitigation must be pursuant to Rule R-307-205 of the Utah Administrative Code, applicable City ordinances, and any other applicable statute or regulation;
12. Each application for a grading permit shall be accompanied by payment of grading permit and other review fees, as adopted by resolution and found in the City fee schedule;
13. A reclamation bond for 10% of the work or an amount determined by the City Engineer.

4. *Approval Procedure:*

1. The Zoning Administrator, upon receiving a complete application for a grading permit, shall submit the application to the Joint Utility Committee for review to determine compliance with the Approval Standards of this section. After reviewing the application in conjunction with the Joint Utility Committee, the Zoning Administrator shall provide to the applicant one (1) of the following responses in writing:
 - a. Approval of the permit application;
 - b. Approval of the permit application, subject to such reasonable conditions as may be necessary to secure substantially the objectives of this title, and issue the permit subject to these conditions; or
 - c. Denial of the permit application, indicating the reason(s) for the denial.
2. If the Zoning Administrator has granted conditional approval of the permit, the applicant shall submit a revised plan that conforms to the conditions established by this code. No grading permit will be released until the development plans have been approved.

5. *Permit Duration:* A grading permit shall expire and become null and void if substantial work authorized by such permit has not commenced within sixty (60) calendar days of issuance. A grading permit shall also become null and void if the entire project is not completed within twelve (12) months from the date of issuance. A grading permit may be extended for an additional time period deemed appropriate by the Zoning Administrator not to exceed twelve (12) months, provided that the applicant is in compliance with this section, substantial work has been completed on the site, and the Reclamation Bond is renewed and updated as may be required by the City Engineer.

6. *Inspections:* The applicant must notify the Public Works Director in advance of the commencement of construction to schedule a preconstruction meeting. No work may be commenced until the Public Works Director has issued a Notice to Proceed letter. The Public Works Director may inspect the work for conformance to the approved plans at any time. Failure to comply with the approved plans shall subject the property owner, contractor, and applicant to Stop Work Orders, civil damages, and any other recourse or penalties available under City, state, or federal law.

7. *Reclamation Bonds:* Once the permit is issued, but before the preconstruction meeting, the project proponent shall furnish a reclamation bond in a form approved by the City in an amount of not less than 10% of the work that the City may use to mitigate any potential hazards or disruptions caused by the grading work.

Commented [1]: Should we provide any bond reduction or refund criteria?

8. *Approval Standards:* No grading permit shall be issued unless it meets the following standards:

- a. Complete application, including satisfying the scope and applicability requirements of subsection (1) and the submission of all plans meeting the standards in subsection (3).
- b. Verification that no increase in stormwater drainage will occur on neighboring properties.
- c. Verification that sediment will be adequately retained and erosion adequately controlled.
- d. Verification that dust, noise, vibration, smoke, and odor created on the site during actual extractions operations and during idle times will be controlled and limited to prevent nuisance to neighboring properties, to comply with Utah Administrative Code R-307-205, applicable City ordinances, and any other applicable statute or regulation.
- e. Verification by the City Engineer that the overall extent of the grading shown in the plans matches the amount used to calculate the reclamation bond.



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	LUCA 23-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Amend Title 10 Chapter 37 and Title 10 Chapter 7 with regards to fences and walls

Update 9/14/2023:

This item was continued at the last Planning Commission meeting. Staff has added additional conditions for having a wall greater than six feet high as well as added some provisions with regards to requiring separation between incompatible uses. This ordinance amendment has had legal review.

Discussion:

The primary purpose of this proposed change is to limit the permitted fencing materials within residential zones and perform other needed adjustments to the language in the fencing ordinance. A summary of the proposed changes are as follows:

- Barbed wire, razor wire, and electric fences are not permitted in residential areas, except for agricultural purposes.
- New standards for walls of greater height than six feet are added, such as requiring that the wall only be in a rear or side yard.
- At the request of the power department, retaining walls shall no longer be built in public utility easement.
- Aligning the city code with building code with regards to walls around swimming pools.

Recommendation:

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-37-9. Fences and walls.

- A. *Height of fences and walls.* No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.
- B. *Retaining walls.* When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed. Retaining walls shall not be built in public utility easements.
- C. *Fences in front or side yards.* No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.
- D. *Swimming pools.* Swimming pools of permanent construction not enclosed within a building shall be completely surrounded by a fence or wall that meets building code requirements.
- E. *Visual obstructions.* To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:
 - 1. No opaque fence, wall, or other similar structure, or landscaping that exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.
 - 2. No fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles. An exception to this requirement may be granted by the City Engineer in unique circumstances and upon a finding that proper sight distances will be maintained.
- F. *Prohibited materials:* The following fencing materials shall be prohibited on properties containing single-family or two-family dwellings:
 - 1. Security wire, such as barbed wire, concertina wire, or razor wire, except for agricultural uses; and
 - 2. Electrified fencing, except for agricultural uses.
- G. *Incompatible uses:* In addition to the requirements of Chapter 39, Section 11 of this Title, whenever a lot or parcel is developed with a use that is different than a use located on an abutting lot or parcel, the new development shall include installation of a fence or wall along the property line between the different uses. When a lot is developed adjacent to an agricultural property, unless otherwise waived by the affected agricultural property owner, fencing abutting agricultural property shall be required of the developing property owner. Fence shall be at a

minimum, six feet high with posts spaced at eight feet apart. The agricultural property owner shall have the option of paying the additional cost to create spacing of the post at six feet. Fencing and post material and design shall be approved in conjunction with the approval of a land use application, building permit, or site plan.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-02, 2-4-2016); Ord. 2018-09, 9-6-2018)

Sec. 10-7-9 Conditional Use Permit.

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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.

Fences or walls of greater height.

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.

...

E. Approval standards. The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

...

m. Standards for a fence or wall of greater height.

(1) Except for fences or walls surrounding public utility facilities, the fence or wall may not be located in the front yard of the property, but must be located in the rear or side yard;

(2) The fence wall or may not exceed eight feet in height;

(3) Except for fences or walls surrounding public utility facilities, the topography of the subject property and surrounding properties must be of such a unique or unusual character that a wall of greater height is necessary for the typical quiet enjoyment of the property;

(4) The fence or wall shall comply with all other provisions of this Title.

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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: Bgvgc Nmucp & Psqq Am lbgc' Telephone: 213+451+3297

Address: 145 Brigham Rd. St. George, UT 84737 Fax No. _____

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

Email: ruscc@dixiepower.com Agent Email: ccoats@allianceconsulting.us

Address/Location of Subject Property: 2250 South 5140 West, Hurricane, UT 84737

Tax ID of Subject Property: H-4-2-11-320112 Zone District: PF

Proposed Use: (Describe, use extra sheet if necessary) Dixie Power Pecan Valley Substation Site

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.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- Signed and notarized Acknowledgement of Water Supply (see attached)

The following shall be shown on separate sheets:

1) Site plan including:

- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ☒ c) Project name, North arrow, and tie to a section monument.
- ☒ d) The boundary lines of the project site with bearings and distances.
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

- ☒ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
 - ☒ g) Location of man-made features including irrigation facilities, bridges, and buildings
 - ☒ h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.
 - ☒ i) Identification of property, if any, not proposed for development, and.
 - ☒ j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.
- 2) Grading and drainage plan showing the following:
- ☒ a) North arrow, scale, and site plan underlay.
 - ☒ b) Topography contours at two (2) foot intervals.
 - ☒ c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.
 - ☒ d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.
 - ☒ e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.
- 3) Utility plan showing the following:
- ☒ a) North arrow, scale, and site plan underlay
 - ☒ b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;
 - N/A c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.
 - ☒ d) Location and dimensions of all utility easements; and
 - N/A e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.
- 4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.
- 5) Building elevations for all buildings showing the following:
- N/A a) Accurate front, rear, and side elevations drawn to scale.
 - N/A b) Exterior surfacing materials and colors, including roofing material and color.
 - N/A c) Outdoor lighting, furnishings, and architectural accents; and
 - N/A d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

- N/A 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.
- N/A 2) A traffic impact analysis.
- ✓ 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and
- ✓ 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

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 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.

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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

STATE OF UTAH)
COUNTY OF) :ss

LaDel Laub

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 12 day of July 2023



ESTHER B RUIZ
Notary Public
State Of Utah

My Commission Expires 06-15-2027
COMMISSION NO. 731713

(Notary Public)

Residing in: Utah

My Commission Expires: 6/15/2027

I (we), La Del Laub, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Craig Coates to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

La Del Canto

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 12 day of July 2023



ESTHER B RUIZ
Notary Public
State Of Utah

My Commission Expires 06-15-2027
COMMISSION NO. 731713

(Notary Public)

Residing in: Utah

My Commission Expires: 6/15/2027



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dixie Power am/are the applicant(s) of the application known as Pecan Valley Substation located on parcel(s) H-4-2-11-320112 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this _____ day of _____, 20____.

Applicant Name: Dixie Power

Name of Signer (if different from Applicant Name): LaDel Laub

Title of Signer: President & CEO

Signature: [Handwritten Signature]

STATE OF Utah

COUNTY OF Washington

On the 12 day of July, 2023, personally appeared before me LaDel Laub the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Leighann Mullins

My Commission Expires: 11-27-24



FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

- a. Any multiple-family residential use.
- b. Any public or civic use.
- c. Any commercial use; or
- d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 1 week and 1 day prior by no later than 12:00 noon to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment.

A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential.

It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.
2. Preliminary Site Plan: Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of \$200 application fee.
3. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.
4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.
7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures. Check with the Public Works Director for information on this process. Mike Vercimak 635-2811 ext. 119. Please call by no later than 12:00 noon on Tuesday, to be placed on the agenda for a Wednesday 9:30 a.m. J.U.C. meeting
8. Final Site Plan: Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of \$250 application fee.

9. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.
10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the work meeting agenda on the fourth Wednesday. This is providing the construction drawings are signed at least one week prior to that meeting.
11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
13. The Planning Commission is the land use authority for site plans.
14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the city. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park site.



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	FSP23-28 WCUP23-02
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Dixie Power (Russ Condie)
Agent:	Alliance Consulting LLC
Request:	Approve a final site plan for a power substation
Location:	2250 S 5140 W
Zoning:	Public Facility
General Plan Map:	Planned Community

9/14/2023 Update: This item was continued at the last Planning Commission meeting because the applicant was not present, and because the plan did not show a sufficient landscape buffer and trees or shrubs along the street frontages. No updates have been received at the time of preparation of this staff report.

Staff recommends tabling this item until these requirements are provided.

Discussion

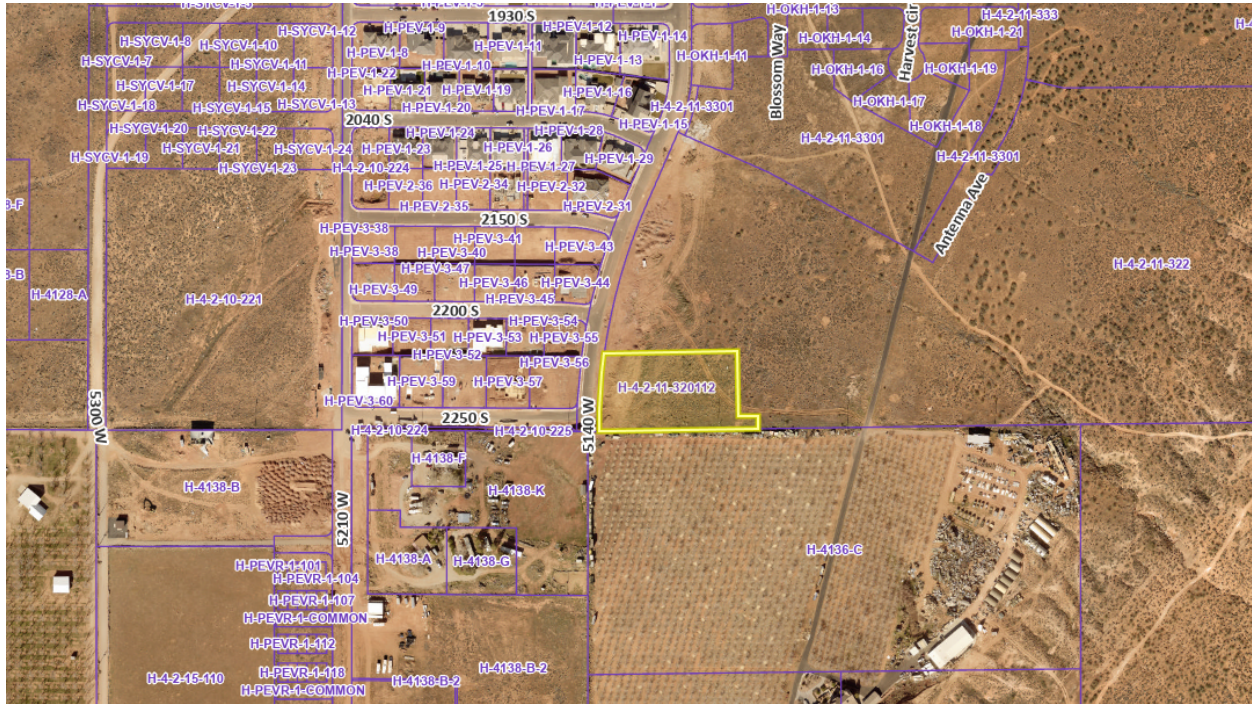
Dixie Power is applying for a final site plan approval for a new substation near the intersection of 2250 S and 5140 W near the Pecan Valley subdivision. The site is zoned Public Facility and the use is a permitted use in that zoning. The applicant has also applied for a conditional use permit for an eight-foot wall to enclose the substation. The JUC has recently approved the proposed construction drawings. The governing code on the proposed use is Hurricane City Code (HCC) 10-45: Public Utility Stations.

JUC Review:

08/24/2023

FSP23-28
WCUP23-02

The JUC has reviewed and approved the construction drawings for the project.

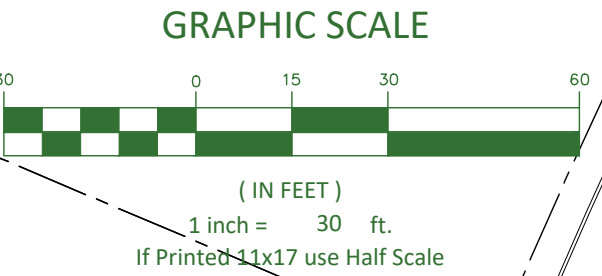
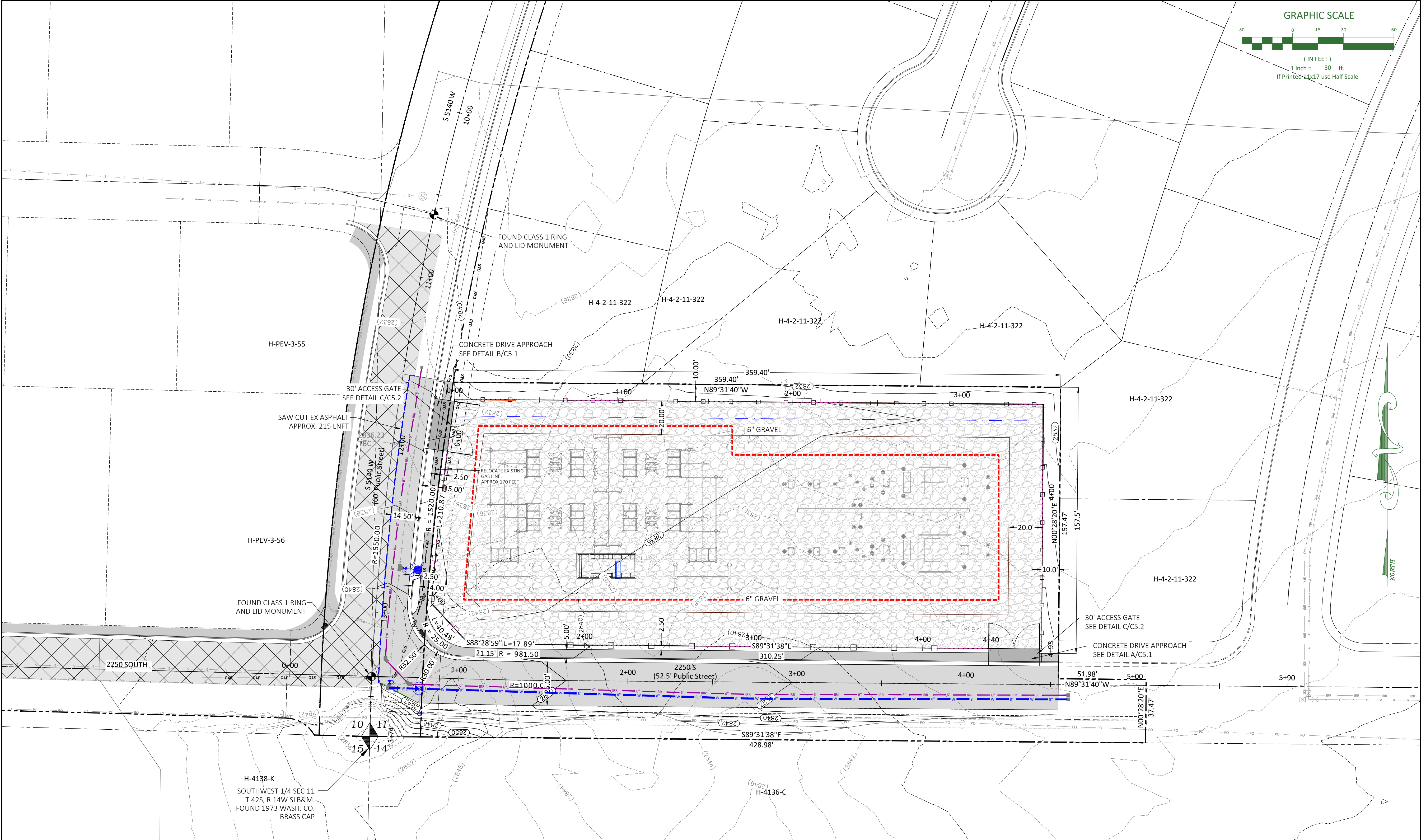


Staff Review

1. Hurricane City code states that a substation shall provide fencing. *Fencing: The perimeter of the public utility substation site shall be fenced if necessary to provide public safety or protect utility equipment. (10-45-4 (B)).* The applicant has requested a conditional use permit for an eight-foot wall. Under current code there are no standards by which the Planning Commission may or may not approve a greater height wall, although a proposed code change to add standards for greater height walls is anticipated to be adopted in the near future, and this proposed wall will meet the future code as well, including maintaining a 25 foot sight triangle on the corner of 5140 W and 2250 S.
2. The applicant has provided a landscaping plan. HCC 10-32-6 states:
 - a. *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:*
 - b. *A ten-foot wide landscaped area on any commercial development.*
 - c. *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.*

- d. *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.*
- The proposed plan does not show a sufficient landscape buffer and no trees or shrubs along the street frontages.
3. The plan meets setbacks for a substation to adjacent residents (30' min) and will be set back from all future roadways.
4. The applicant complies with all other aspects of the Hurricane City Code.

Recommendation: Staff finds that the final site plan complies with Hurricane City Standards, and Staff recommends this item be continued to allow for the applicant to present a landscape plan that meets city standards.



Date:		6-14-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	6-14-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	NEW WATER HYDRANTS
	EXISTING WATER HYDRANTS
	NEW VALVES
	EXISTING VALVES
	NEW AIR-VAC
	EXISTING AIR-VAC
	SEWER MANHOLES
	POWER POLES



ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
OVERALL**

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

**NOT FOR
CONSTRUCTION
REVIEW ONLY**

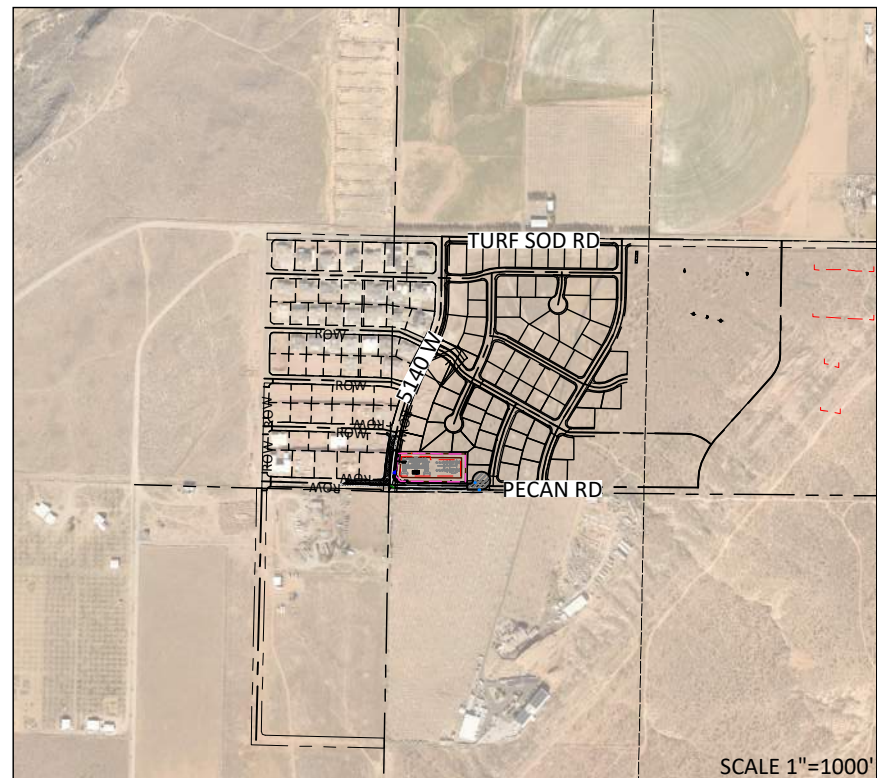
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Client No.	4621	Project No.	4621-22
Drawing Sheet			
C1.1			
Sheet	2	of	_23_ Sheets

**PECAN VALLEY
SUBSTATION SITE PLAN**

- SITE DETAILS**
- 1. ZONING: PF
 - 2. SUBSTATION SITE 1.83 ACRES
 - 3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

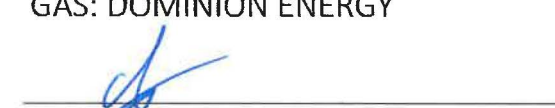
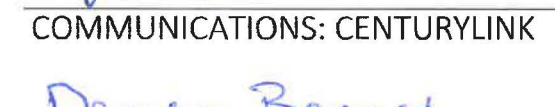
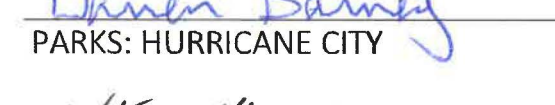
DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112



KEY MAP

PECAN VALLEY SUBSTATION FOR DIXIE POWER LOCATED IN CITY OF HURRICANE, WASHINGTON COUNTY, UT

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SWPP PLAN
C1.3	ROAD SECTIONS
C2.0	OVERALL GRADING
C2.1	OVERALL CUT FILL
C2.2-C2.9	PECAN ROAD PLAN AND PROFILE
C3.0-C3.2	UTILITIES
C4.0	SUBSTATION PAVING PLAN
C5.0-C5.3	DETAILS
L1.0	LANDSCAPING PLAN

HURRICANE CITY APPROVAL	
 FIRE: HURRICANE VALLEY FIRE SSD	8-2-23 DATE
 SEWER: ASH CREEK SSD	8/2/23 DATE
 WATER: HURRICANE CITY	8-2-23 DATE
 POWER: HURRICANE CITY	8-2-23 DATE
 GAS: DOMINION ENERGY	8-2-23 DATE
 COMMUNICATIONS: TDS TELCOM	8/2/23 DATE
 COMMUNICATIONS: CENTURYLINK	8/2/23 DATE
 PARKS: HURRICANE CITY	8/2/23 DATE
 STREETS: HURRICANE CITY	8-7-23 DATE
 BUILDING OFFICIAL	8-2-23 DATE
 CITY ENGINEER	7/27/23 DATE
 PUBLIC WORKS DIRECTOR	8/2/2023 DATE
 WASHINGTON CO. WATER CONSERVANCY DIST.	8-2-23 DATE
 GIS: HURRICANE CITY	 DATE

* Roadway & PUE Dedication req'd before final inspection



GEOTECHNICAL REPORTS:

The contractor is responsible to read and fully understand the Geotech report and to coordinate with the geotechnical engineer throughout the grading process to ensure that the report's recommendations are implemented from the beginning to the end of the projects construction. The owner will contract with the geotechnical engineer for his representatives to be on site throughout the grading process to ensure full compliance with the geotechnical report's recommendations. Refer to following reports.

1. Landmark Testing Geo-Technical Investigation Report Revised Pecan Valley Substation for Dixie Power. Dated May 2, 2023, Landmark Project No. 230212



ENGINEER

ALLIANCE CONSULTING
2303 N. CORAL CANYON BLVD. SUITE 201
WASHINGTON, UT 84780-0577
PHONE: (435) 673-8060
FAX: (435) 673-8065
ENGINEER: MR. DELOSS HAMMON P.E.
CONTACT: MR. CRAIG COATS
EMAIL: ccoats@allianceconsulting.us

DIXIE POWER

DIXIE POWER
145 W. BRIGHAM RD
ST. GEORGE, UT 84790
PHONE: (435) 673-3297
CONTACT MR. RUSSELL CONDIE
EMAIL: russc@dixiepower.com

GENERAL NOTES:

1. Unless shown otherwise on these plans, all construction shall conform to the codes and ordinances of City of Hurricane, Ash Creek Special Service District, the State of Utah Administrative Codes, "The International Plumbing Code", and the "International Building Code" latest additions as administered by the City of Hurricane.
2. The Contractor shall be responsible for the location of and protection of all existing underground utilities and overhead power lines during construction.
3. The Benchmark for this Project is the Northwest Corner of Section 23, Township 42 South, Range 14 West. S.L.B.&M. Elevation: 2987.05
4. Coordinate with Alliance Consulting for control monuments.
5. Existing contour and finish contour interval is 2 feet.
6. Any necessary design modifications shall be approved by the design engineer.
7. All grading to be within $\pm 0.1'$ of proposed elevation.
8. Project shall install an information sign on site before construction begins. This sign shall have a minimum size, placement location and content information with the company name, phone & permit number.
9. A mandatory pre-construction meeting with Hurricane City Public Works shall be required on all projects prior to any grubbing, grading, or construction activities. The permit holder shall be required to notify Public Works inspectors.
10. Projects shall submit a dust control plan with details on equipment scheduling and reporting of dust control activities.
11. Follow appendix J standards found in the IBC.
12. All work and materials shall meet City of Hurricane standards.

CONSTRUCTION NOTES:

- All excavations and grading shall be in accordance with the requirements of the City of Hurricane [phone: 435-635-2811], and Ash Creek Special Service District [phone: 435-635-2448], of the "International Building Code", current city-adopted version, and the specifications.
1. All excavation, grading, and fill operations within the building area should be observed by the Field Engineer to verify subsoil conditions and determine adequacy of site preparation, suitability of fill materials and compliance with compaction requirements.
 2. The Contractor shall provide suitable equipment to control dust and air pollution caused by construction operations. The Contractor shall also provide suitable mud and dirt containment to maintain clean conditions on the work site, access roadways, and adjacent properties.
 3. Project shall submit a Dust Control Plan with details on equipment, scheduling and reporting of dust control activities.
 4. Contractor is responsible and required to obtain their own UPDES/NOI permits.
 5. It is the contractors responsibility to identify all and any SWPPP requirements.
 6. Prior to and during compaction operations, all backfill material shall have the required moisture content uniform throughout each layer.
 7. All Rip-Rap rock shall be approved by owner.
 8. Contractor must coordinate with other Contractors working in areas.
 9. Contractor must protect existing facilities.
 10. All site blasting must occur during daylight hours and have a dust control plan and a blasting permit provided by the contractor.

SITE DETAILS

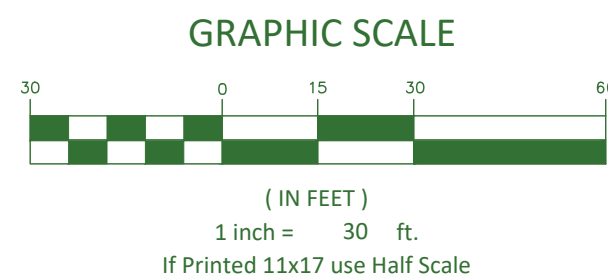
1. ZONING: PF
2. SUBSTATION SITE 1.83 ACRES
3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112

Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg




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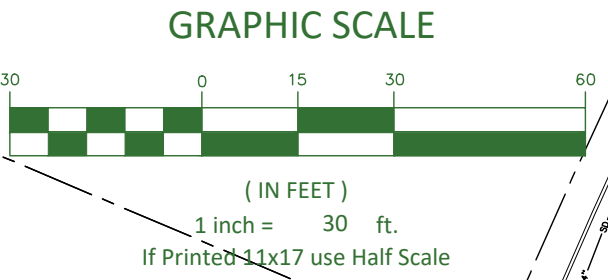
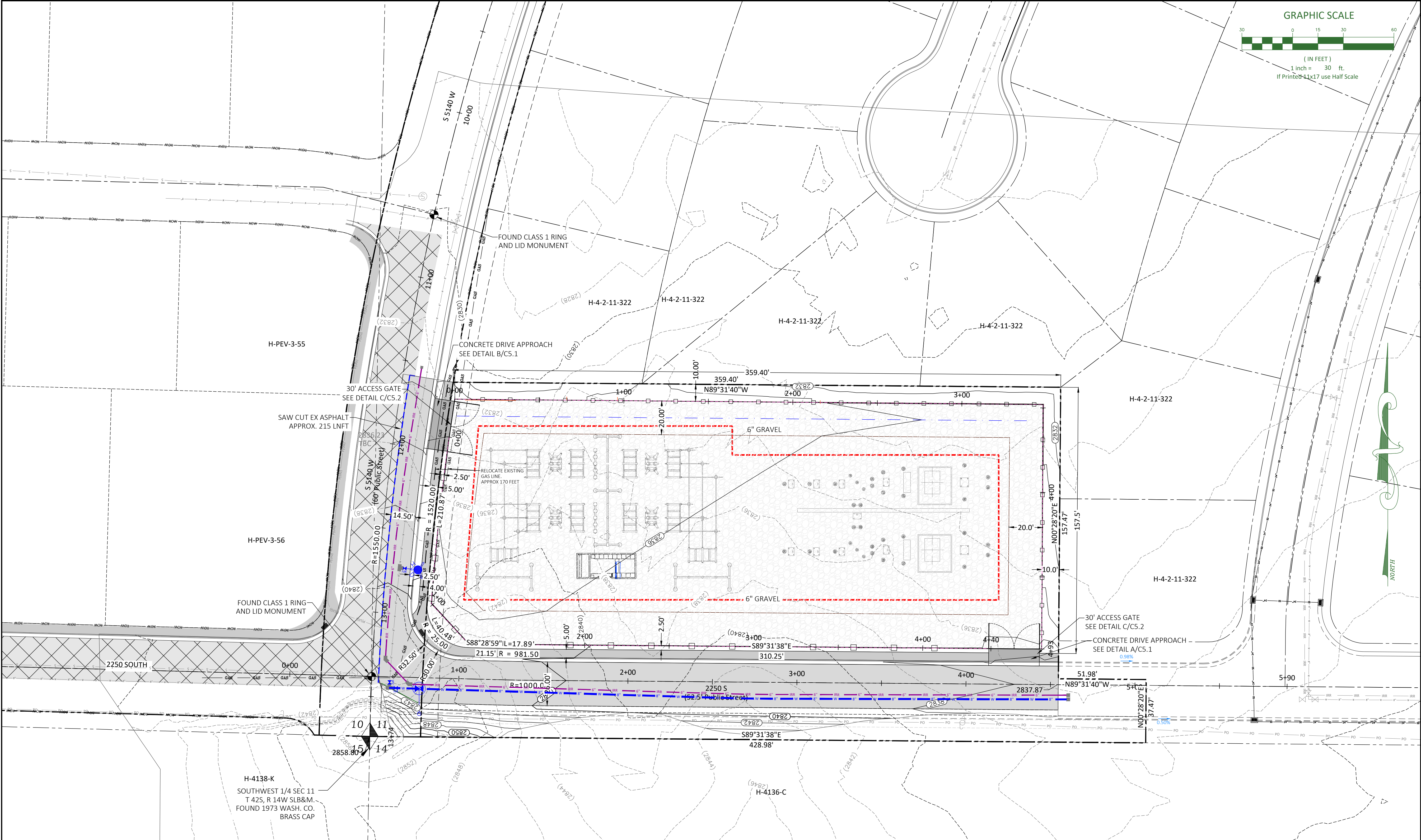
NORTH DAKOTA
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701-572-8100

**PECAN VALLEY SUBSTATION
COVER**
FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=160'
Client No.	4621	Project No.	4621-22
Drawing Sheet	C1.0		
Sheet	1	of	24 Sheets

AUG 07 2023



Date:		7-26-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	NEW WATER HYDRANTS
	EXISTING WATER HYDRANTS
	NEW VALVES
	EXISTING VALVES
	NEW AIR-VAC
	EXISTING AIR-VAC
	SEWER MANHOLES
	POWER POLES



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435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
OVERALL**

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

**PECAN VALLEY
SUBSTATION SITE PLAN**

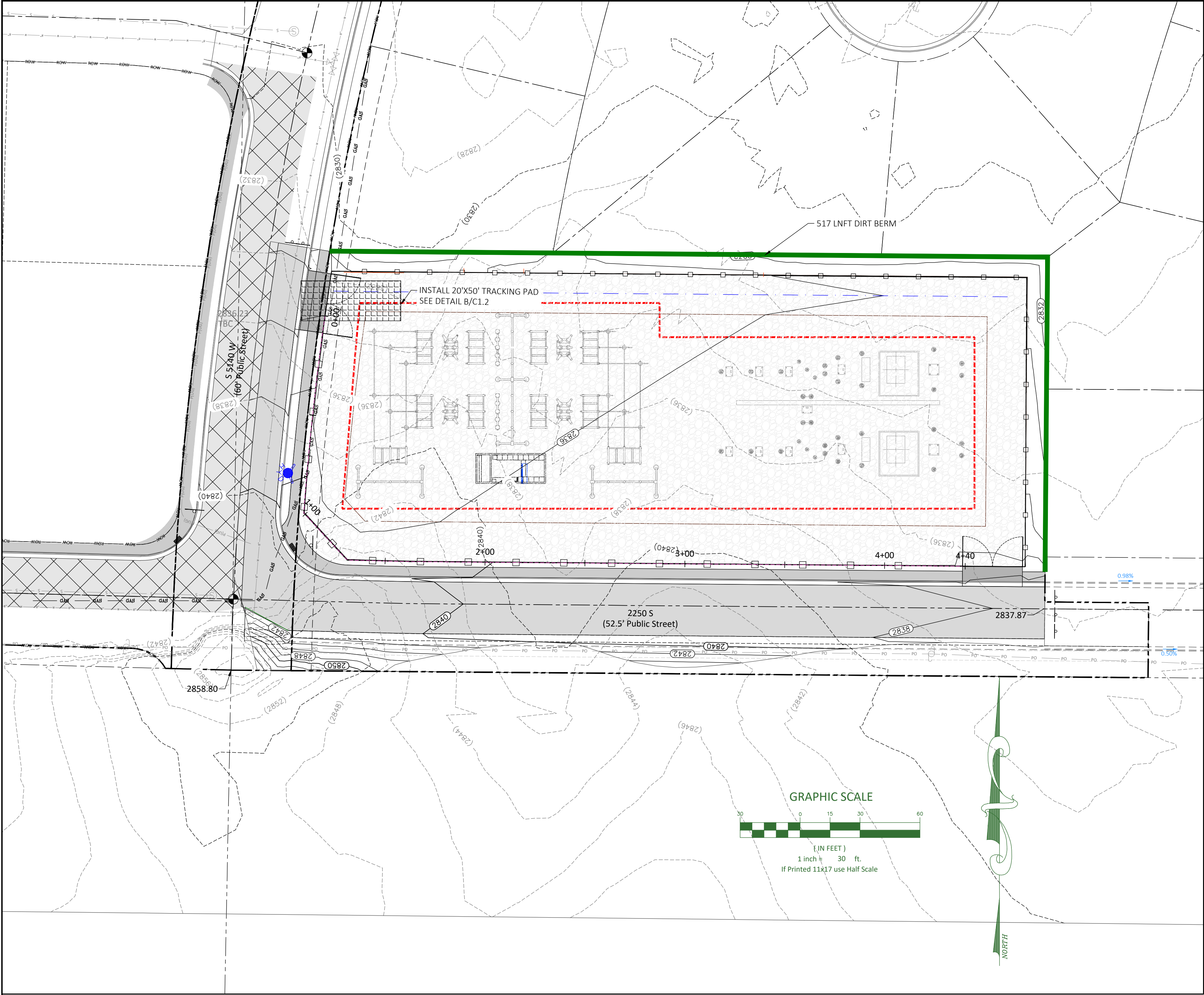
- SITE DETAILS**
- 1. ZONING: PF
 - 2. SUBSTATION SITE 1.83 ACRES
 - 3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112



Drawn By:	CJA	Scale:	1"=30'
Client No.	4621	Project No.	4621-22
Drawing Sheet	C1.1		
Sheet	2	of	24 Sheets



TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

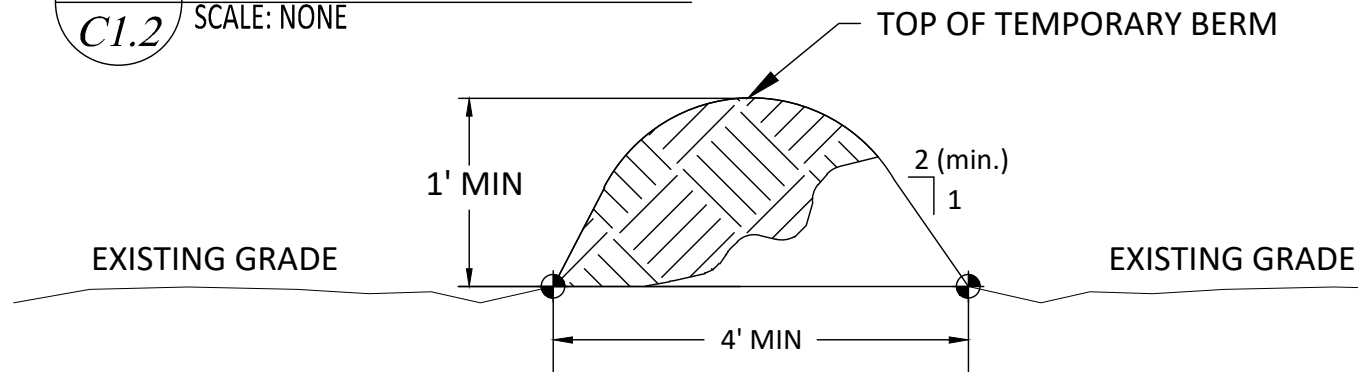
1. Provide and Maintain all Erosion Control Measures, Plans, Permits, Maintenance, Expenses, Etc.
2. All temporary erosion and sediment control devices shall be installed, monitored, and maintained until final surface roughness has been established and accepted by the City.
3. Inspections shall be performed by the Contractor at Least Once Every 14 Calendar Days and within 24 Hours After a Storm Event of 0.5" or More. Inspections shall be documented in Writing and shall Include: Date and Time, Name of Inspector, Findings, Corrective Actions Taken, and Dates and Amounts of Rainfalls.
4. All Erosion Prevention and Sediment Control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the device. These repairs must be made within 24 hour of Discovery, or as soon as field conditions allows.
5. Provide Temporary Erosion Protection or Permanent cover for the Exposed soil areas where activities have been completed or temporarily cease within 21 day of ceasing earth moving activities.
6. Sediment tracked on the street shall be removed within 24 hours using a street sweeper with pick-up broom
7. All temporary Erosion and Sediment control devices must be removed by the Contractor when final cover is established and acceptable to the Owner.
8. Contractor is responsible to provide any erosion protection for any inlets/storm manholes where pavement has not yet been installed before and after construction.
9. Concrete washout location is Contractors responsibility. Location is to be on site.

DUST CONTROL NOTES

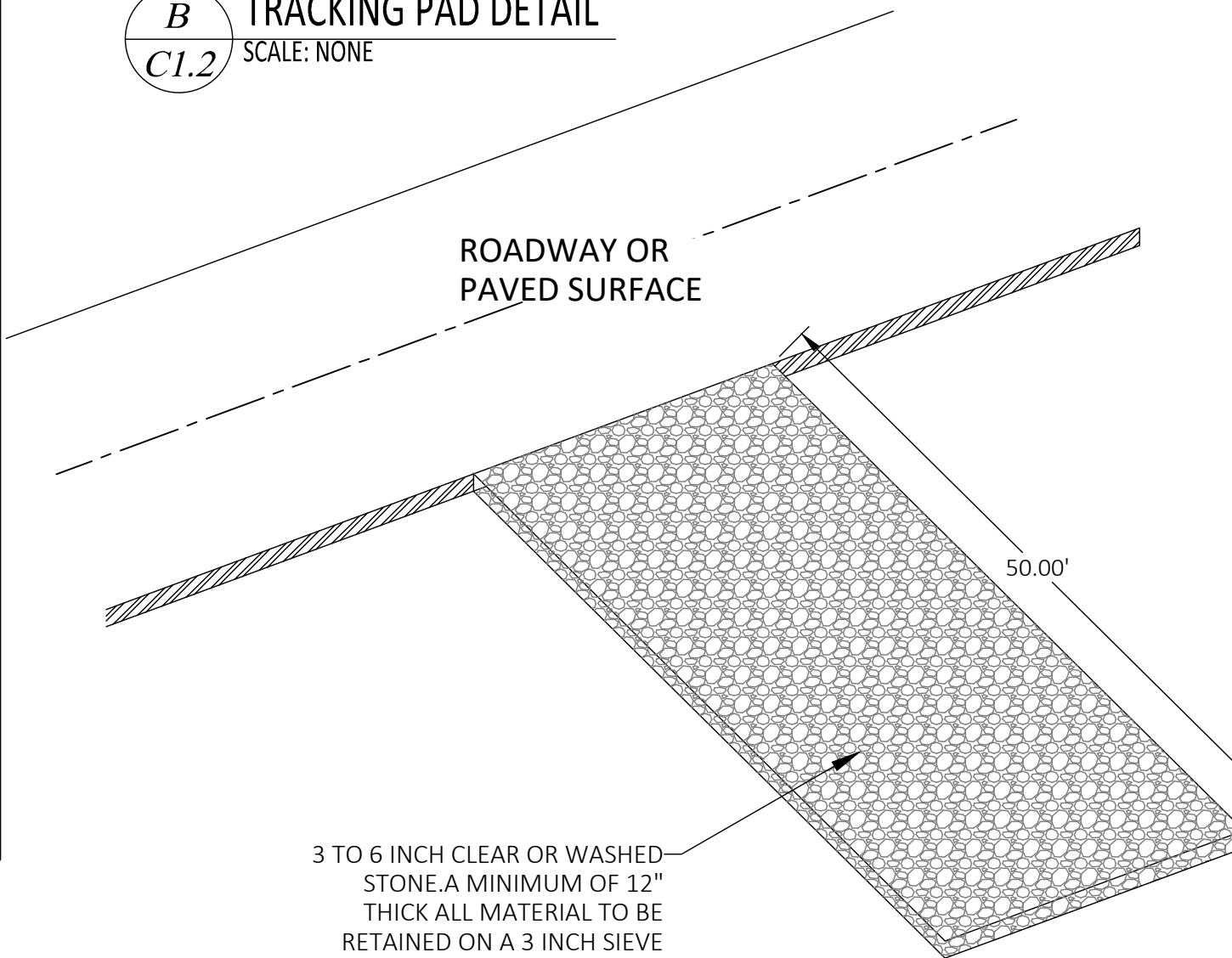
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

1. Apply water by means of trucks, hoses and/or sprinklers at sufficient frequency and quantity, prior to conducting, during and after earthmoving activities.
 2. Pre-apply water to the depth of the proposed cuts, or equipment penetration.
 3. Apply water as necessary and prior to expected wind events.
 4. Operate haul vehicles appropriately in order to minimize fugitive dust and apply water as necessary during loading operations.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
1. When active construction operations have ceased, apply water at sufficient frequency and quantity to develop a surface crust and prior to expected wind events
 2. Install fence barrier and /or "no trespassing" signs to prevent access to disturbed suffice areas.

A
C1.2
TEMPORARY BERM DETAIL
SCALE: NONE



B
C1.2
TRACKING PAD DETAIL
SCALE: NONE



- NOTES:
1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
 2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
 3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS. INSTALL A GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
 4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Date:7-26-2023

REVISIONS

No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

PROPOSED FLOW LINE

SAWCUT LINE

PROPOSED IRRIGATION PIPE

PROPOSED WATER PIPE

PROPOSED GAS LINE

PROPOSED POWER CONDUITS

PROPOSED COMM CONDUITS

EXISTING SEWER PIPE

EXISTING WATER PIPE

EXISTING OVERHEAD POWER

EXISTING GAS LINE

NEW

EXISTING

WATER HYDRANTS

VALVES

AIR-VAC

SEWER MANHOLES

POWER POLES

TEMP. DIRT BERM

TRACKING PAD

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NORTH DAKOTA621 26th STREET W. WILLISTON, ND 58801 701-572-8100

PECAN VALLEY SUBSTATION SWPPP

FOR DIXIE POWER

LOCATED IN SEC 11

TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

CITY OF HURRICANE, WASH. CO, UT

Drawn By:CJA

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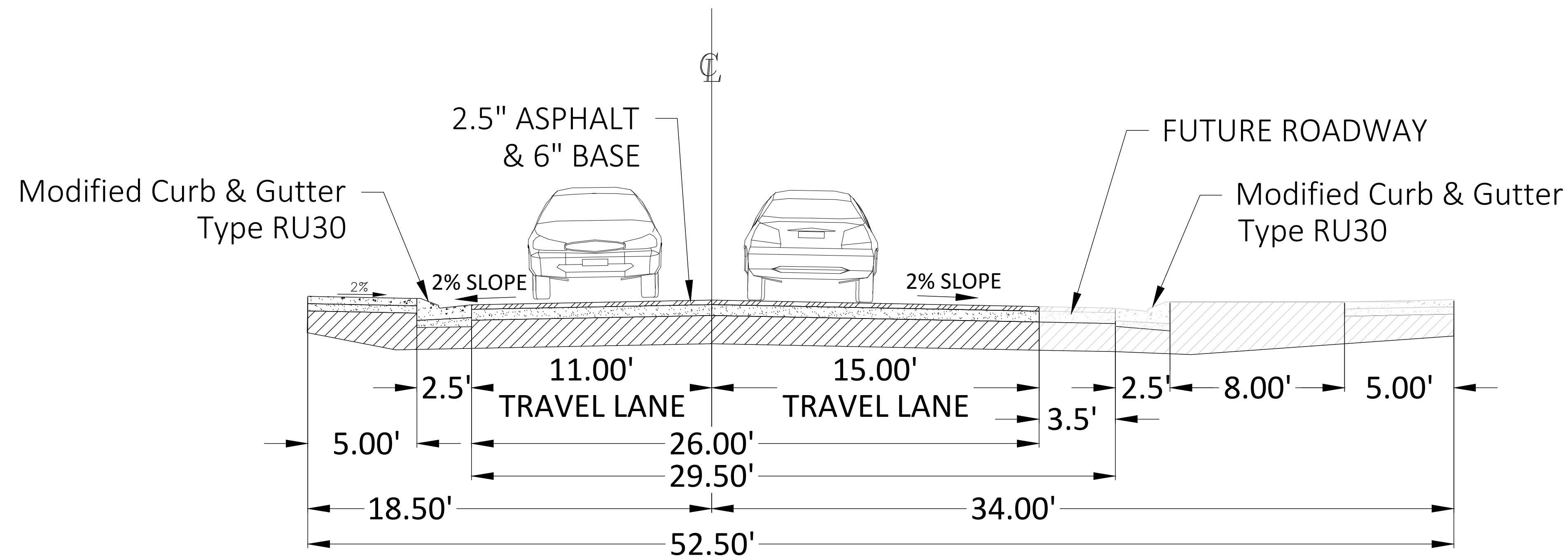
Client No.4621

Project No.4621-22

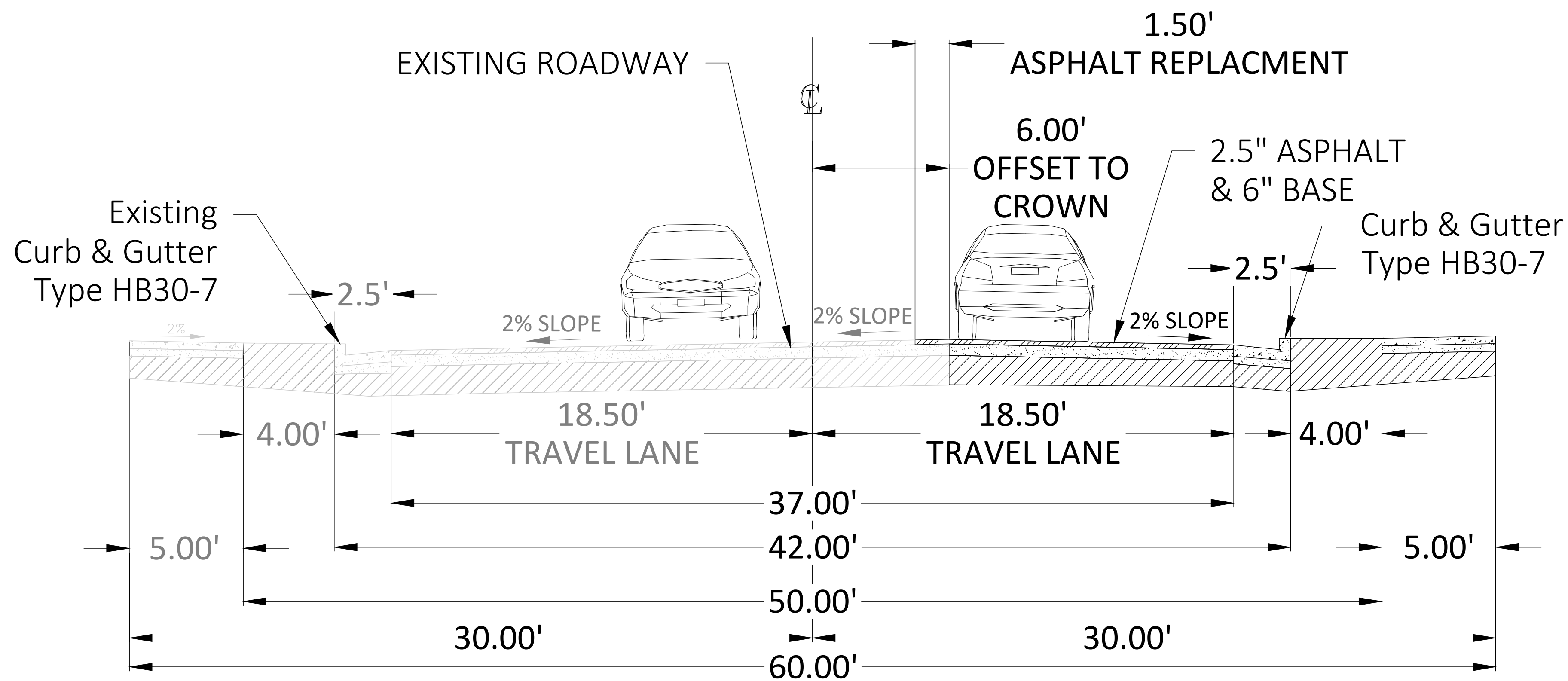
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C1.2

Sheet3 of 24 Sheets



2250 SOUTH SECTION



5140 WEST SECTION

Date:7-26-2023

REVISIONS

No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
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File NamePecan Valley Substation Base.dwg



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A PLANNING AND ENGINEERING FIRM

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SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

PECAN VALLEY SUBSTATION
WALL PLAN

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:CJA

Client No.4621

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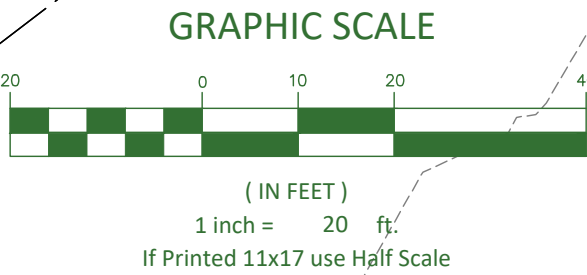
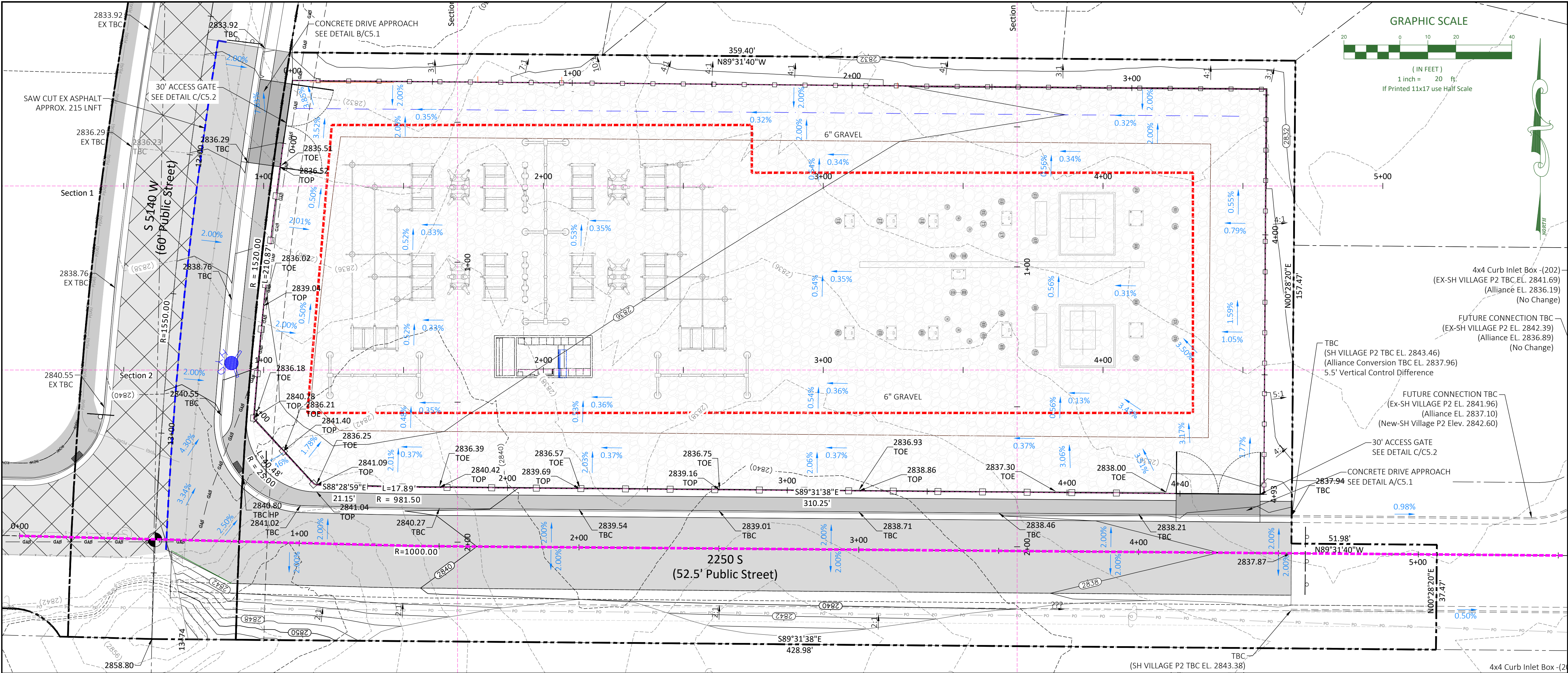
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Project No.4621-22

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Sheet4 of 24 Sheets

AUG 07 2023



Date:		7-26-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
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	WATER HYDRANTS
	VALVES
	AIR-VAC
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ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

UTAH
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SUITE 201,
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NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
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**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

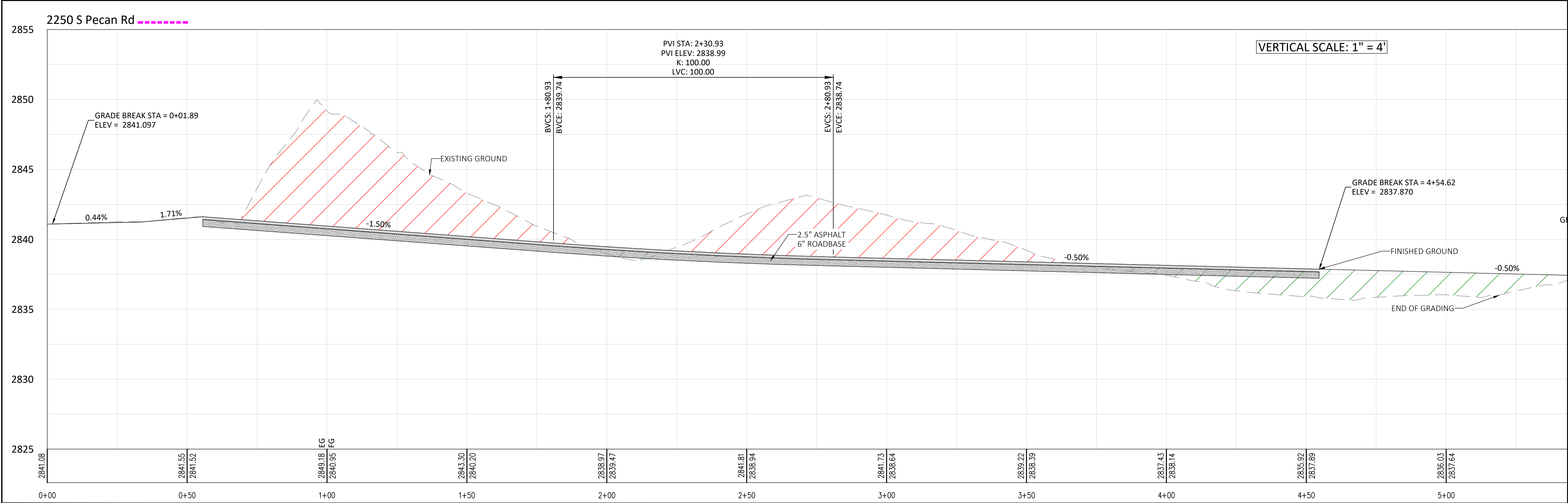


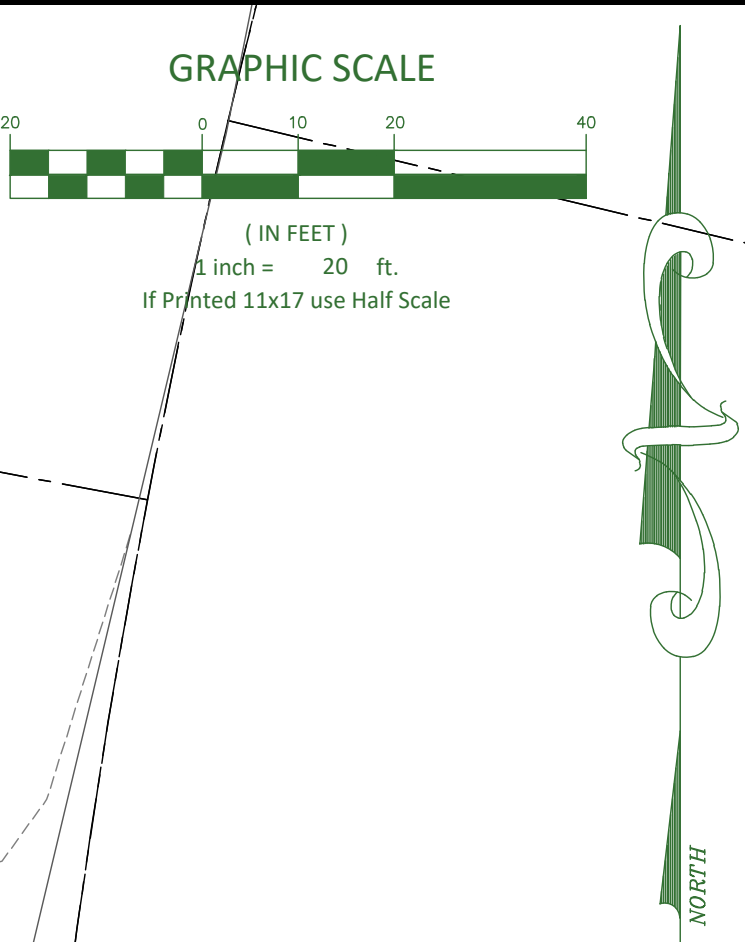
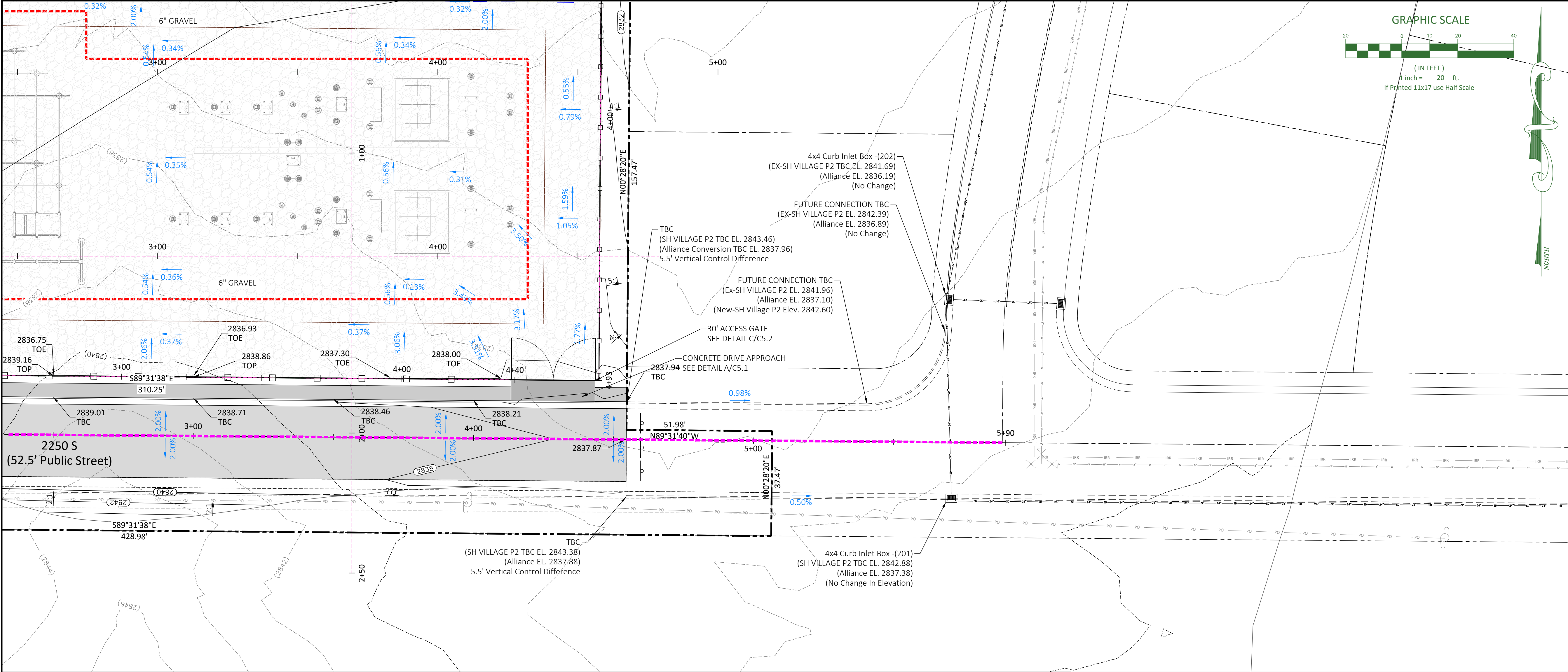
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CJA	1"=20'
Client No.	Project No.
4621	4621-22

Drawing Sheet

C2.2

Sheet 7 of 24 Sheets





Date:		7-26-2023	
REVISIONS			
No.	Date	by	Description
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File Name
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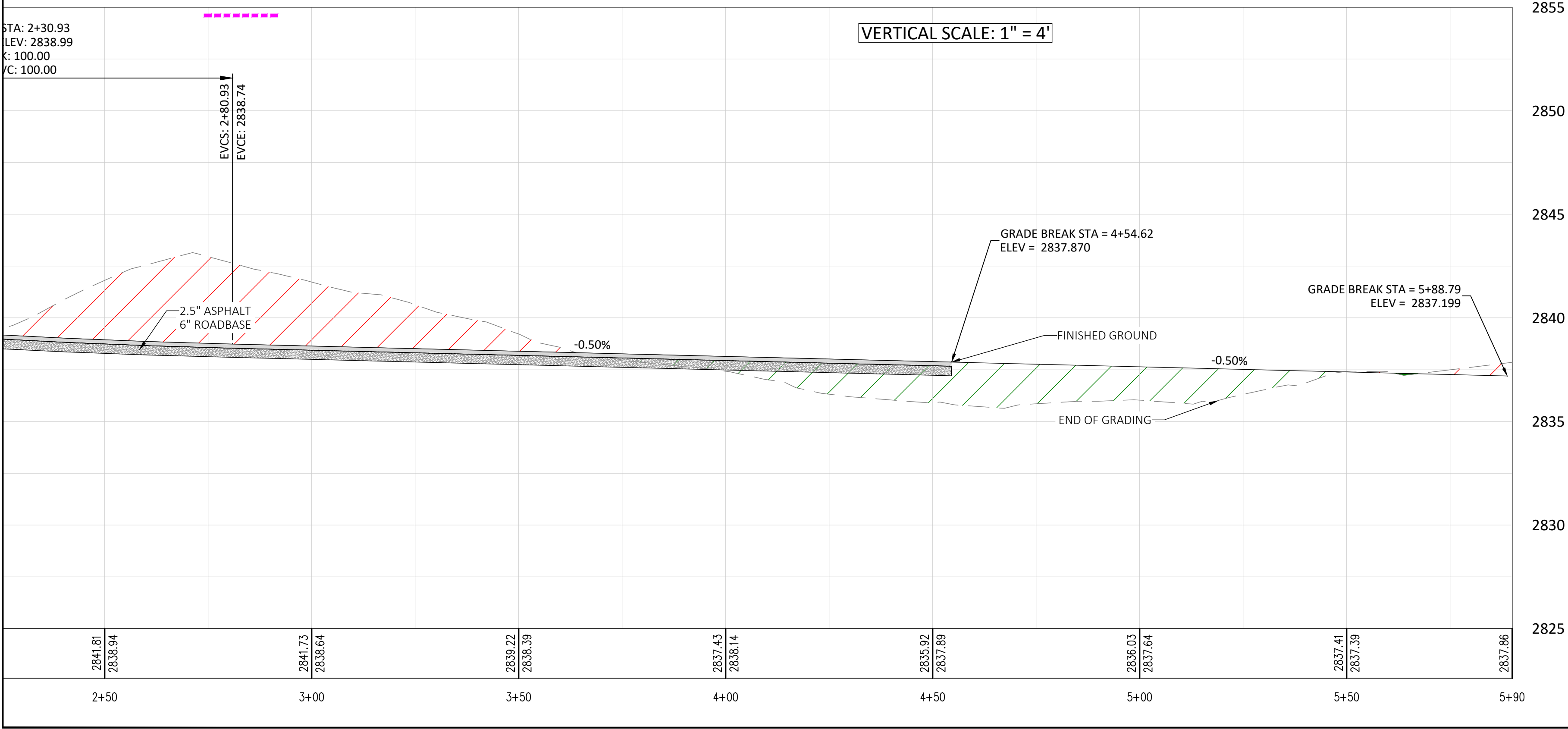
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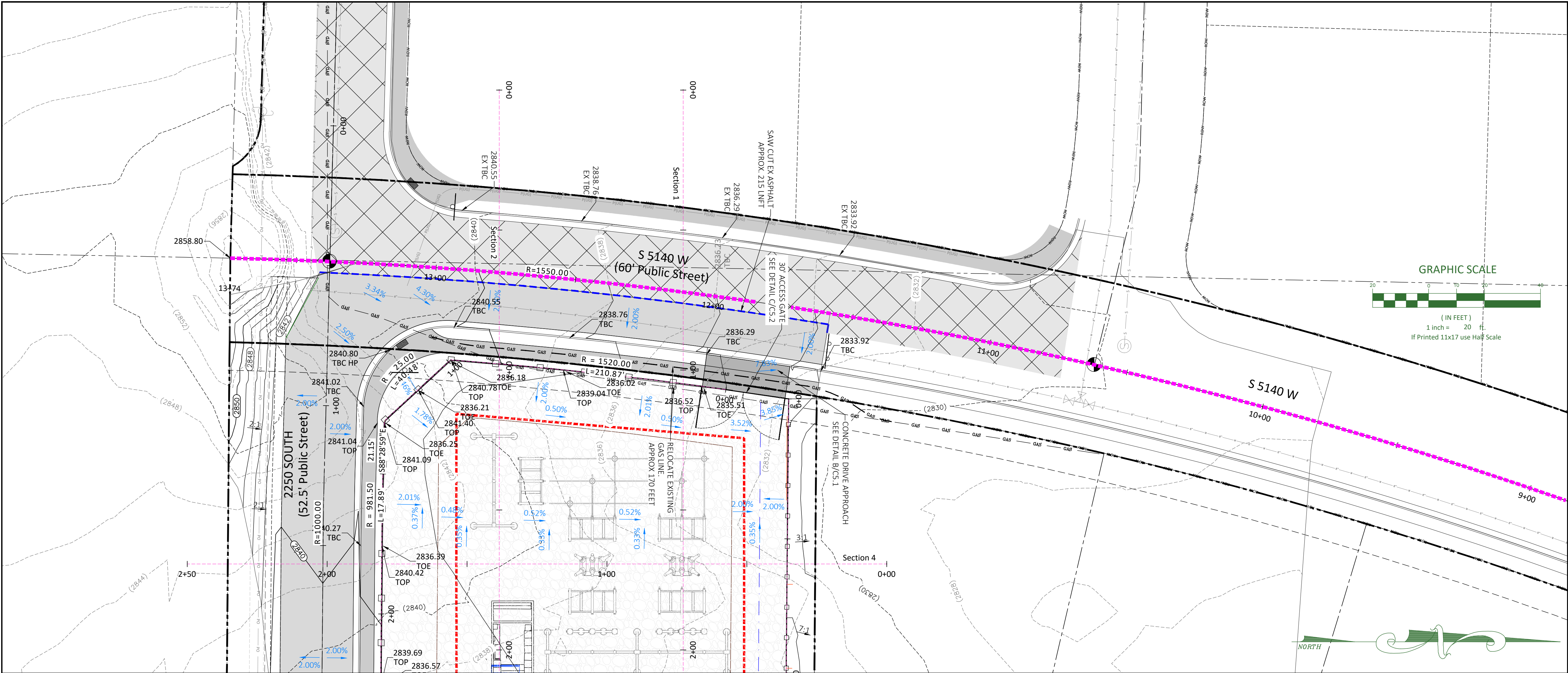
PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C2.2A			
Sheet	8	of	24 Sheets





Date: 7-26-2023			
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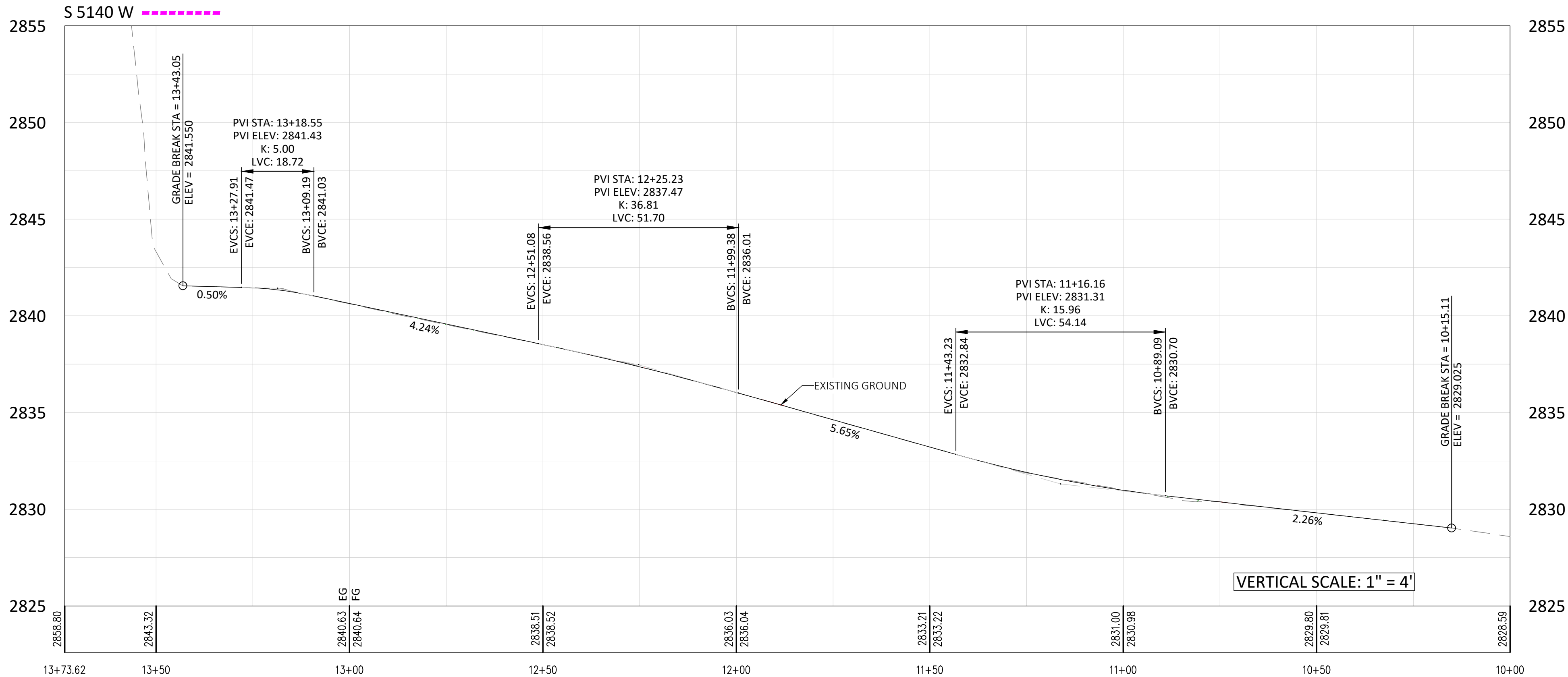
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WILLISTON, ND 58801
701-572-8100

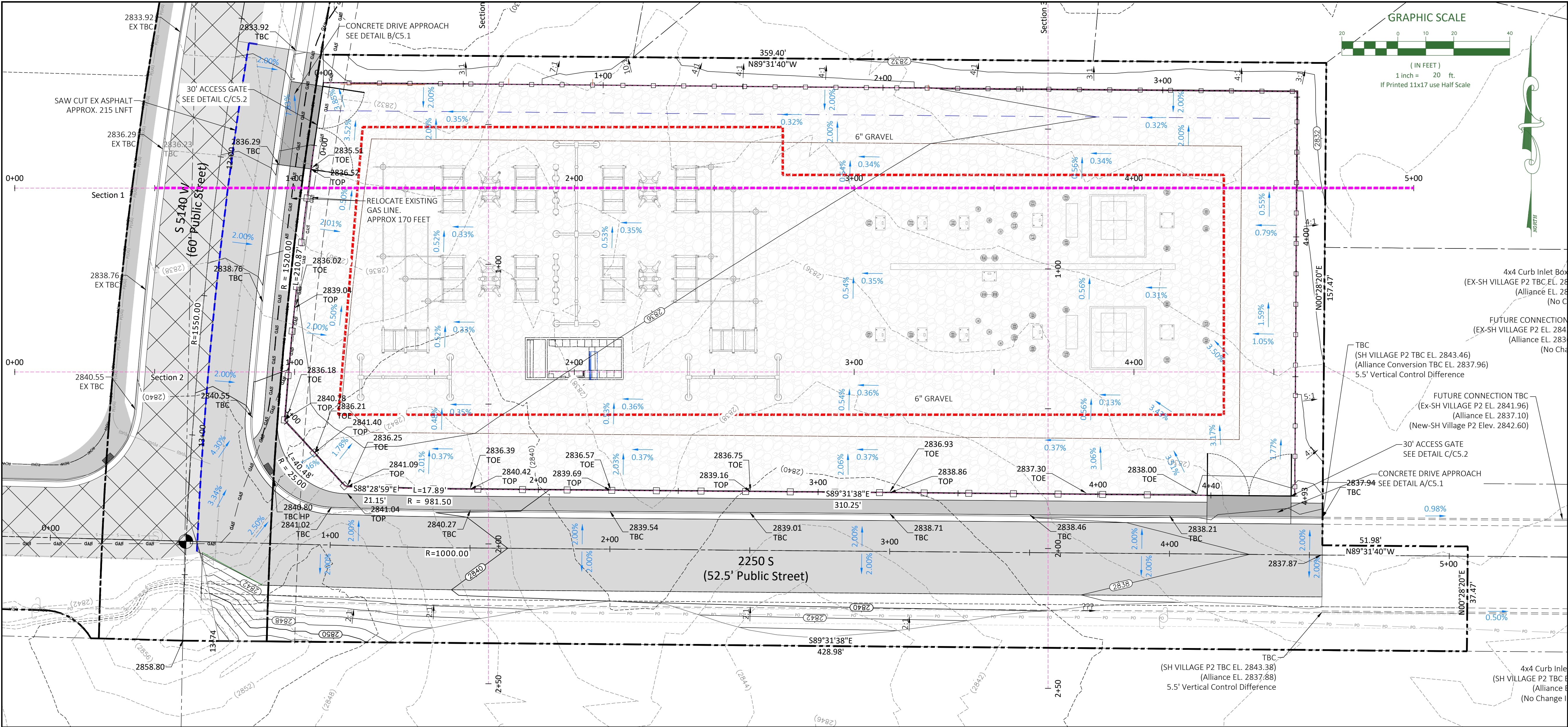
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By: CJA	Scale: 1"=20'
Client No. 4621	Project No. 4621-22
Drawing Sheet C2.3	
Sheet 9	of 24
Sheets	





Date:7-26-2023

REVISIONS

No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

PROPOSED FLOW LINE

SAWCUT LINE

PROPOSED IRRIGATION PIPE

PROPOSED WATER PIPE

PROPOSED GAS LINE

PROPOSED POWER CONDUITS

PROPOSED COMM CONDUITS

EXISTING SEWER PIPE

EXISTING WATER PIPE

EXISTING OVERHEAD POWER

EXISTING GAS LINE

NEW

EXISTING

WATER HYDRANTS

VALVES

AIR-VAC

SEWER MANHOLES

POWER POLES

ALLIANCE CONSULTING

A PLANNING AND ENGINEERING FIRM

UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By:CJA

Scale:1"=20'

Client No.4621

Project No.4621-22

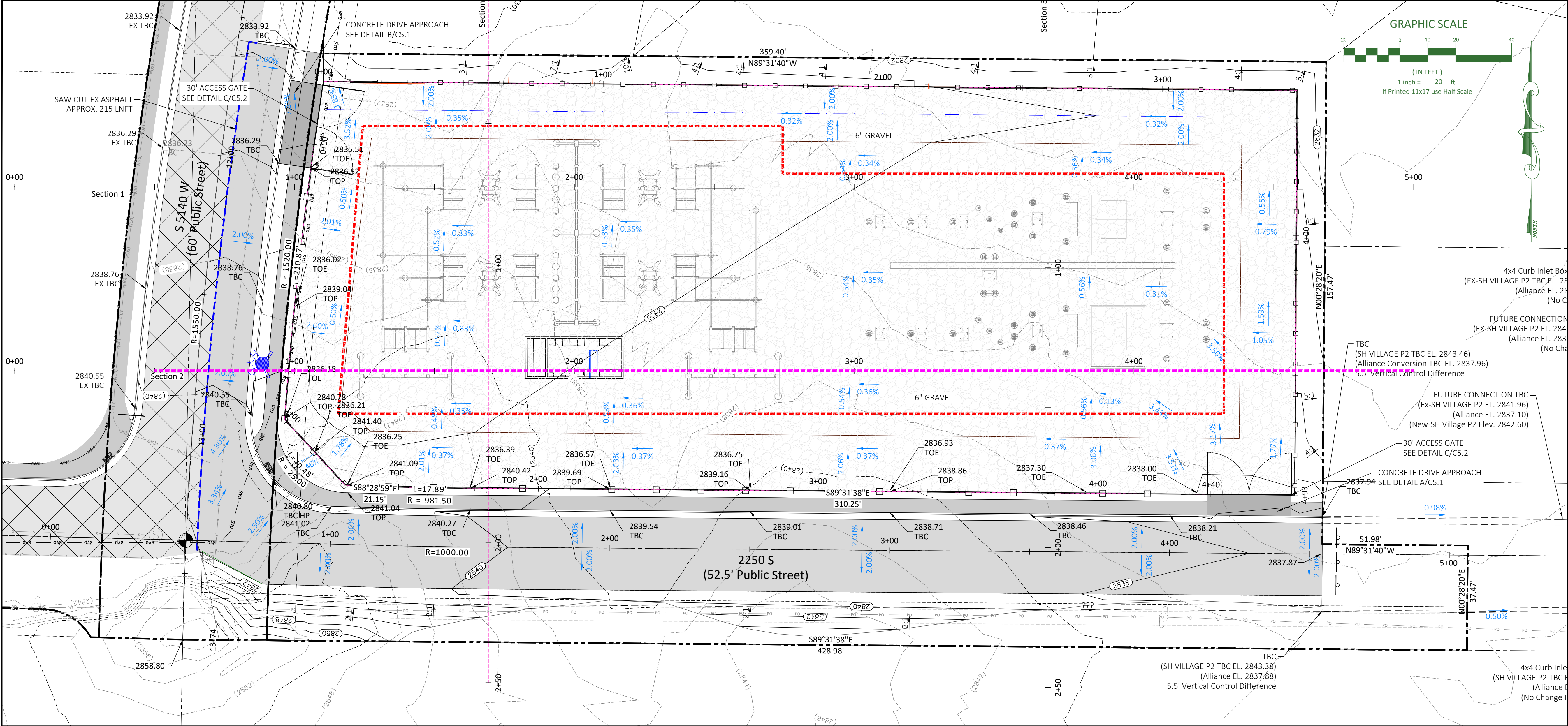
Drawing Sheet

C2.4

Sheet10of24Sheets

Substation Sec. 1

AUG 07 2023



Date:		7-26-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

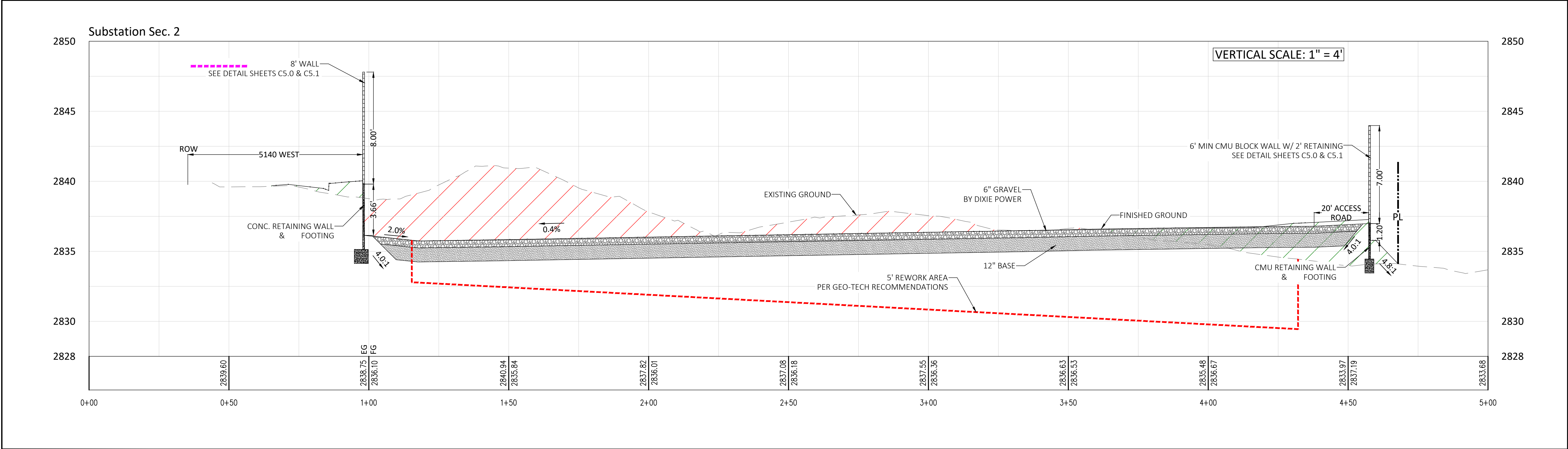
LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
NEW EXISTING	
	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES



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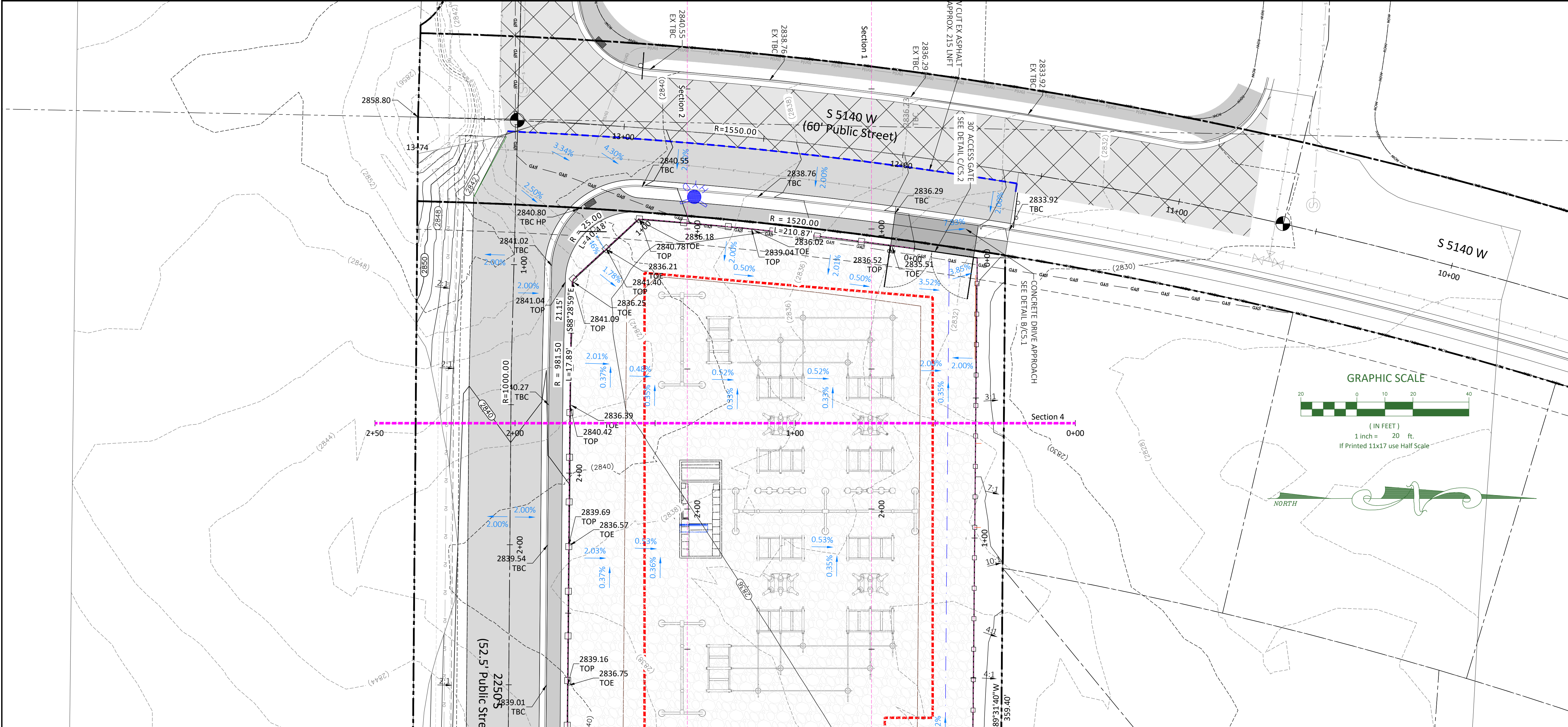
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C2.5			
Sheet	11	of	24 Sheets

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Date: 7-26-2023			
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File Name
Pecan Valley Substation Base.dwg

LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE

NEW EXISTING

	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES

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A PLANNING AND ENGINEERING FIRM

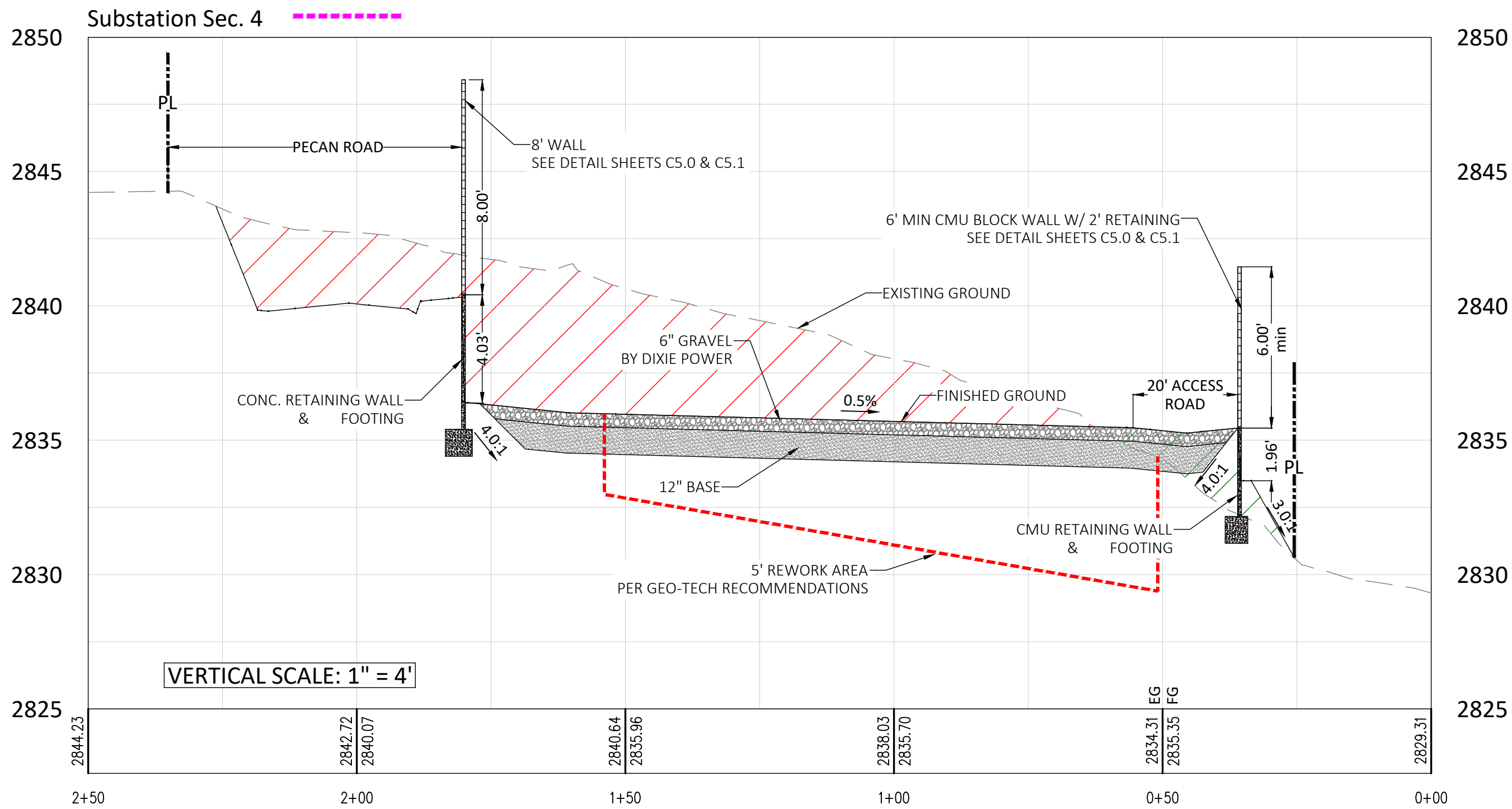
UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

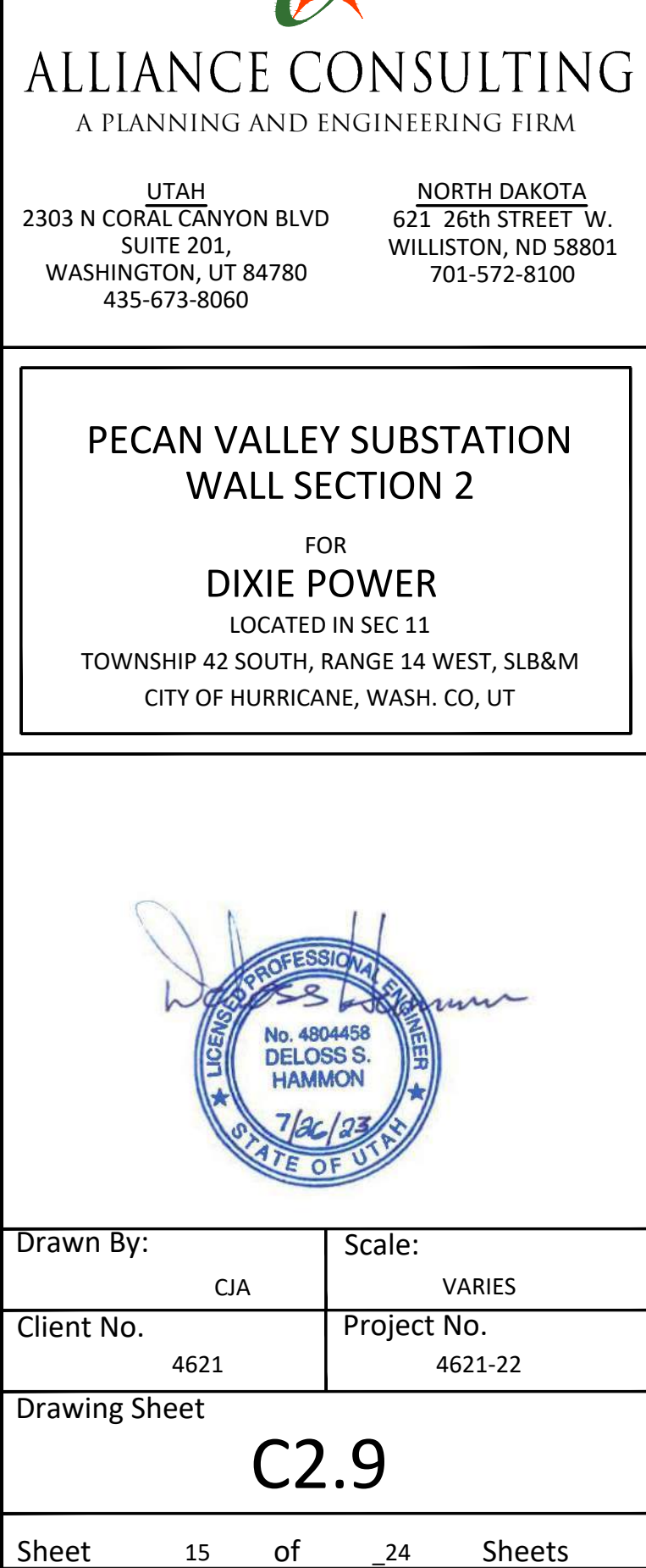
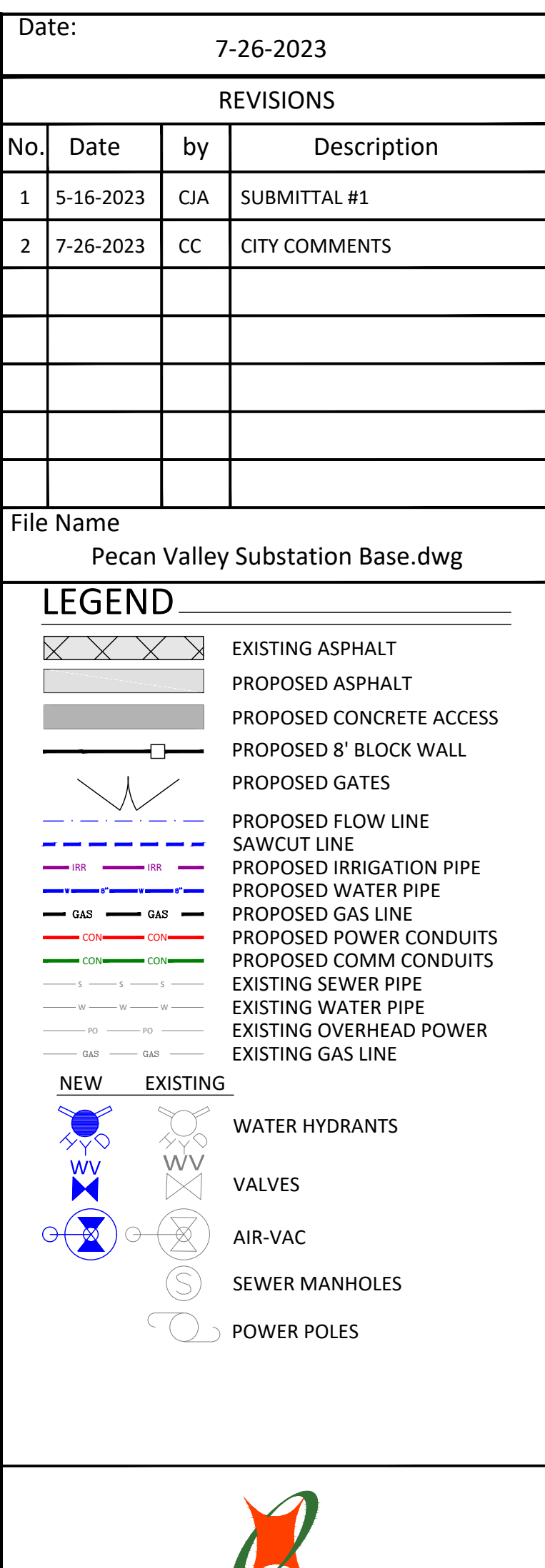
NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

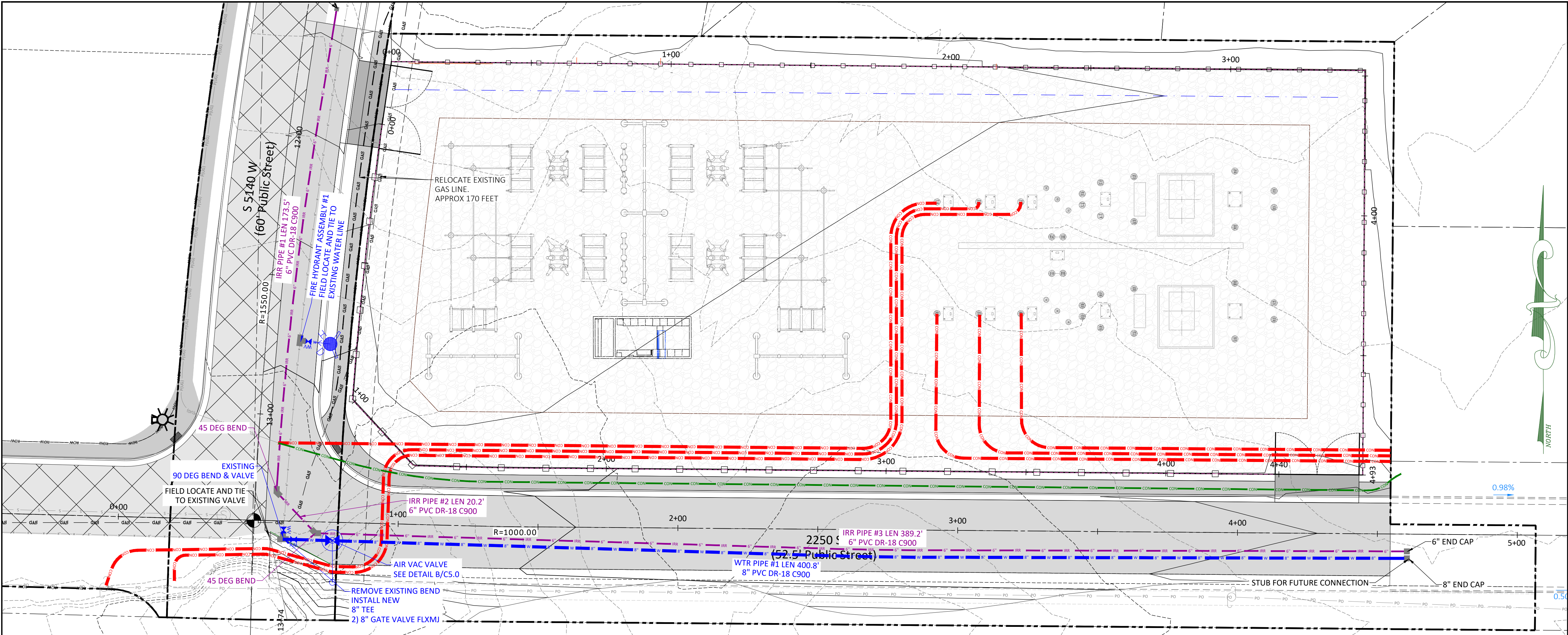
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By: CIA	Scale: 1"=20'
Client No. 4621	Project No. 4621-22
Drawing Sheet C2.7	
Sheet 13	of 24
Sheets	



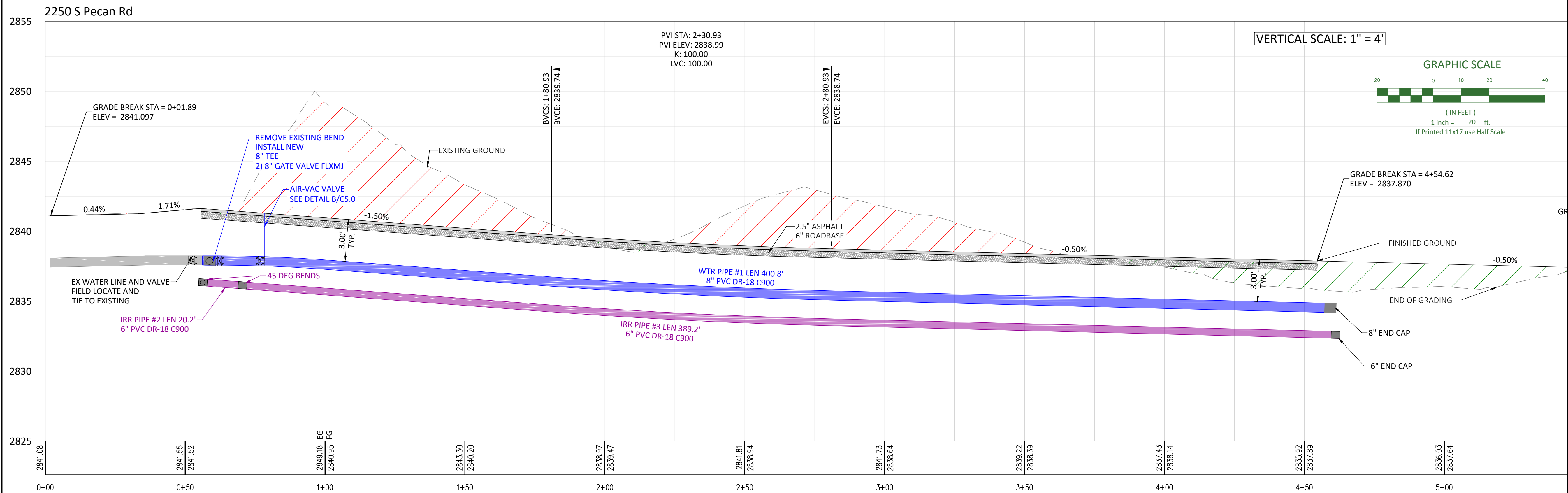




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Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
NEW EXISTING	
	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES




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**PECAN VALLEY SUBSTATION
UTILITY PLAN AND PROFILE**

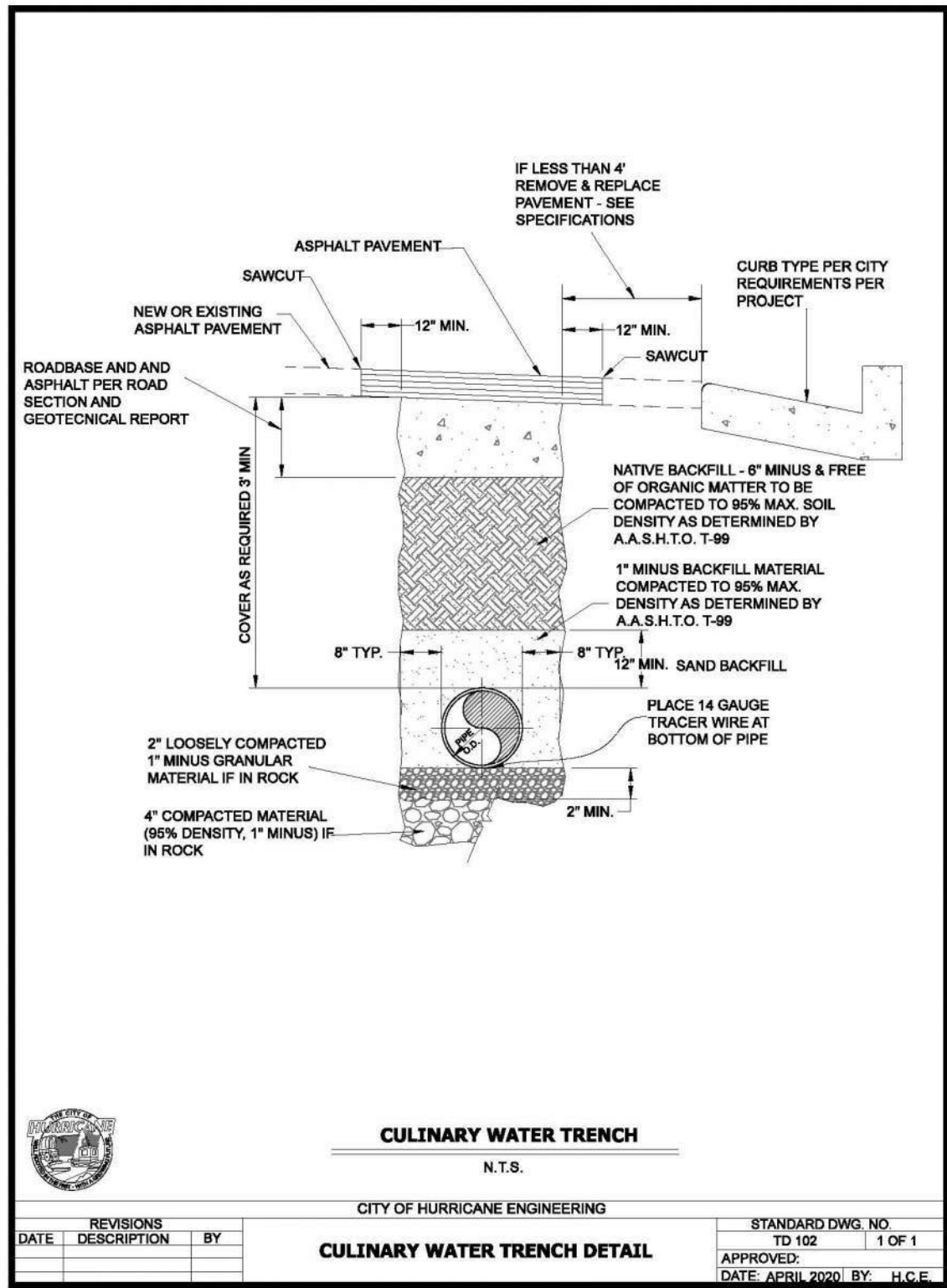
FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



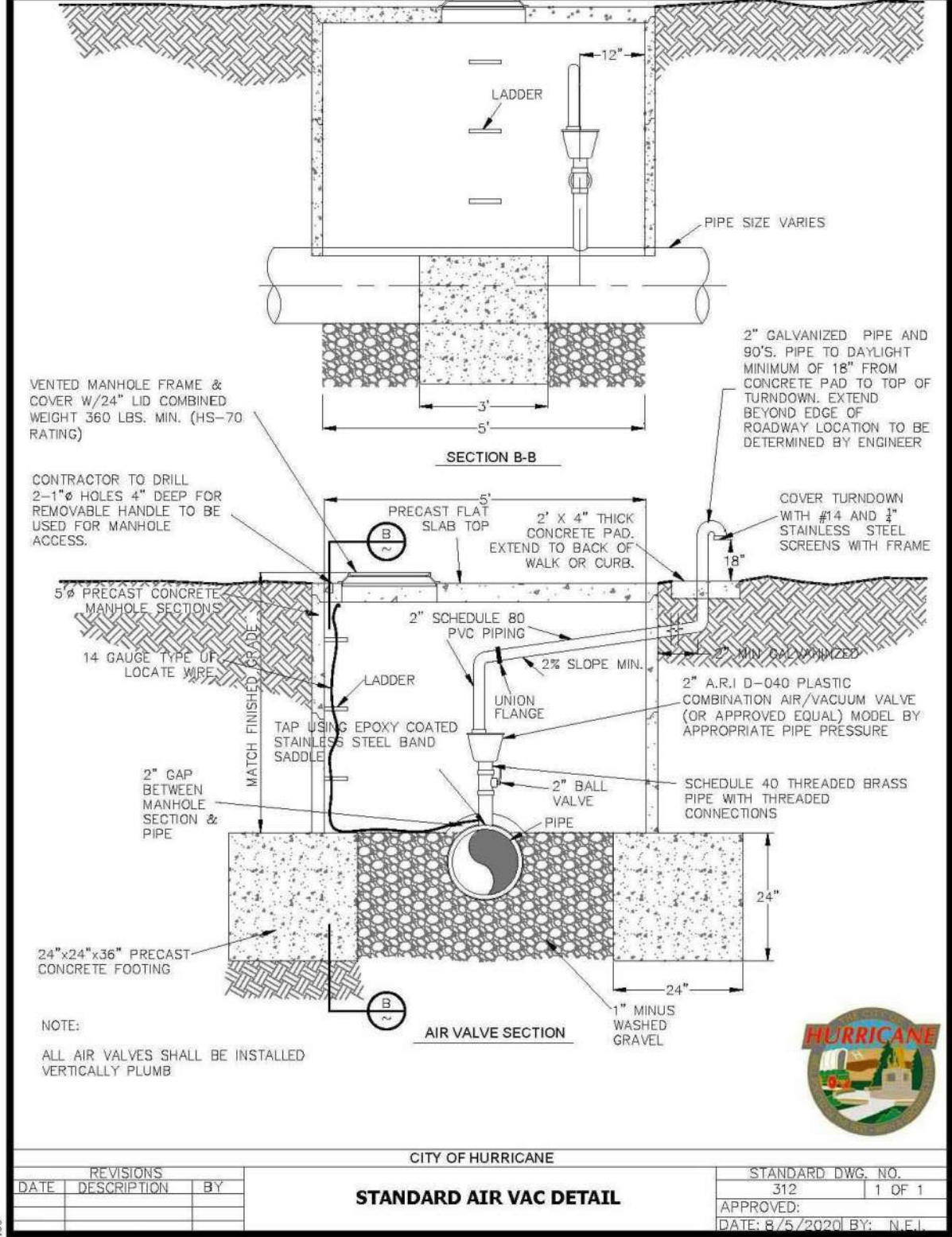
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Drawing Sheet			
C3.1			
Sheet	17	of	24 Sheets

AUG 0 7 2023

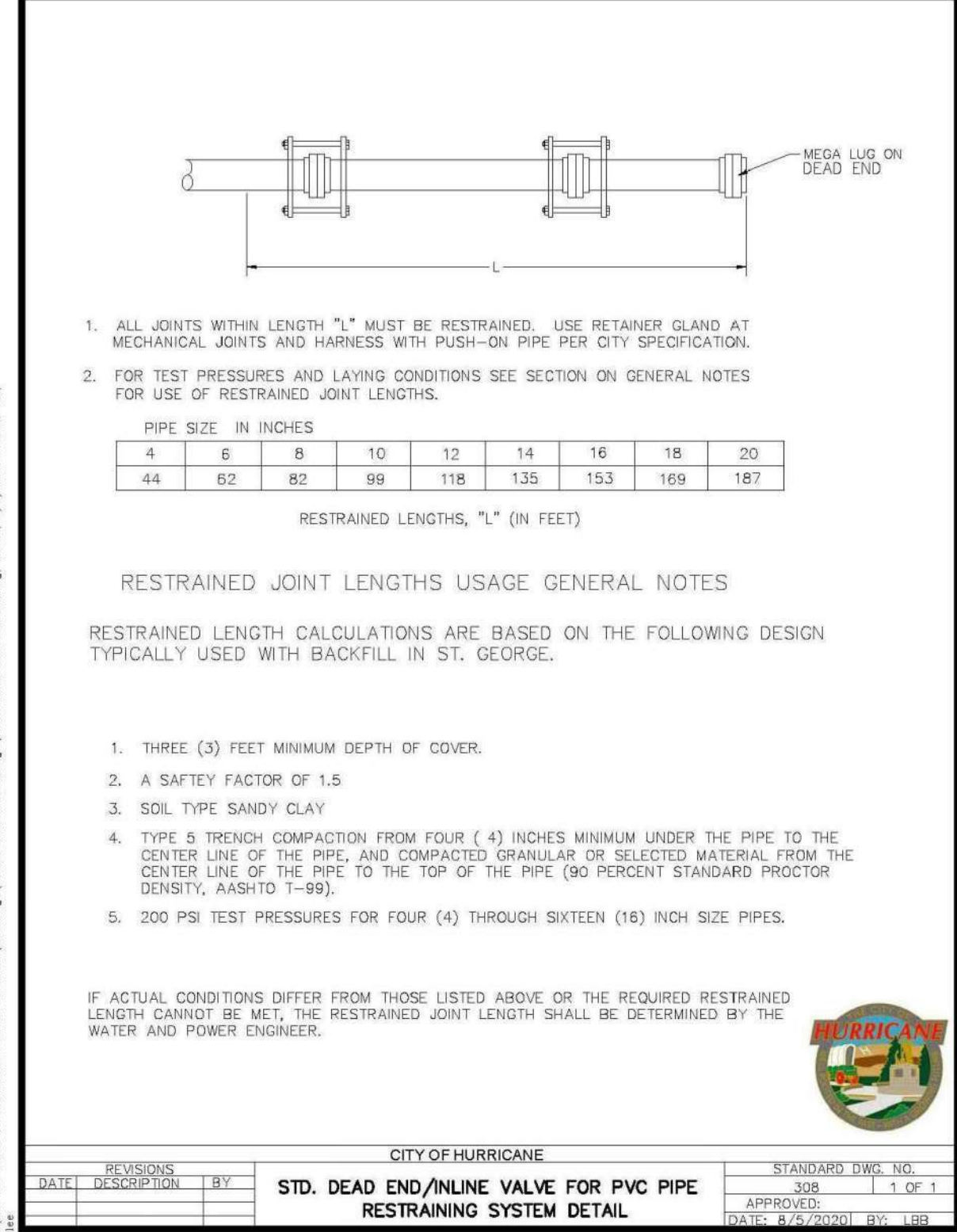
A WATER TRENCH DETAIL
C5.0 SCALE: NONE



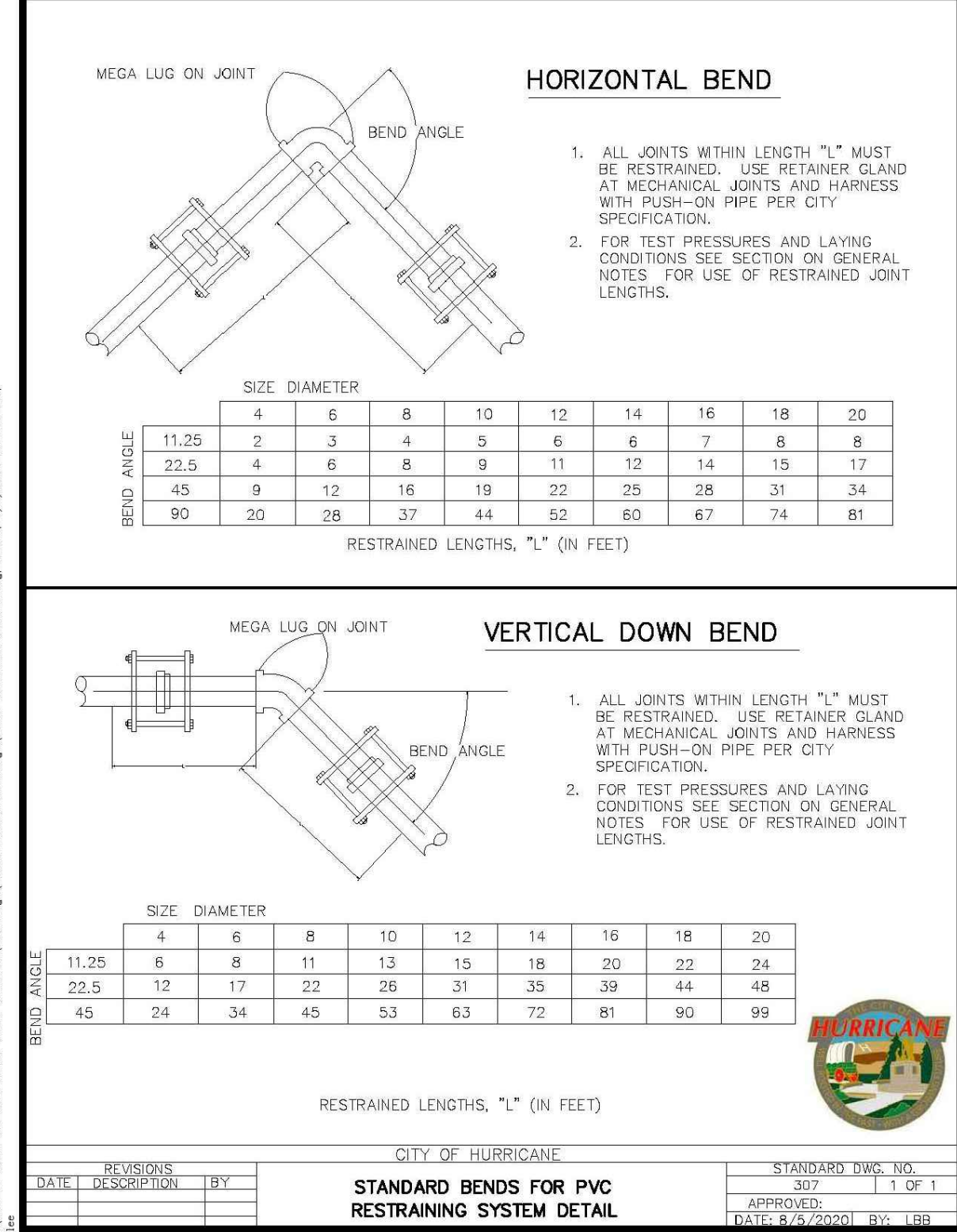
B AIR VAC DETAIL
C5.0 SCALE: NONE



C DEAD END PIPE RESTRAINING DETAIL
C5.0 SCALE: NONE

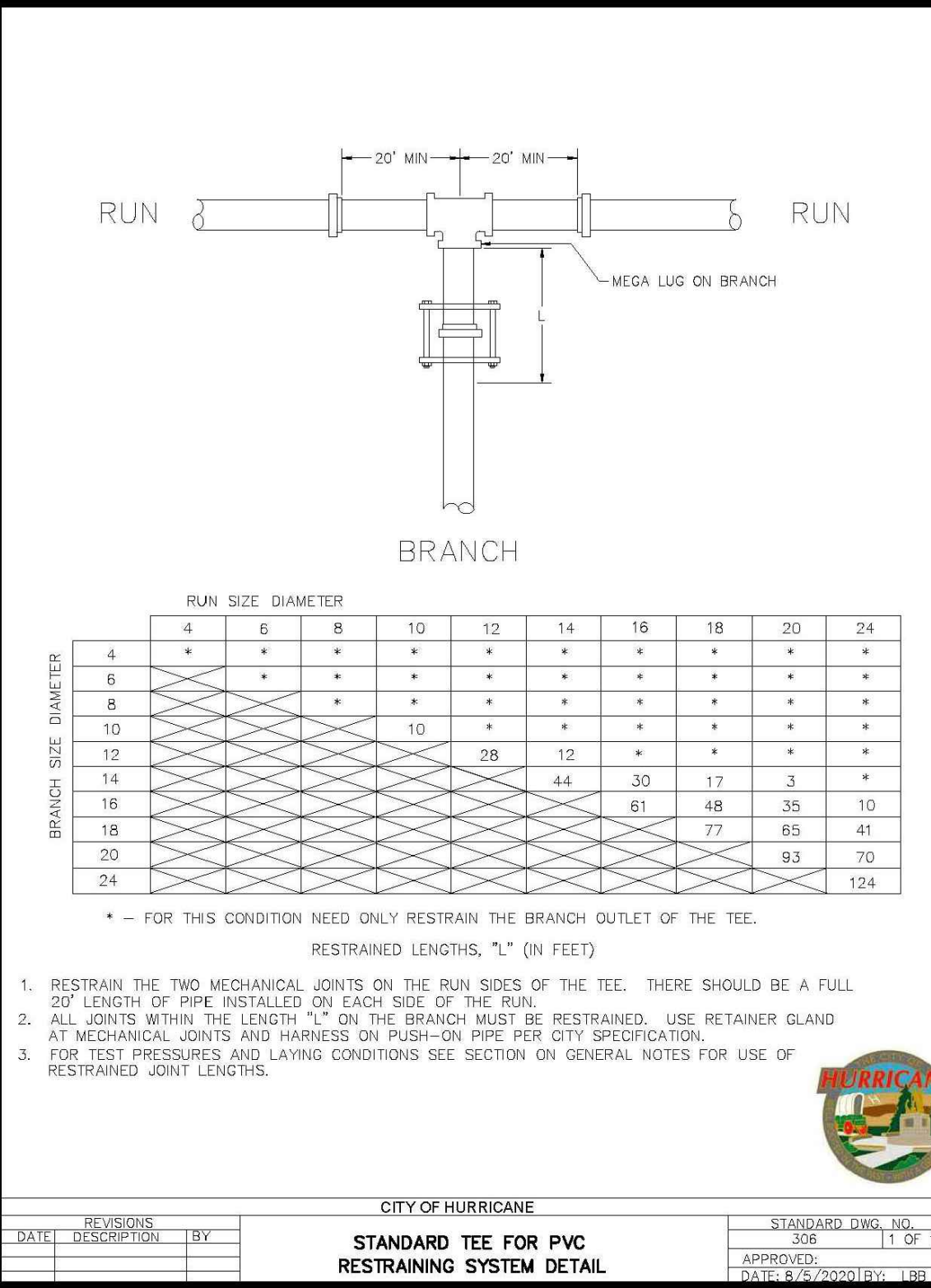


D PIPE BEND RESTRAINING DETAIL
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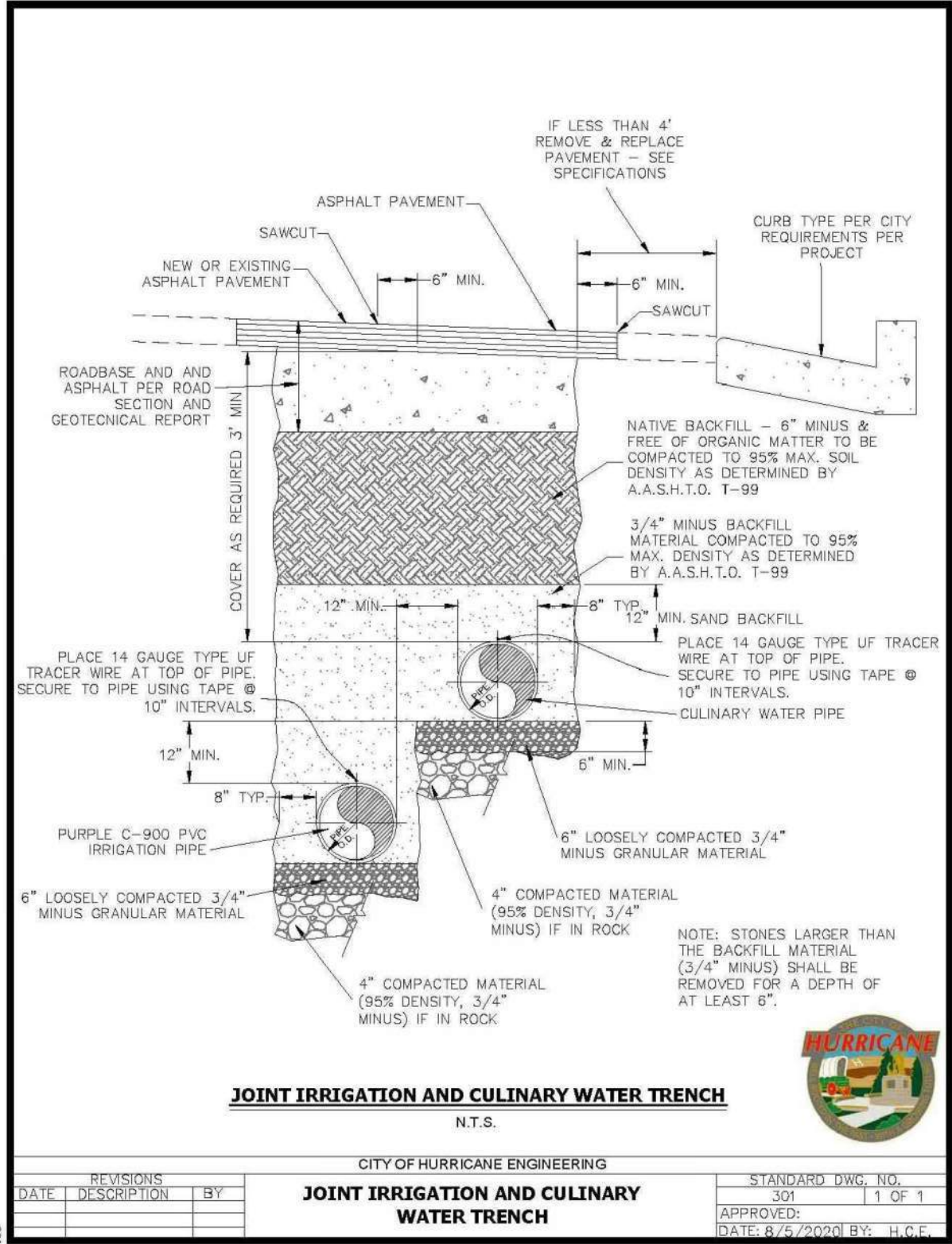


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1	5-16-2023	CJA	SUBMITTAL #1
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File Name			
Pecan Valley Substation Base.dwg			

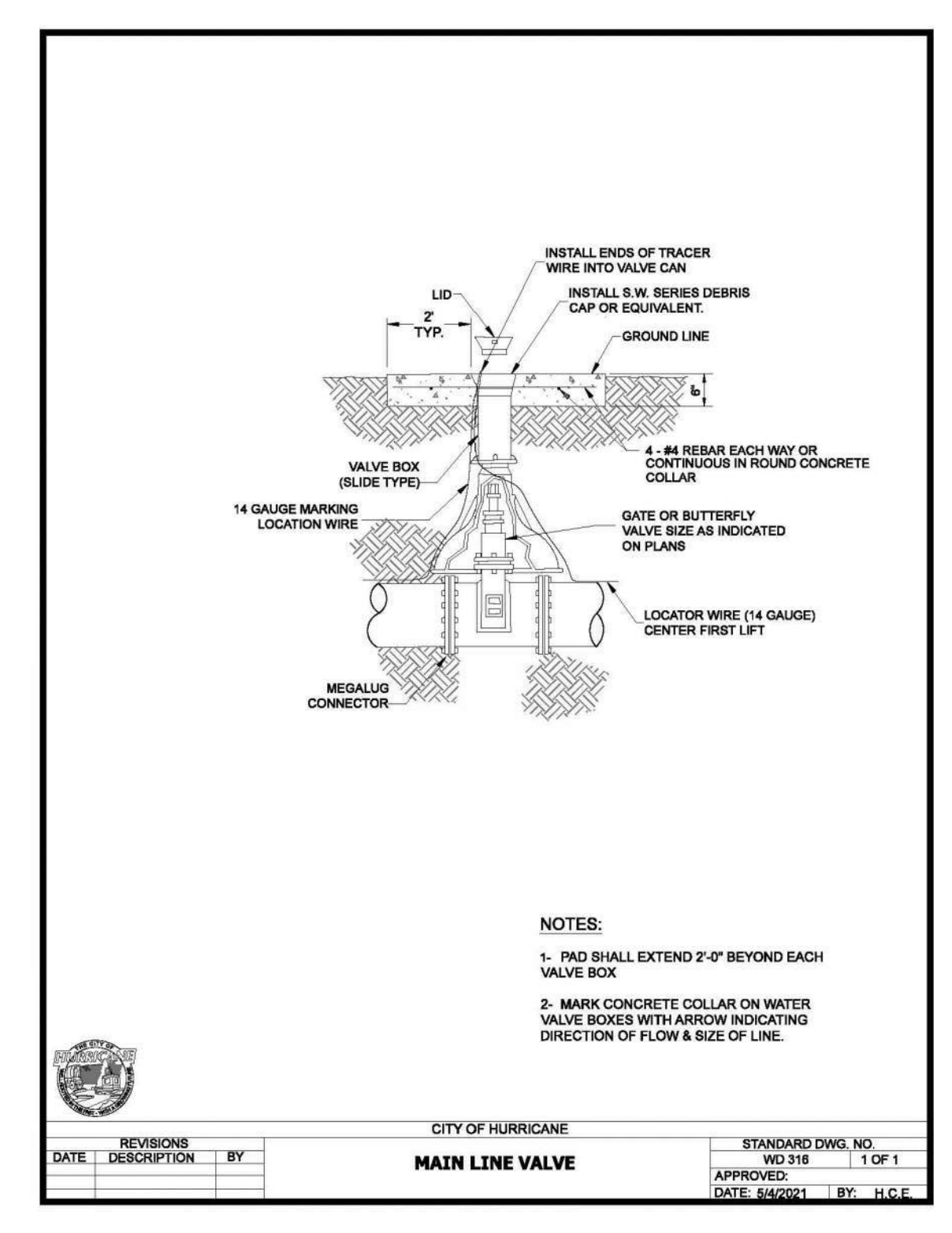
E PIPE TEE RESTRAINING DETAIL
C5.0 SCALE: NONE



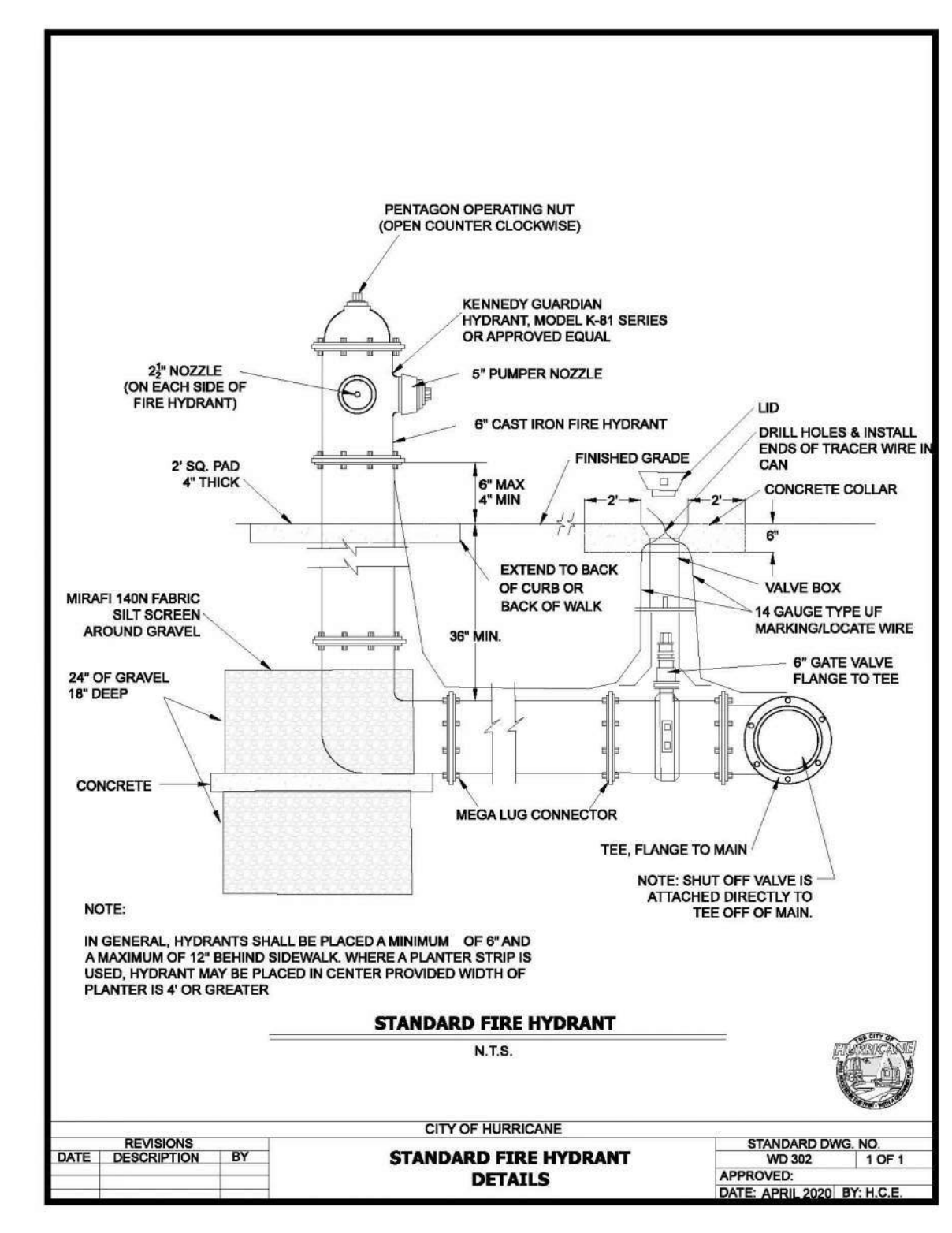
F WATER & IRRIGATION TRENCH DETAIL
C5.0 SCALE: NONE



G MAIN LINE VALVE
C5.0 SCALE: NONE



H FIRE HYDRANT
C5.0 SCALE: NONE





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**PECAN VALLEY SUBSTATION
DETAILS**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C5.0			
Sheet	20	of	24 Sheets

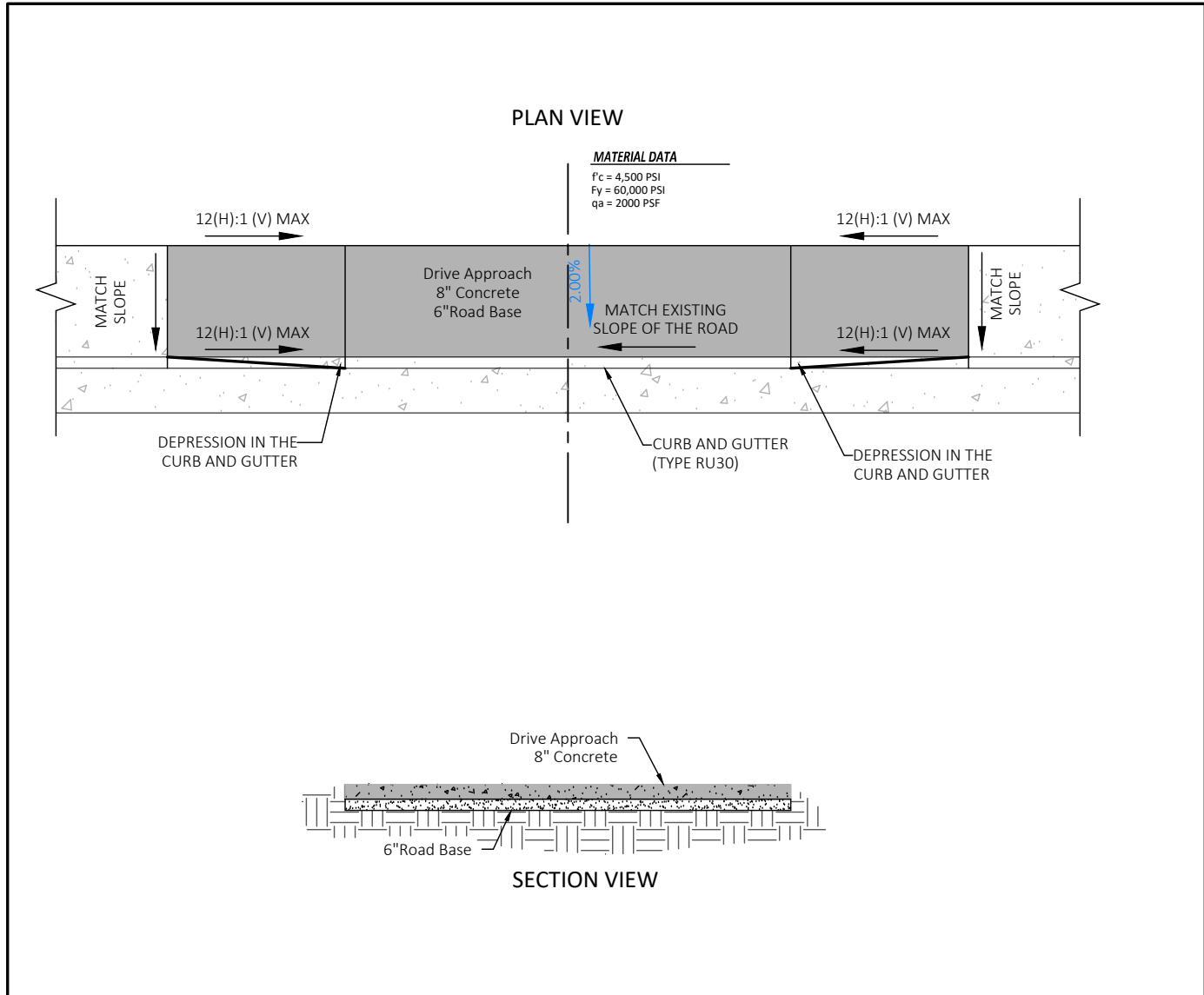
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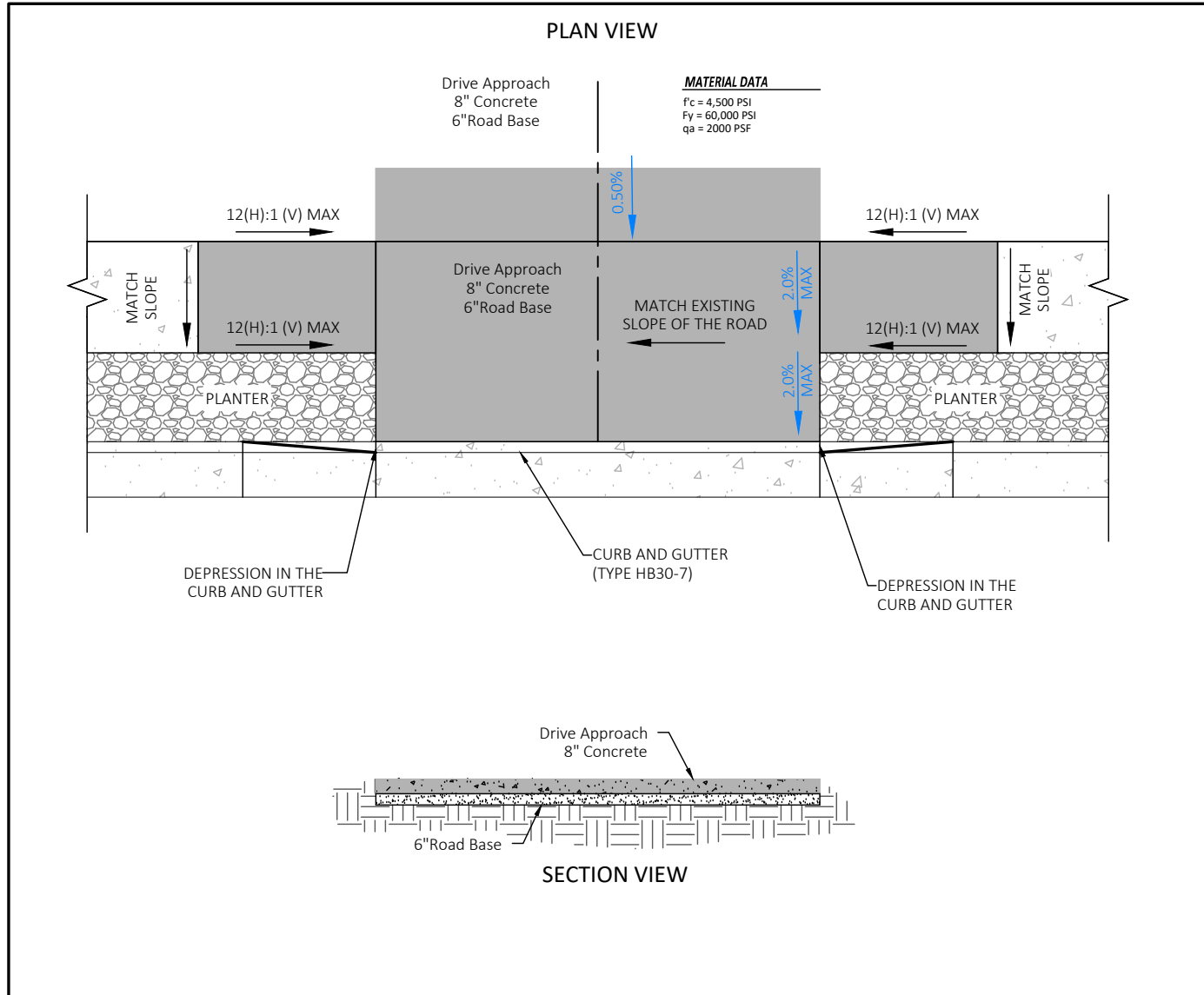
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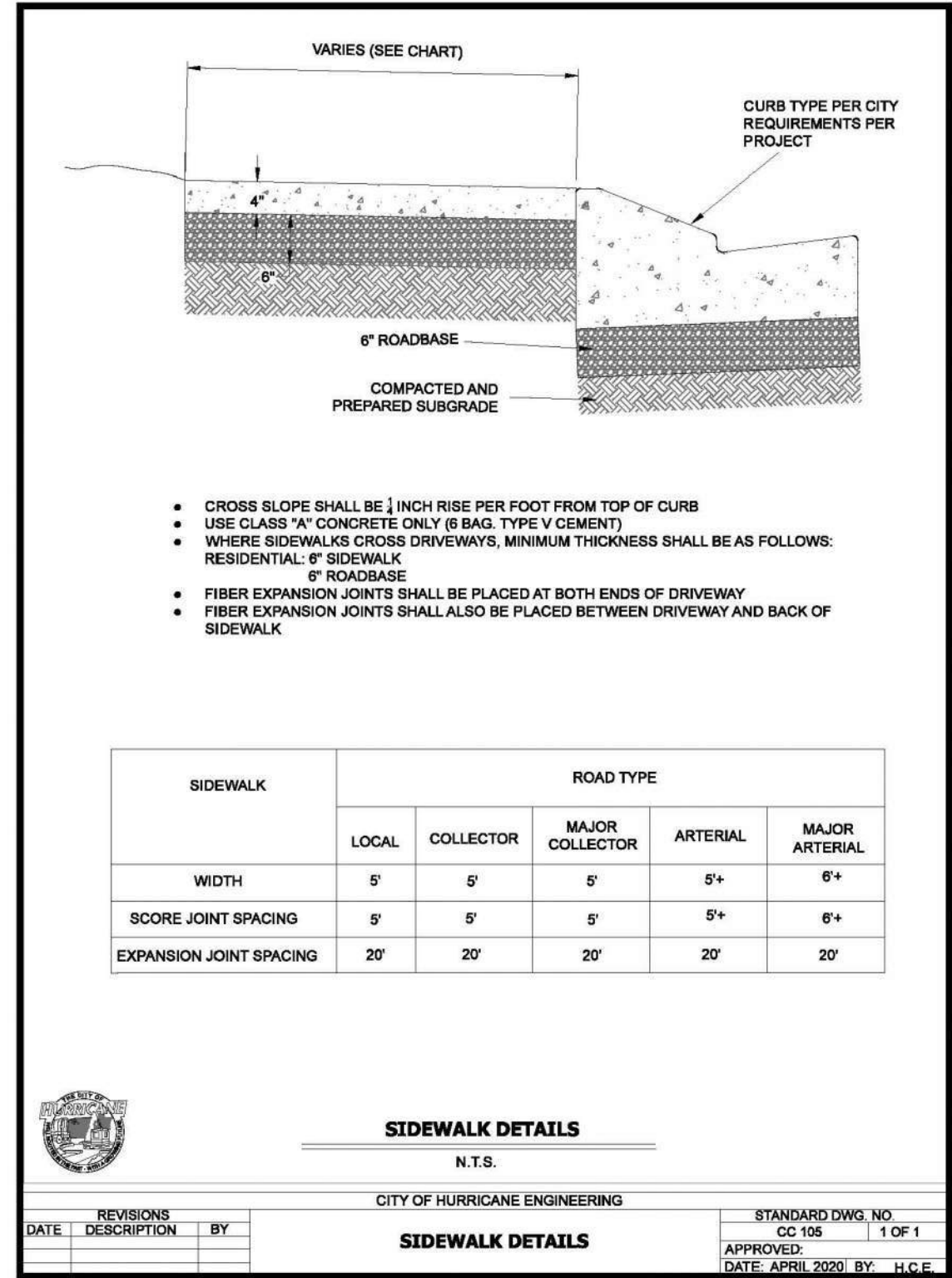
A CONCRETE DRIVE APPROACH DETAIL
SCALE: NONE



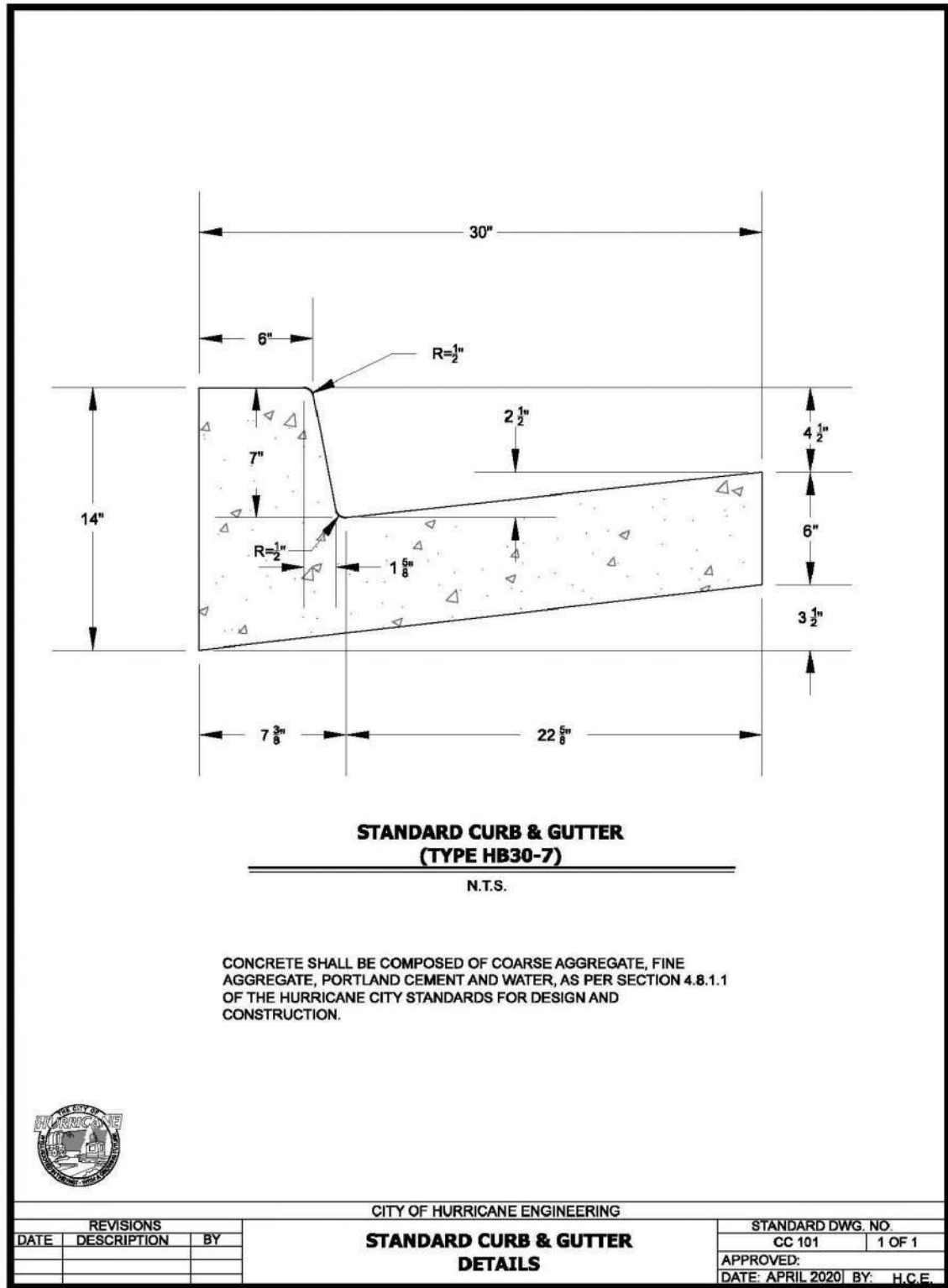
B CONCRETE DRIVE APPROACH DETAIL WITH PLANTER
SCALE: NONE



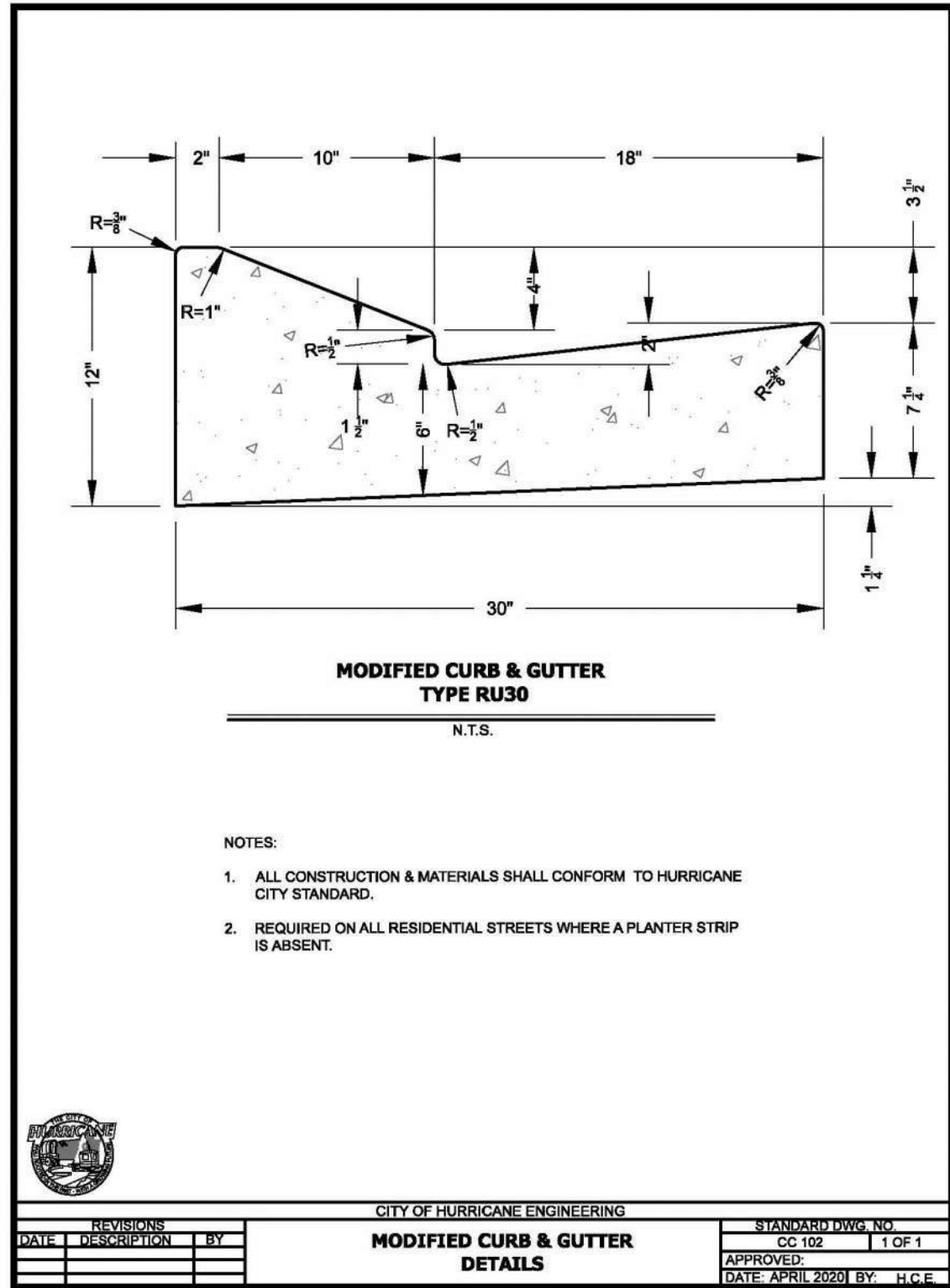
C SIDEWALK DETAIL
SCALE: NONE



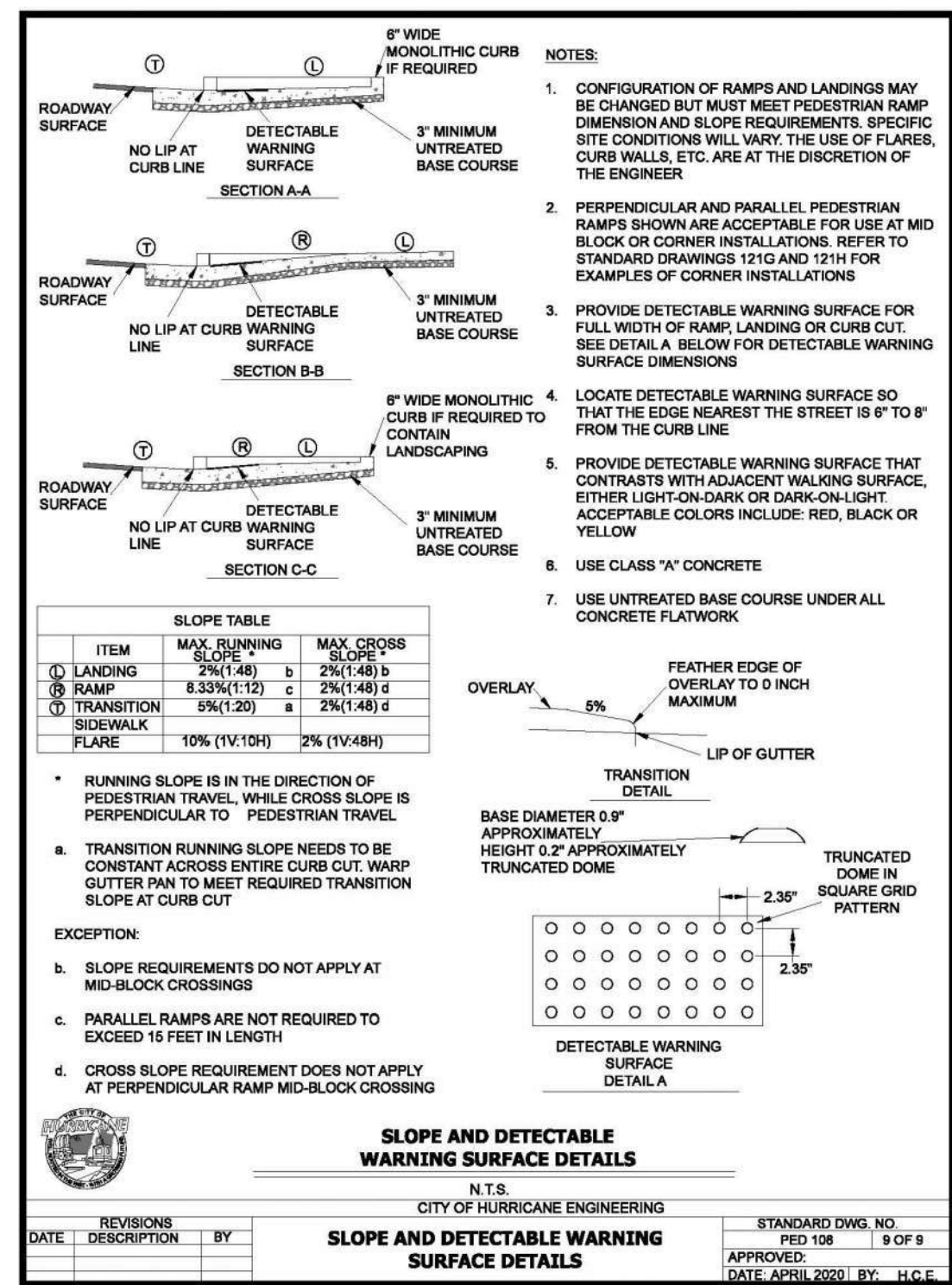
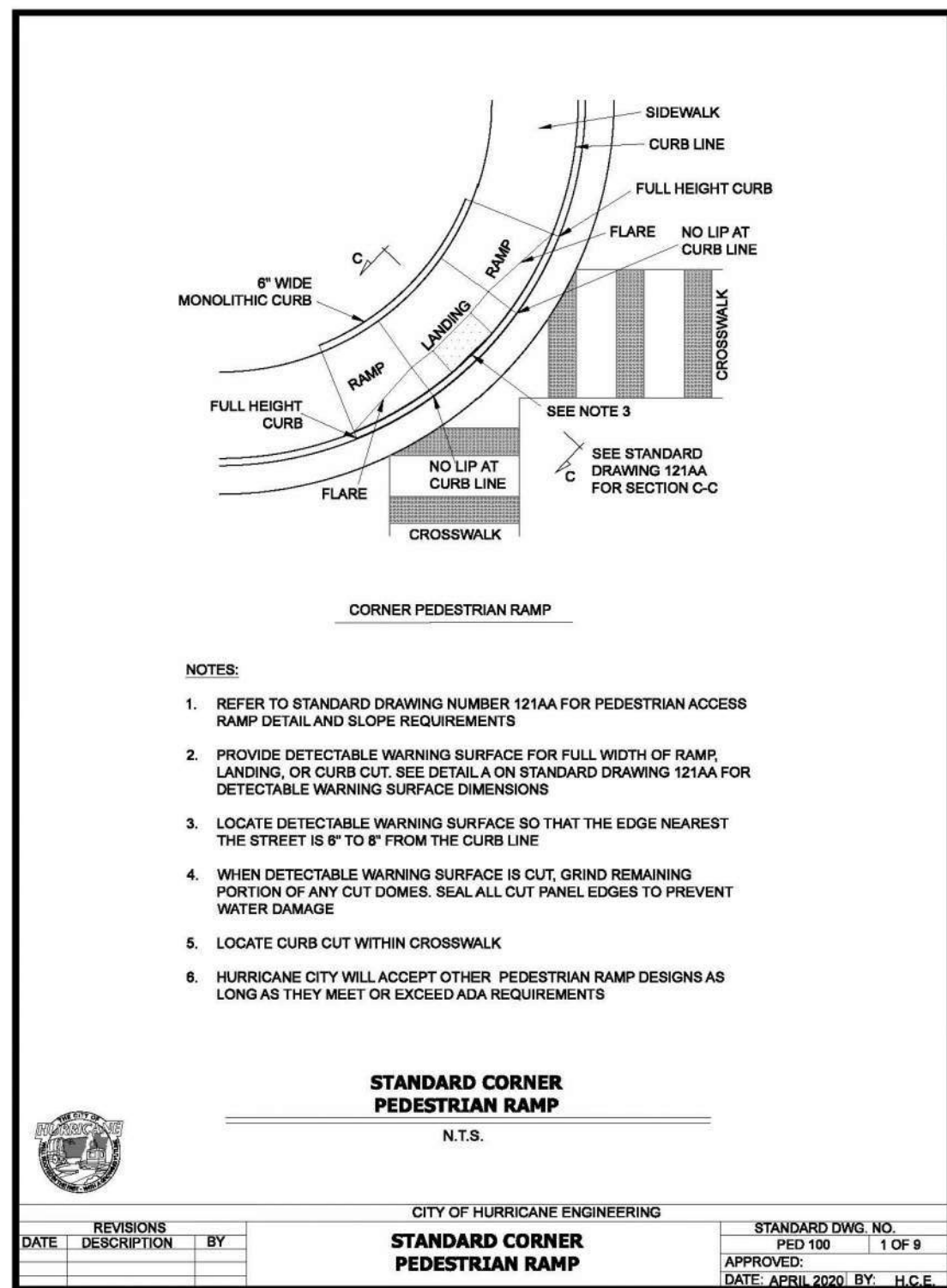
D CURB & GUTTER DETAIL (TYPE HB30-7)
SCALE: NONE



E CURB & GUTTER DETAIL (TYPE RU30)
SCALE: NONE



F ADA RAMP DETAILS
SCALE: NONE



Date: 7-26-2023

REVISIONS			
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1	5-16-2023	CJA	SUBMITTAL #1
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File Name Pecan Valley Substation Base.dwg

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PECAN VALLEY SUBSTATION DETAILS

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



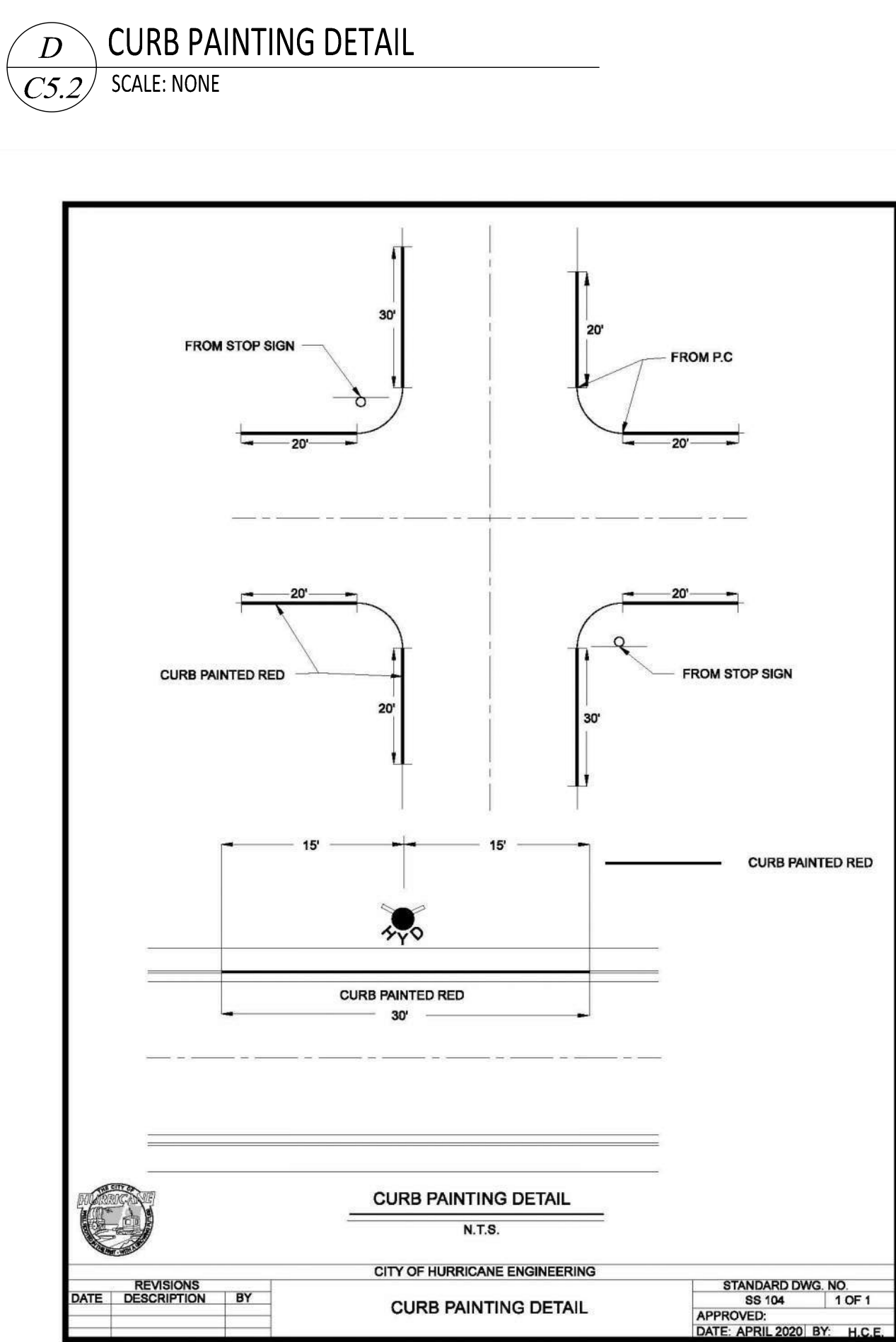
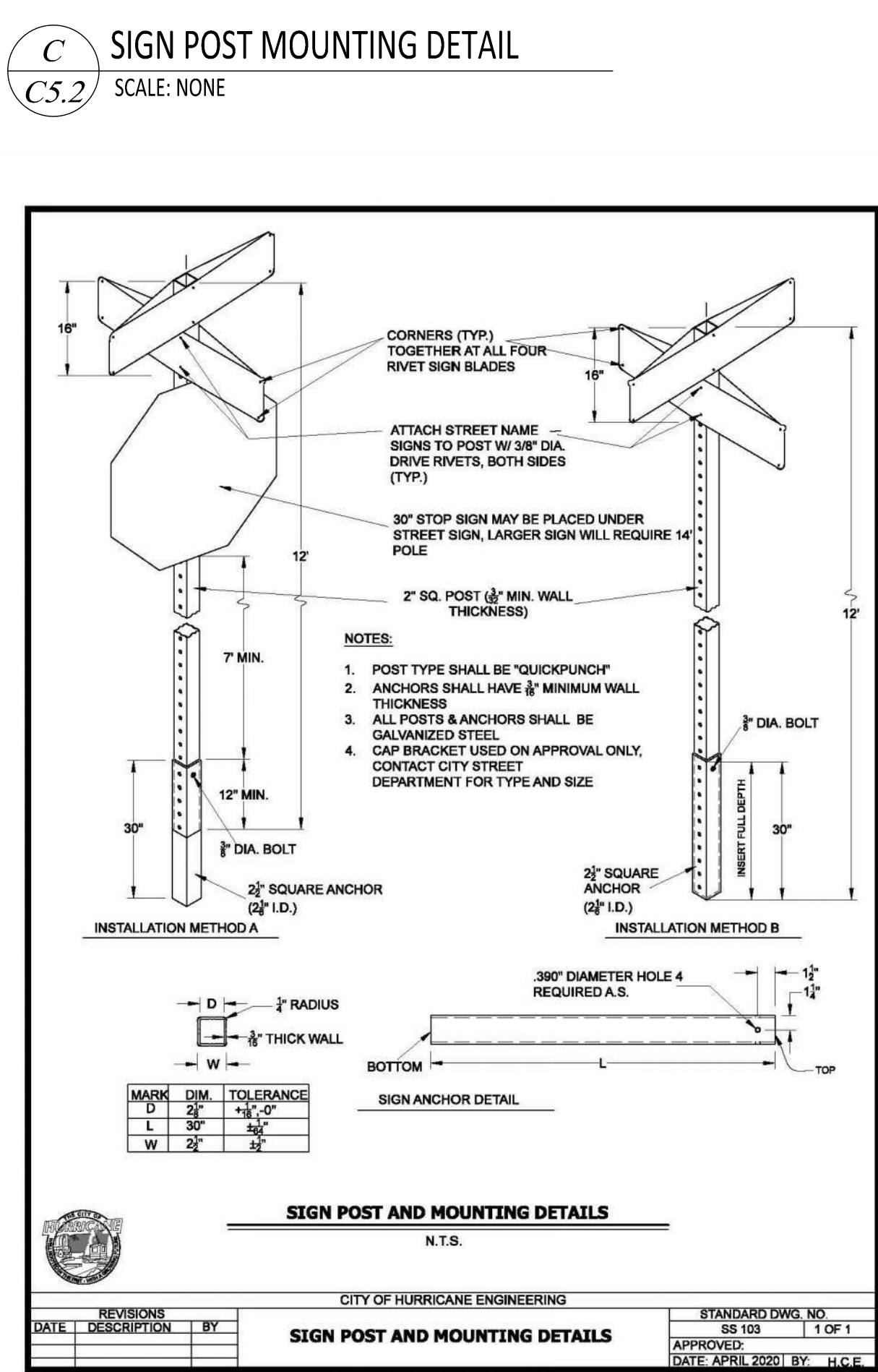
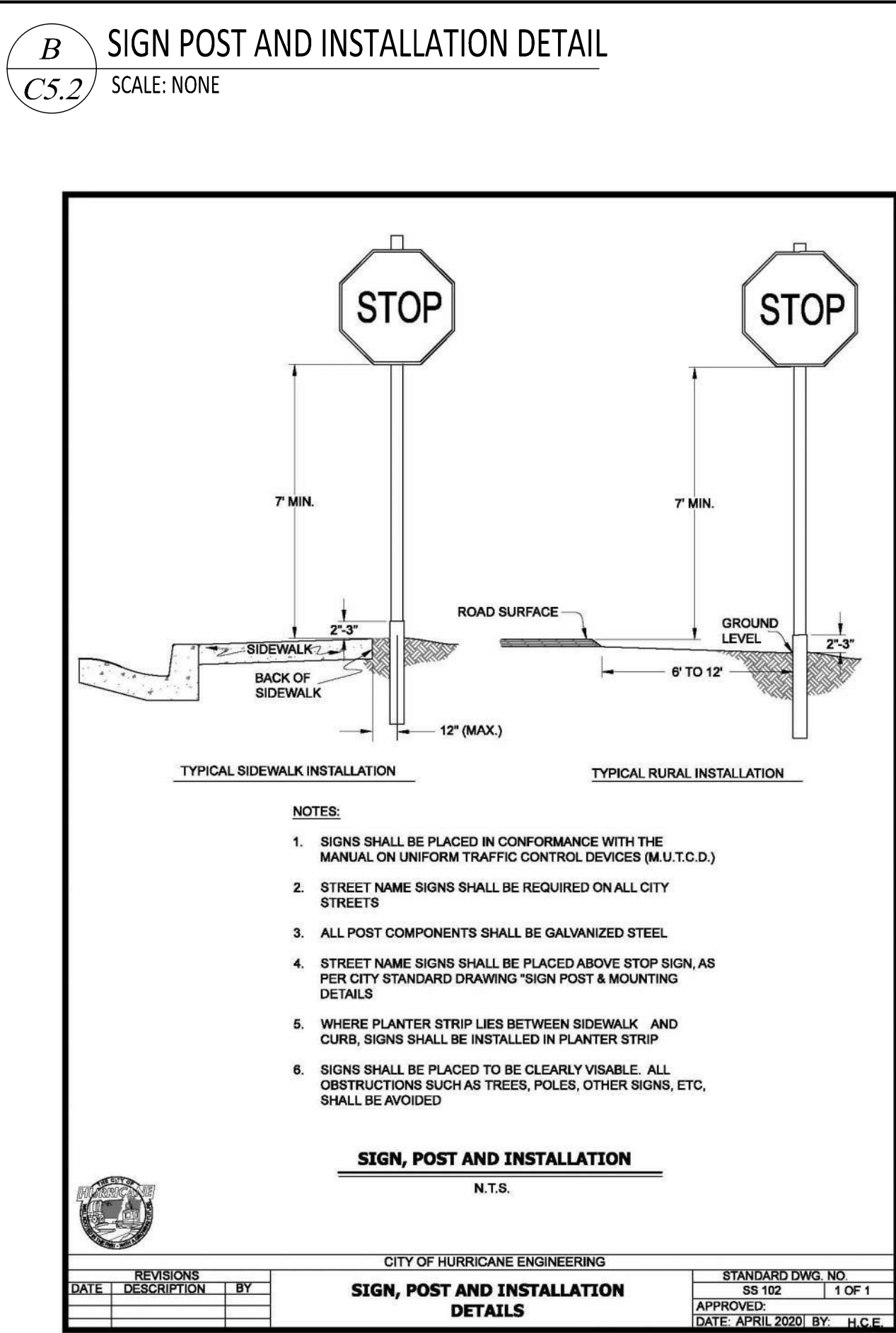
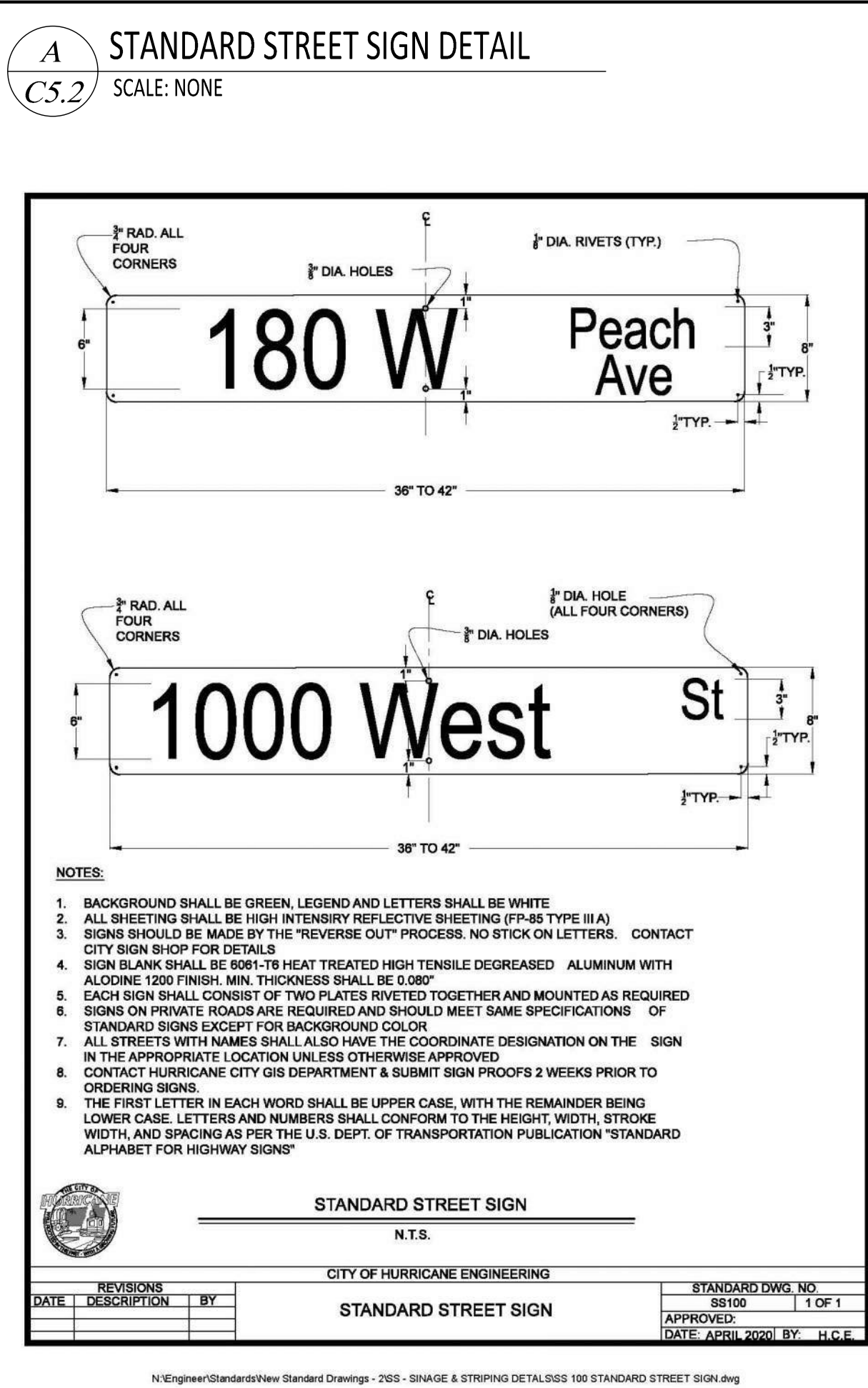
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Client No. 4621 Project No. 4621-22

Drawing Sheet

C5.1

Sheet 21 of 24 Sheets



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**SIGNAGE & STRIPING DETAILS
DETAILS**

FOR
DIXIE POWER
LOCATED IN SEC 11
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CITY OF HURRICANE, WASH. CO, UT

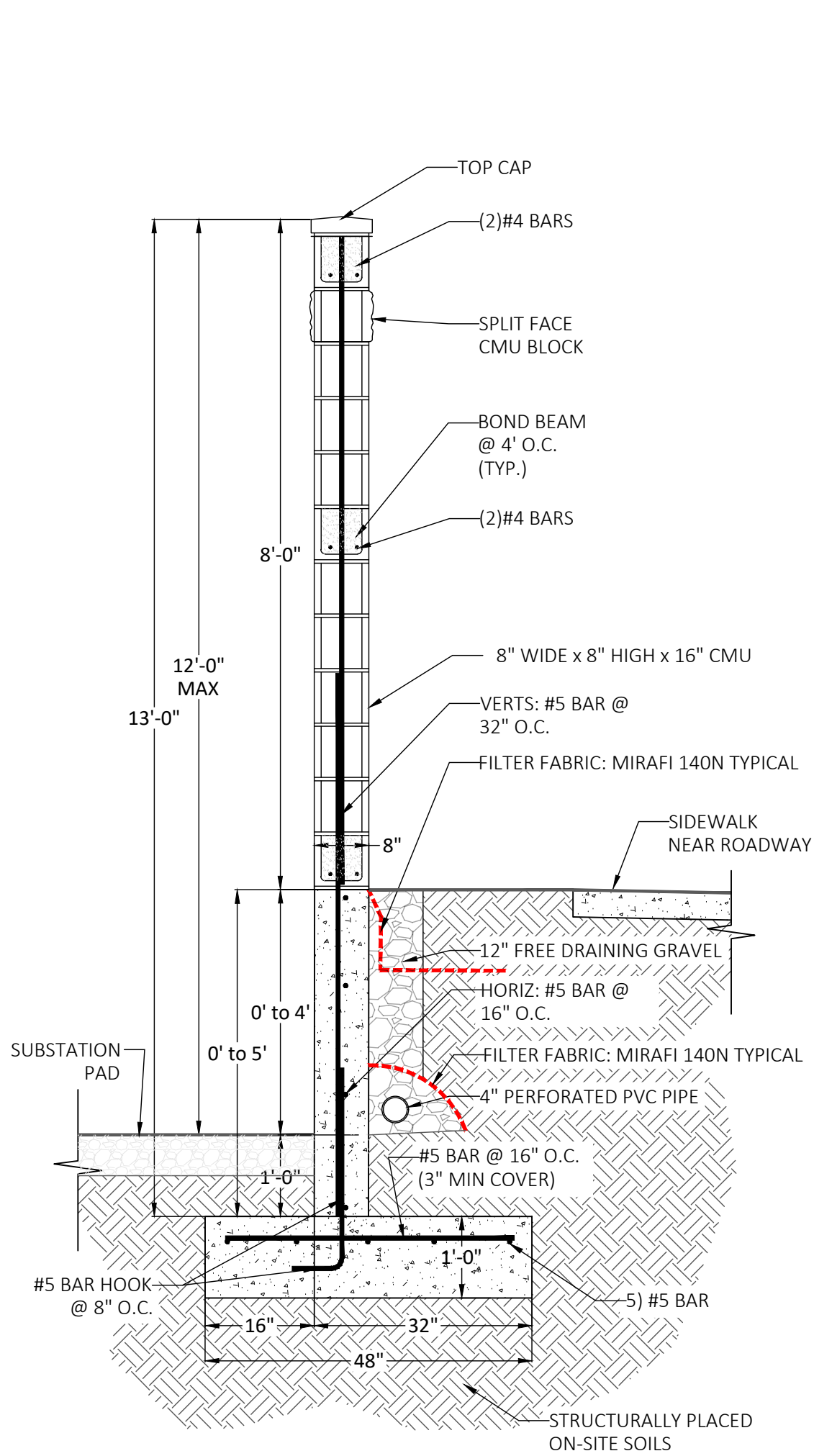


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Client No.	4621	Project No.	4621-22
Drawing Sheet			
C5.2			
Sheet	22	of	24 Sheets

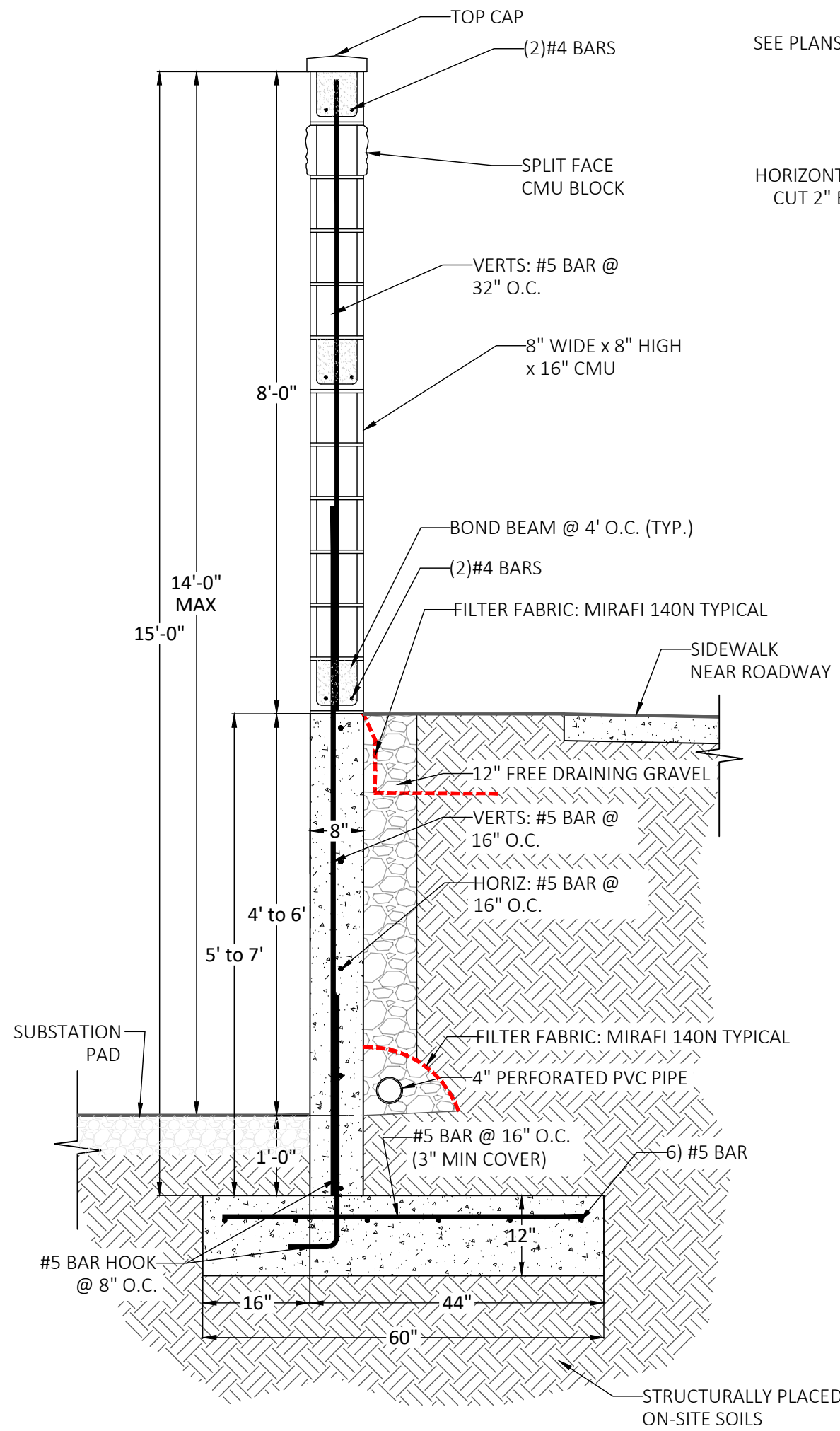
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BLOCK SECTION WALL DETAILS

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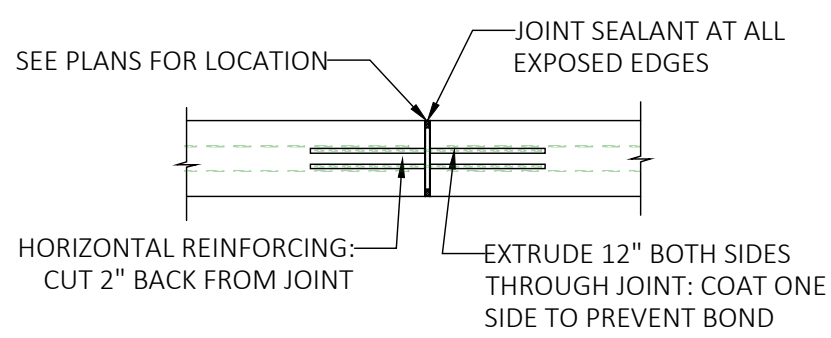


RETAINING WALL 0'-4'



RETAINING WALL 4'-6'

WALL EXPANSION JOINT PER PLAN

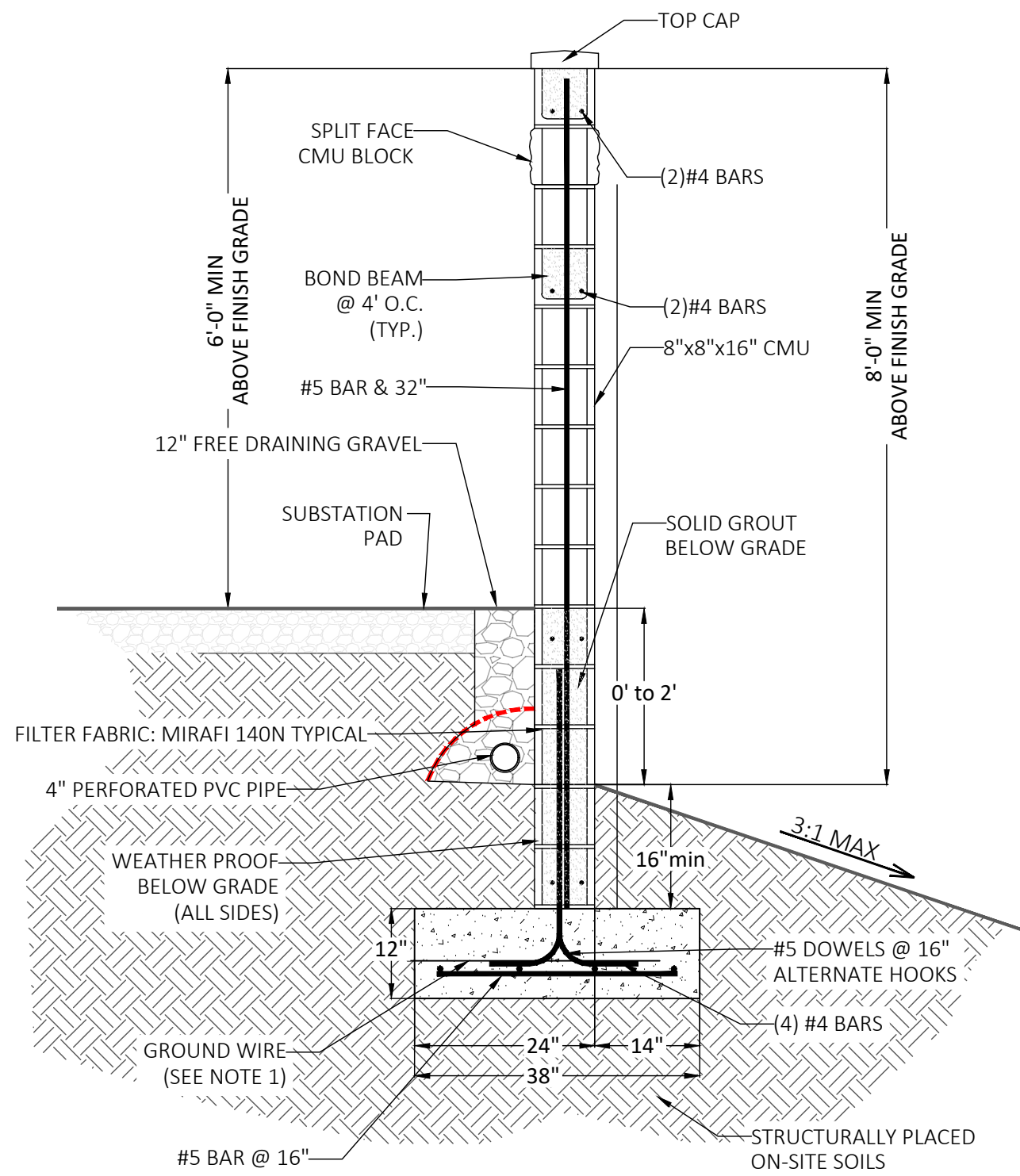


MATERIAL NOTES

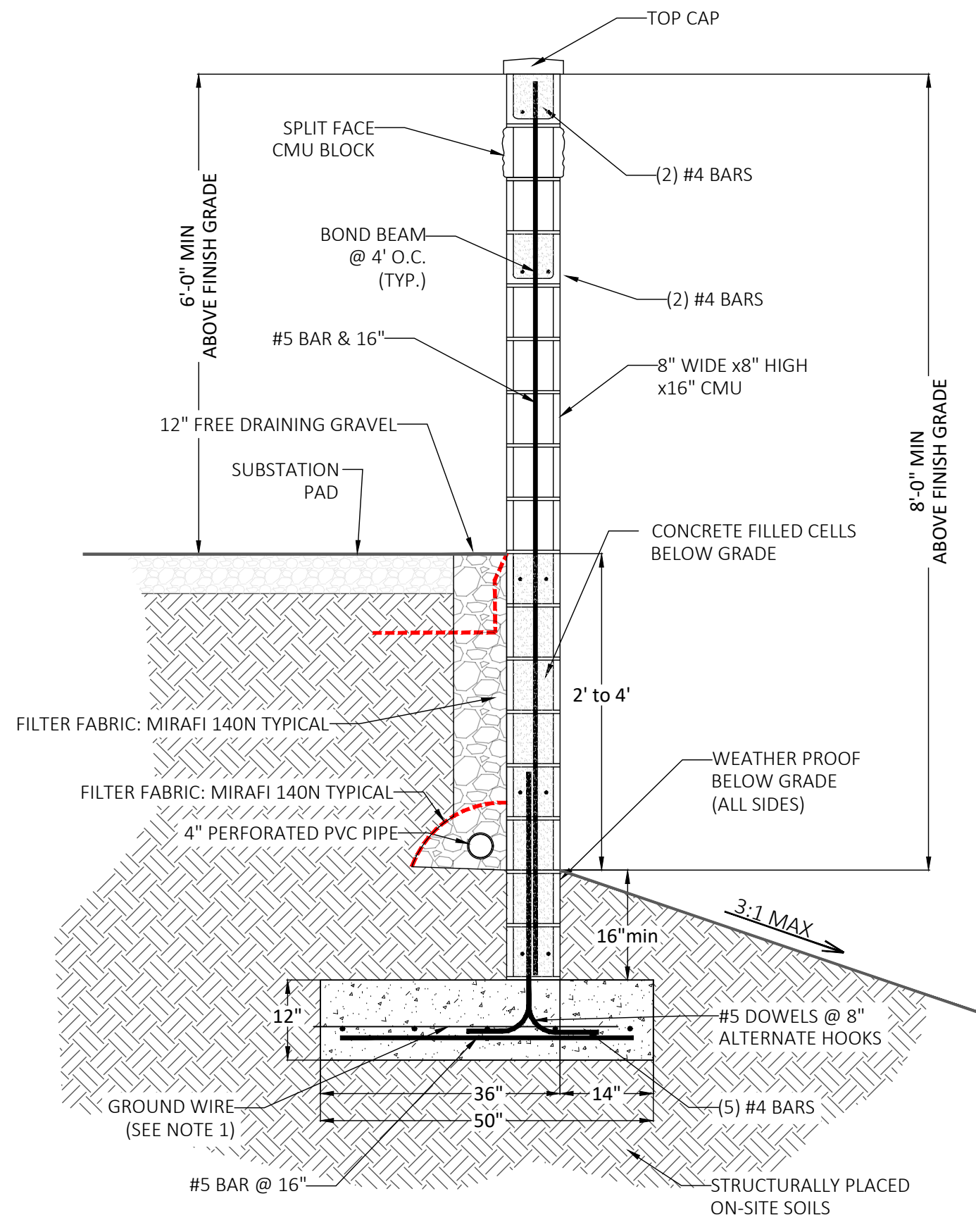
$f'_c = 3,500$ PSI
 $f_y = 60,000$ PSI
 $q_d = 2,000$ PSF
 $f'_m = 1,900$ PSI MIN

TENSION DEVELOPMENT LENGTHS

BAR #	LENGTH
#4	24"
#5	30"
#6	36"



CMU RETAINING WALL 0'-2'

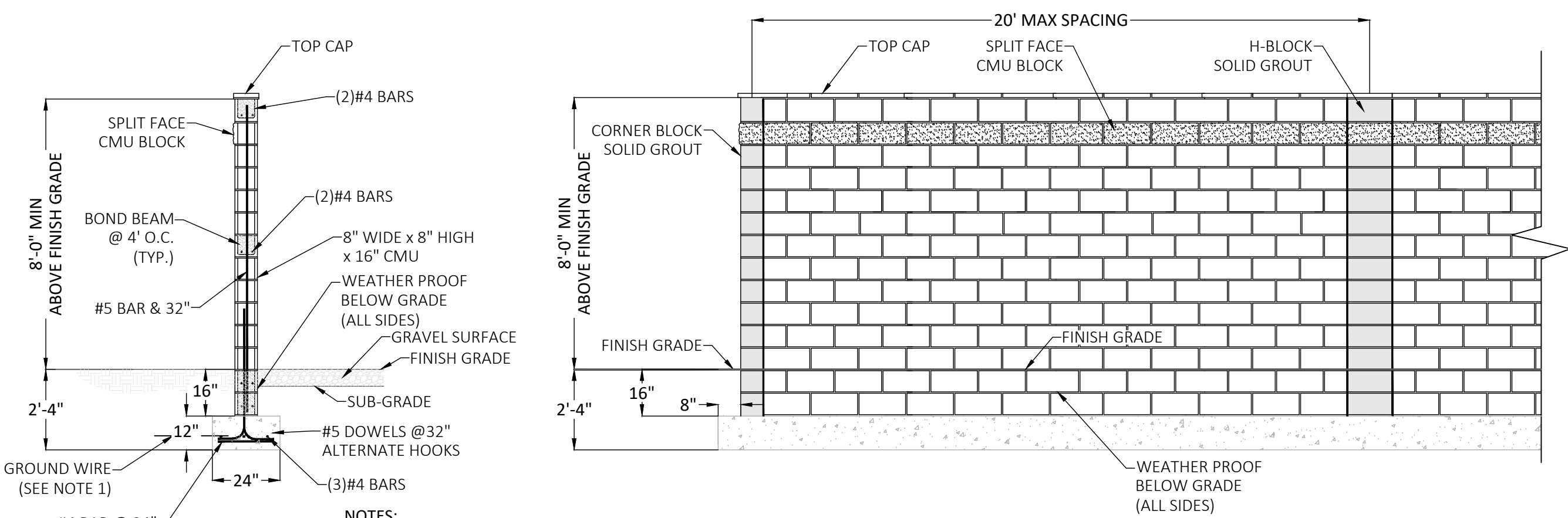


CMU RETAINING WALL 2'-4'

B
C5.2

BLOCK WALL DETAIL

SCALE: NONE

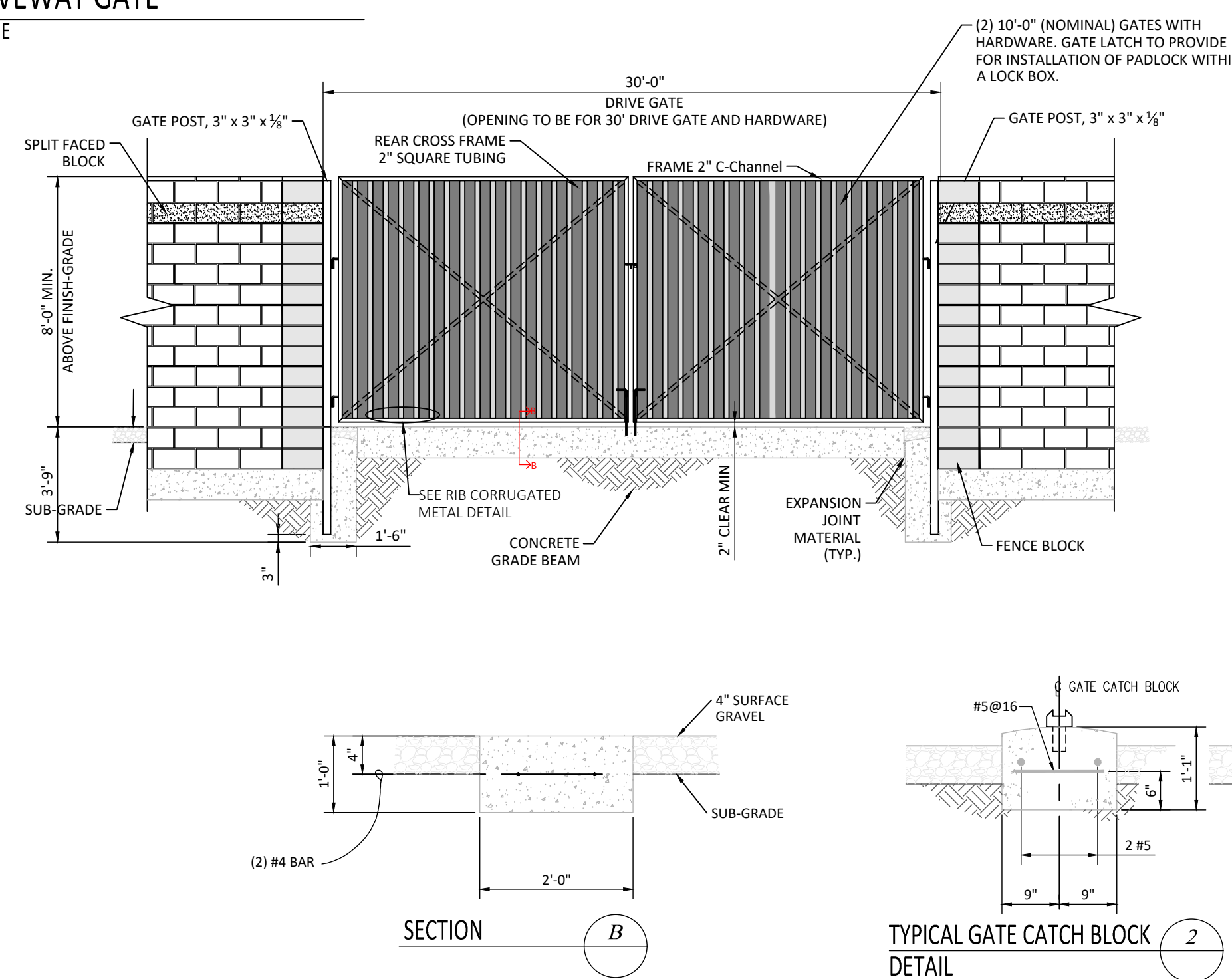


NOTES:

- WALL CONTRACTOR TO COORDINATE WITH DIXIE POWER FOR REBAR TO GROUND GRID BONDING CONNECTIONS.
- ALL HORIZONTAL REBAR IN THE FOOTING IS TO OVER LAP AND BE SECURELY TIED TO FORM A CONTINUOUS GROUNDING CONNECTION.
- ALL VERTICAL REBAR TO BE SECURELY TIED TO ALL HORIZONTAL BARS IN THE FOOTING.
- CMU BLOCK IS A COLORED BLOCK (OWNER APPROVED COLOR)
- SOLID GROUT CELLS EVERY 32"
- SPLIT FACE BLOCK 2nd TO TOP ROW
- f'_c : 3,000 psi CONCRETE
- f'_m : 1,500 psi MASONRY
- 3" MIN CLEARANCE FOR ALL REBAR

30' DRIVEWAY GATE

SCALE: NONE



Date: 7-26-2023

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NORTH DAKOTA
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701-572-8100

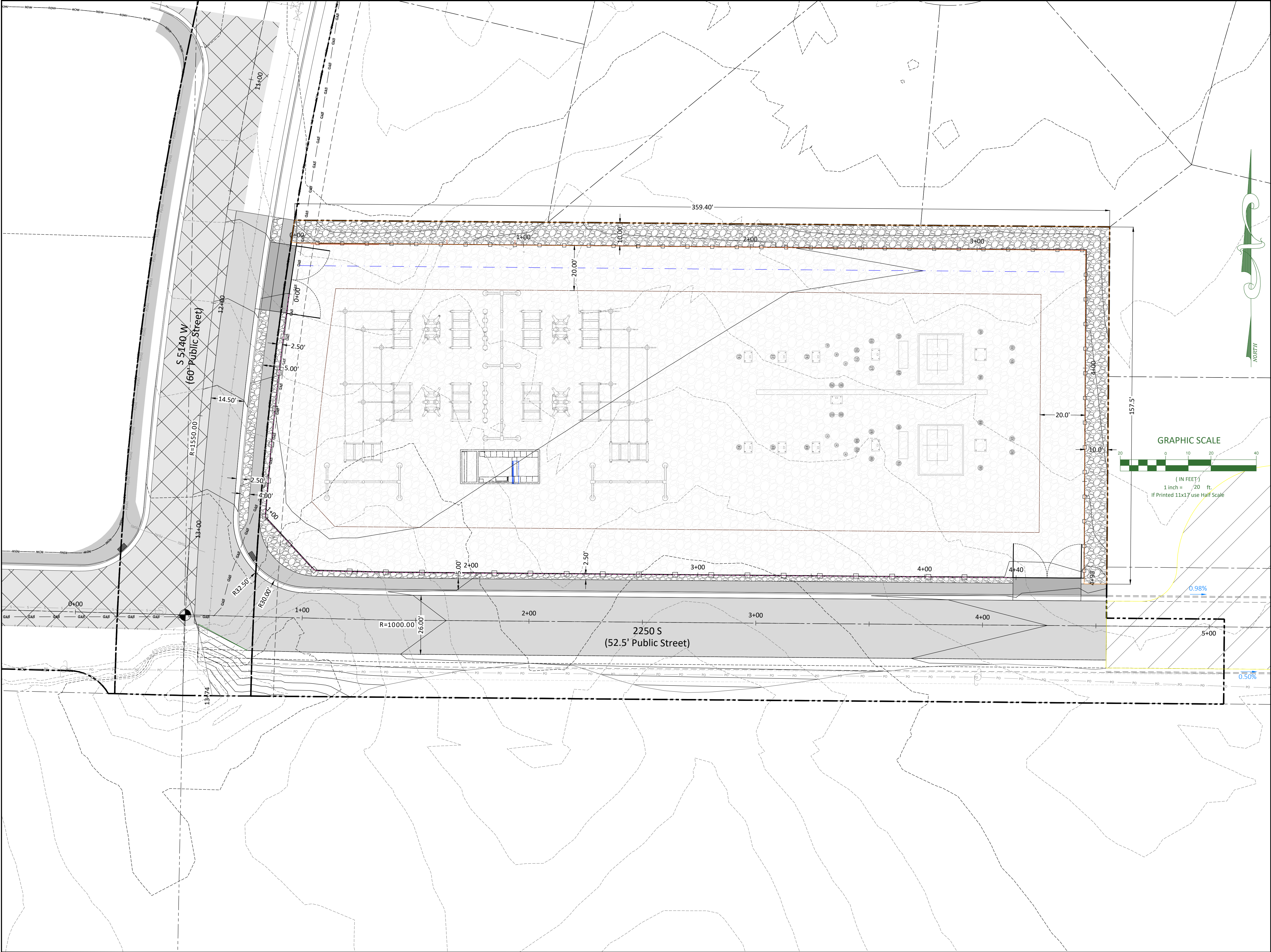
PECAN VALLEY SUBSTATION DETAILS

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By: CJA	Scale: 1"=20"
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Drawing Sheet	C5.3
Sheet 23 of 24	Sheets

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File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

LANDSCAPE ROCK W/ WEED BARRIER
COLOR BY OWNER - 6,845 SQFT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

SAWCUT LINE

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft

If Printed 11x17 use Half Scale

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A PLANNING AND ENGINEERING FIRM

UTAH

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SUITE 201,

WASHINGTON, UT 84780

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NORTH DAKOTA

621 26TH STREET W.

WILLISTON, ND 58801

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PECAN VALLEY SUBSTATION

LANDSCAPE PLAN

FOR

DIXIE POWER

LOCATED IN SEC 11

TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

CITY OF HURRICANE, WASH. CO, UT

Drawn By:

CJA

Scale:

1"=20'

Client No.

4621

Project No.

4621-22

Drawing Sheet

L1.0

Sheet24of24Sheets

AUG 07 2023



^Intersection of 5140 West and 2250 South facing West toward the substation site.



^South east corner of the substation site facing North.



^West side of the substation site facing East.



^North east corner of the substation site facing South West.



^Overhead view of the substation site taken from the North West corner facing South East.

**Application**

Permit #:

PSP23-24

Issue Date:

08/16/2023

Application Accepted Date: 08/15/2023

Type of Improvement: Site Plan (Preliminary)

Description: Triplex built in front of current 4 Plex on proper

Tenant / Project Name: Preliminary Site Plan - 163 N Triplex

Bldg. Address: 163 N Main

City: Hurricane State: UT Zip: 84737

Subdivision: Hurricane Town Sur Plat B Blk 4 Phase:

Block: Lot #: Parcel #: H195-A-1

Property Owner: Zachary Forsyth

Permit Contact: Zach Forsyth P:(435) 669-6394

Email: zachpharmd@gmail.com

CONTACT INFORMATION

Engineer of Record: Bradley Sapp

Email: bradleysapp@gmail.com P: (307) 202-3151

General Contractor: Preliminary Site Plan - 163 N Triplex / Zach

License #: Forsyth P: (435) 669-6394

Address: 655 W 375 S

City: Hurricane State: Utah Zip: 84737

Email: zachpharmd@gmail.com

Electrical Contractor:

License #: P:

City: State: Zip:

Plumbing Contractor:

License #: P:

City: State: Zip:

Email:

Mechanical Contractor:

License #: P:

City: State: Zip:

Email:

APPLICATION DETAILS

of Units: 3

custom text:

Valuation

\$

0.00

PERMIT FEES

Planning Fee

\$ 200.00

Sub Total:**\$ 200.00****Permit Total:****\$ 200.00****Amount Paid:****\$ 200.00****Remaining Due:****\$ 0.00****HURRICANE CITY**
UTAH**APPROVALS****DATE****INFO**

Plan Review Finalized:

Yes

08/16/23

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:**PENDPSP23-24**

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Zach Forsyth

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

08/16/2023

Application Issued By:

Date:

08/16/2023

Receipt #: 8.171718-08/16/23



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	PSP23-24
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Zachary Forsyth
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	163 N Main
Zoning:	RM-3
General Plan Map:	Downtown

Discussion:

The applicant has submitted a preliminary site plan for an additional three units at the Parkview Apartments on Main St. across from Pioneer Park. The zone change to allow for three additional units on the site was approved in May of 2022.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** No concerns
3. **Water:** As per city standards meters and fire hydrants on private property are required to be installed with ductile iron from the city street to the fire hydrant and meters regardless of size. We would suggest that the new meters be placed behind the sidewalk on city street.
4. **Streets:** No comments
5. **Sewer:** No comments
6. **Engineering:** No preliminary comments
7. **Fire:** Label fire turnaround
8. **Phone:** No comments
9. **Cable:** No comments
10. **Gas:** No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district

facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The RM-3 zone allows for up to 15 units per acre. The property is .49 acres which allows for seven units, which is the amount the project proposes.
2. Parking Requirement: Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
--	--	--

Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	

The proposed plans show an existing 11 parking stalls with an additional three new parking spaces. 14 total parking stalls for seven units would meet this code requirement.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. This requirement is already being met with two approximately 13-foot grass strips on both sides of the existing driveway. (Code requirements cited below.)

Sec. 10-32-6. 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.*

C. Parking strip landscaping. All parking strips shall be landscaped.

D. Parking lot landscaping.

1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:

- a. Multiple-family residential. A minimum of ten percent of total parking lot area.*
- b. Office and commercial. A minimum of seven percent of total parking lot area.*

- c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*
- 2. *For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*
- 3. *Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*
- 4. *Landscape islands should be located in the following priority:*
 - a. *To define major drives and accessways;*
 - b. *To delineate ends of parking rows;*
 - c. *At aisle intersections; and*
 - d. *Within parking rows.*
 - a. A full landscaping plan will be required with the final site plan. The existing landscaping on site is anticipated to be sufficient to meet this code requirement.
- 4. Amenities and Open Space: 20% of the property must be reserved as open space, not counting parking areas. This area should be called out on the site plan. HCC 10-33-5(E)(9)(e) states: *“The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.”* This development qualifies for this exception. Pursuant to HCC 10-33-5 (E)(9)(f), no amenities are required for a development this small.
- 5. Building plans: Building plans have been submitted as part of this application. This is not required by code, however it is important to note that the building elevations shown on their plans meet city standards.
- 6. Advisory: *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 recommends approval subject to staff and JUC comments.

H-SPL-COMMON
SPENDLOVE TERRACE TOWNHOMES
HOME OWNERS ASSN

116.0'

H-195-B
STRATTON ARDEN B & ALLENE WRIGHT TRS

233.0'

H-195-A-1
FORSYTH ZACHARY & SHELLA

H-195-A-2
MARTINEAU TRAYCE, HUNTER BRANDI

H-191-A-2-B
ZALESKI DAN, ZALESKI ASENITH TRS

H-191-A-3
ZALESKI SKYLER, ZALESKI DAN, ZALESKI ASENITH

MAIN STREET (PUBLIC ROAD)

SIDEWALK

SITE PLAN LEGEND

- LOT LINES, BUILDING PERIMETERS
- OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ROOF LINES, ETC
- SETBACKS AND EASEMENTS
- STREET CENTERLINES
- ELEVATION CONTOURS
- ELEVATION MARKERS

UTILITIES:

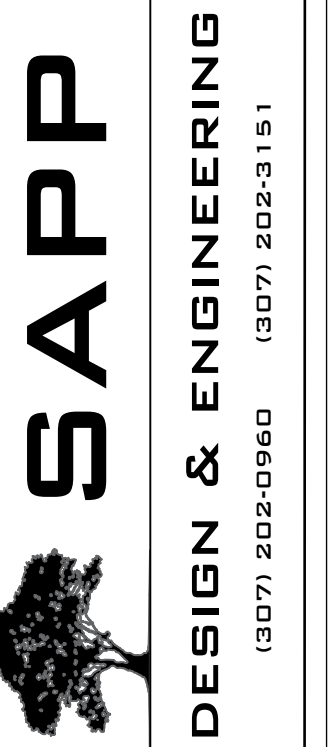
- WATER METER AND WATER MAIN VALVE BOX LOCATION
- SEWER MAIN CONNECTION LOCATION
- ELECTRICAL POWER TRANSFORMER
- ELECTRICAL POWER METER
- GAS MAIN CONNECTION LOCATION
- GAS METER
- FIRE HYDRANT LOCATION

- WATER MAIN SUPPLY LINE
- SEWER MAIN LINE
- ELECTRICAL MAIN LINE
- GAS MAIN SUPPLY LINE

SITE PLAN

SCALE 1/8" = 1'

REVISIONS:		
REV	DESCRIPTION	DATE



SHEET TITLE:
SITE PLAN

PROJECT:
FORSYTH TRIPLEX
163 N MAIN STREET
HURRICANE, UTAH

DATE:
6/12/2023

SCALE:
1/8" = 1'

SHEET:
SP.1

H-SPL-COMMON
SPENDLOVE TERRACE TOWNHOMES
HOME OWNERS ASSN

116.0'

H-195-B
STRATTON ARDEN B & ALLENE WRIGHT TRS

233.0'

MAIN STREET (PUBLIC ROAD)

SIDEWALK

H-195-A-1
FORSYTH ZACHARY & SHELLA

H-195-A-2
MARTINEAU TRAYCE, HUNTER BRANDI

H-191-A-2-B
ZALESKI DAN, ZALESKI ASENITH TRS

H-191-A-3
ZALESKI SKYLER, ZALESKI DAN, ZALESKI ASENITH

SITE PLAN LEGEND

- LOT LINES, BUILDING PERIMETERS
— OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ROOF LINES, ETC
- - - SETBACKS AND EASEMENTS
- - - STREET CENTERLINES
- - - ELEVATION CONTOURS
- - - ELEVATION MARKERS
- UTILITIES:
- (W) WATER METER AND WATER MAIN VALVE BOX LOCATION
(S) SEWER MAIN CONNECTION LOCATION
[ET] ELECTRICAL POWER TRANSFORMER
[EM] ELECTRICAL POWER METER
△ G GAS MAIN CONNECTION LOCATION
△ GM GAS METER
△ H FIRE HYDRANT LOCATION
- WATER — WATER MAIN SUPPLY LINE
— SEWER — SEWER MAIN LINE
— POWER — ELECTRICAL MAIN LINE
— GAS — GAS MAIN SUPPLY LINE

SITE PLAN

SCALE 1/8" = 1'

REVISIONS:		
REV	DESCRIPTION	BY DATE



SHEET TITLE:
SITE PLAN

PROJECT:
**FORSYTH TRIPLEX
163 N MAIN STREET
HURRICANE, UTAH**

DATE:
6/12/2023

SCALE:
1/8" = 1'

SHEET:
SP.2

FORSYTH TRIPLEX

163 N. MAIN STREET, HURRICANE, UTAH 84737



PROJECT NARRATIVE

The proposed project is a triplex to be built at 383 N. Main Street in Hurricane, UT. The triplex is to be 3 levels with a similar floor plan on each level. The first level will be partial basement construction with stair access. The upper levels are also accessed via exterior stairs.

Each unit will include and open concept living and eat-in kitchen, 3 bedrooms, and 2 bathrooms. One bedroom features an en-suite bathroom. A laundry room with storage is located near the kitchen. Mechanical equipment for each unit is contained in a closet in the respective unit.

Construction is to be traditional wood framed. Foundation walls will be flat concrete. The building will comply with local codes for 3-unit multi-family construction. Exterior finishes will be stucco. Stairs will be metal pre-fabricated and pre-engineered.

CONTENTS

CS	COVER SHEET
A1	BUILDING RENDERINGS
A2	FLOOR PLAN
A3	DIMENSION PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	ELECTRICAL PLAN
A8	PLUMBING AND MECHANICAL PLAN
SP	SITE PLAN

STRUCTURAL SHEETS

S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

CONTRACTOR

TBD

Email: -
Phone: -

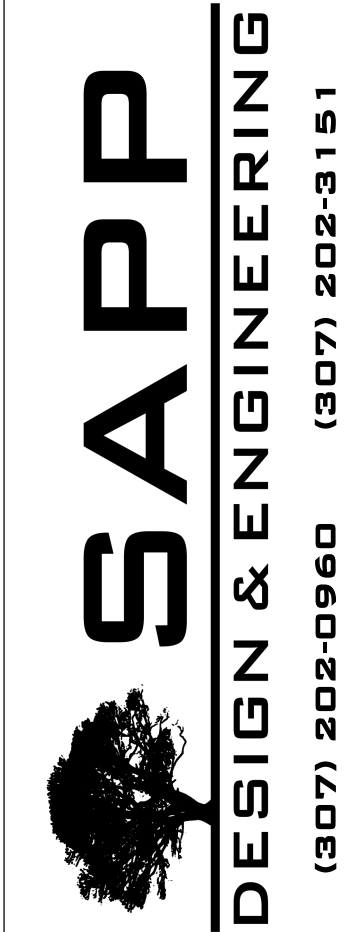
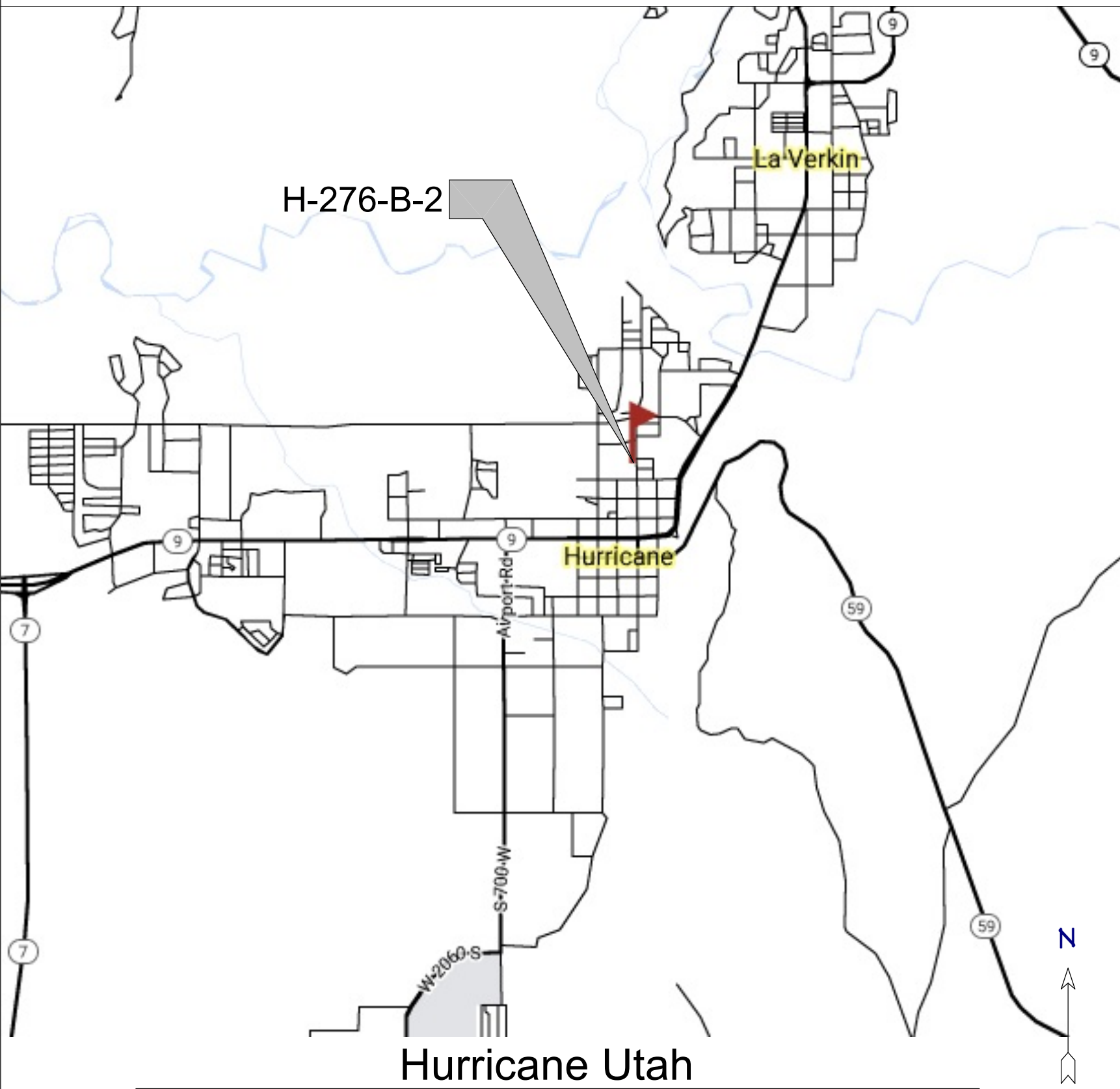
BUILDING AND ZONING SUMMARY

DESIGN CRITERA

DEPARTMENT	HURRICANE CITY		
PARCEL	H-276-B-2		
ZONING	RM-3 (15 units/ acre)		
LOT AREA	21,179 SQ. FT.		
LOT WIDTH	116.0'		
FRONTAGE	53.25'		
SETBACKS	FRONT	25'	
	SIDE	8'	
	REAR	10'	
BLDG. HEIGHT	32'-0"		
BUILDING SIZE	TOTAL FINISHED	3,276	SF
	MAIN LEVEL	1,092	SF
	2ND LEVEL	1,092	SF
	3RD LEVEL	1,092	SF
	PORCH	420	SF

2015	INTERNATIONAL RESIDENTIAL CODE
2015	INTERNATIONAL FIRE CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL ENERGY CONST. CODE

PROJECT LOCATION



COVER SHEET

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

5/26/23

SCALE:

NTS

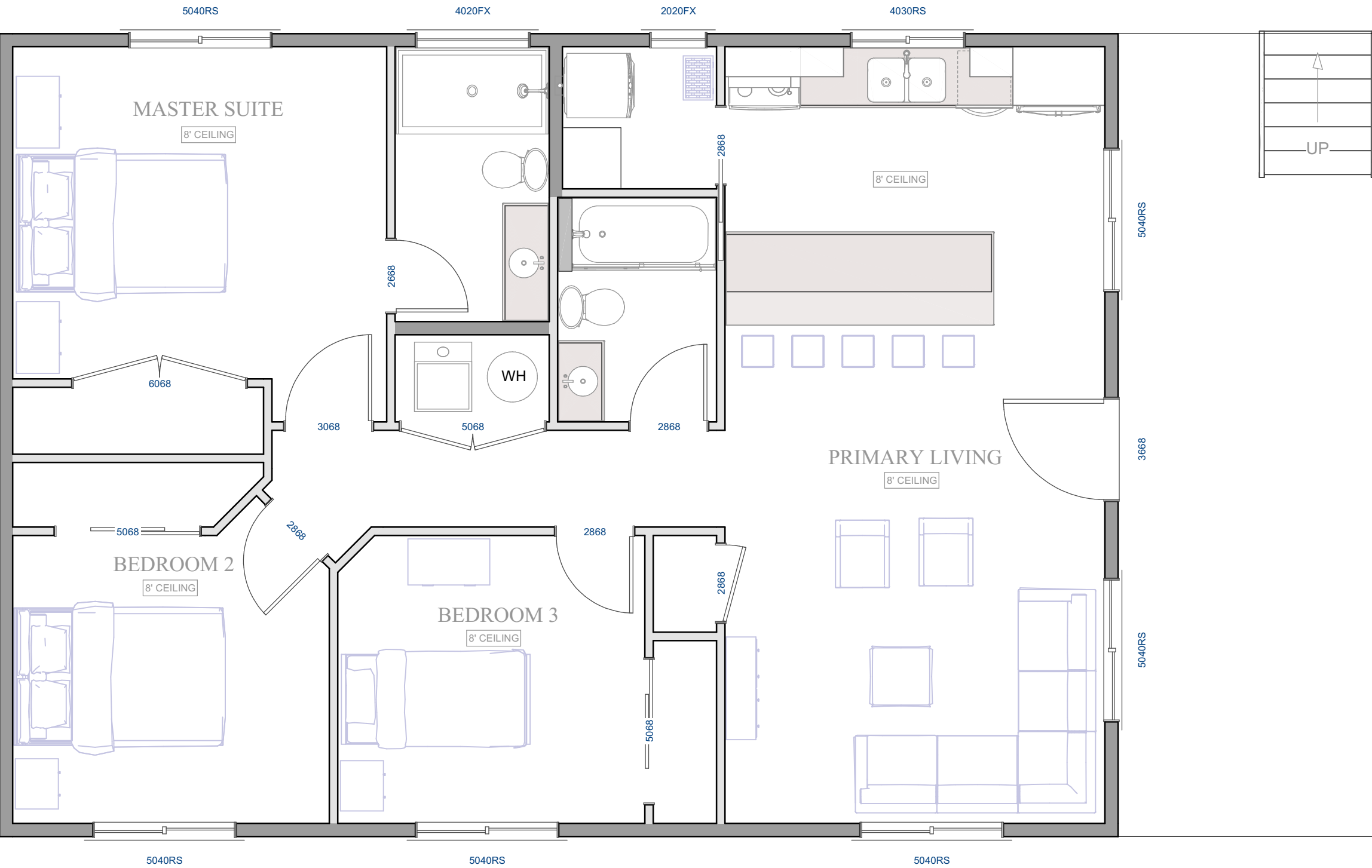
SHEET:

CS



BUILDING RENDERINGS

FRONT/BACK



TYPICAL FLOOR PLAN

FLOOR PLAN

SCALE : 1/4" = 1'

FLOOR PLAN

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

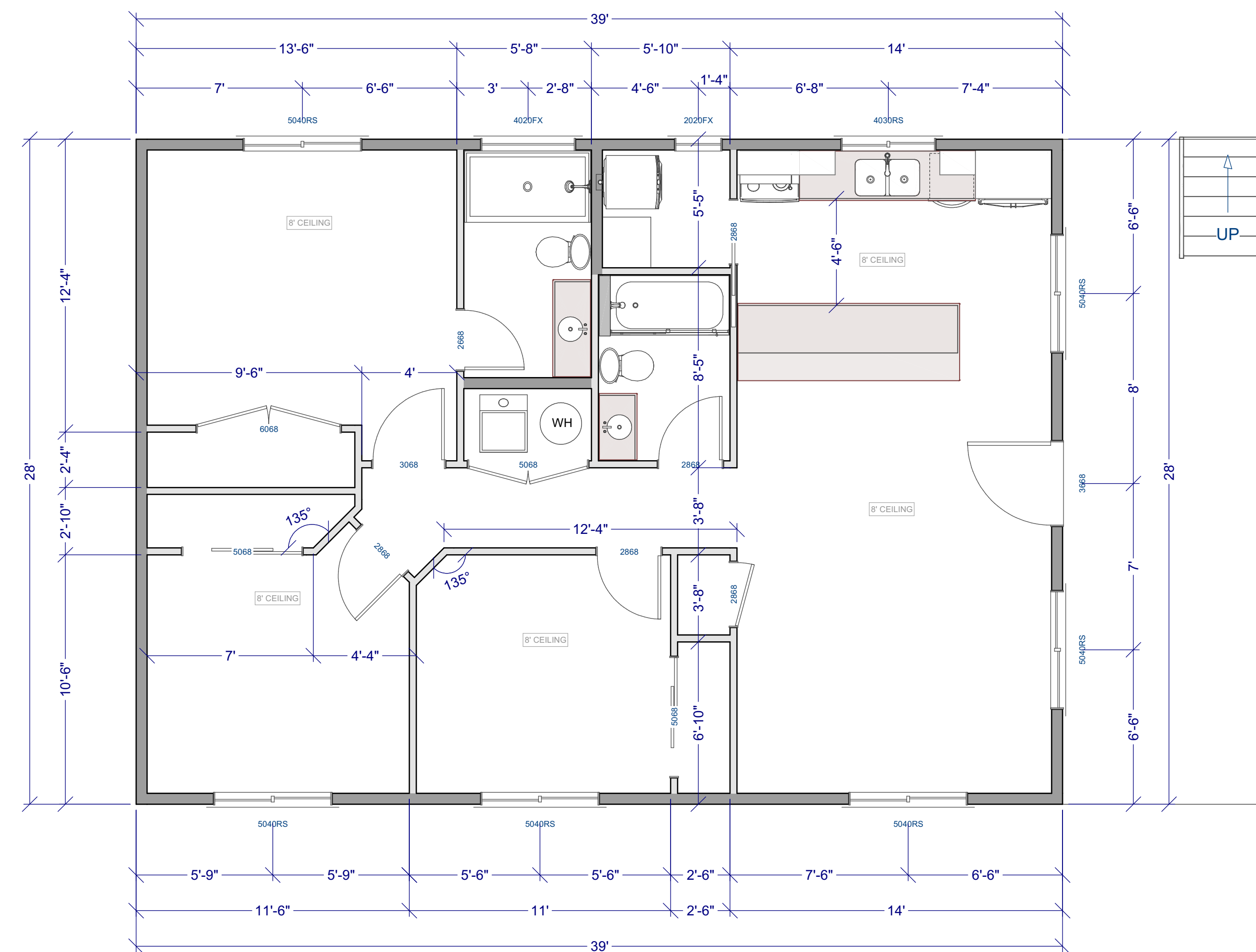
5/26/23

SCALE:

1/4"=1'

SHEET:

A2



DIMENSION PLAN

SCALE : 1/4" = 1'



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DIMENSION PLAN

**FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH**

DATE:

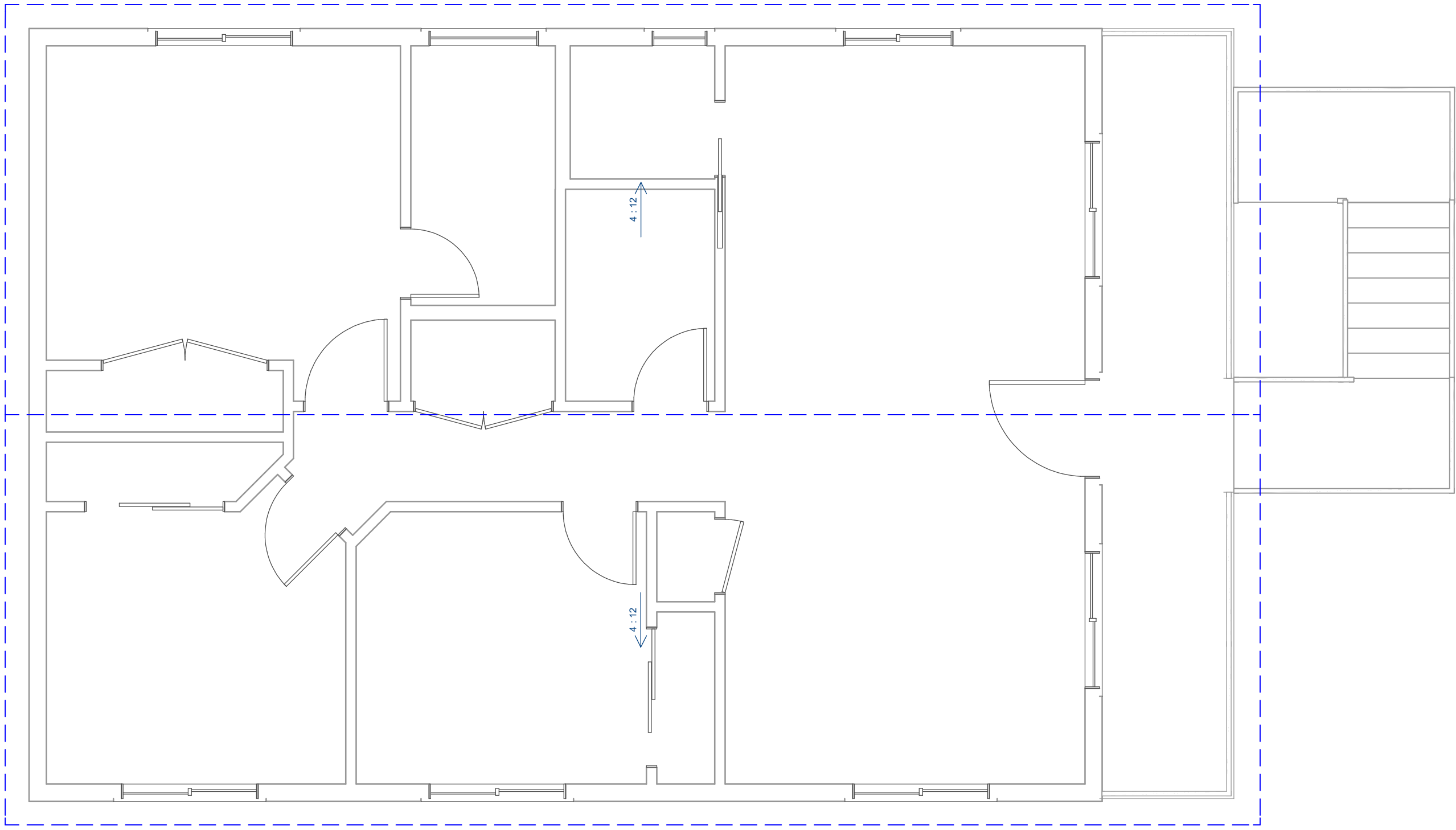
5/26/23

SCALE:

1/4"=1'

HEET:

A3



ROOF PLAN

SCALE : 1/4" = 1'

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

SHEET TITLE:

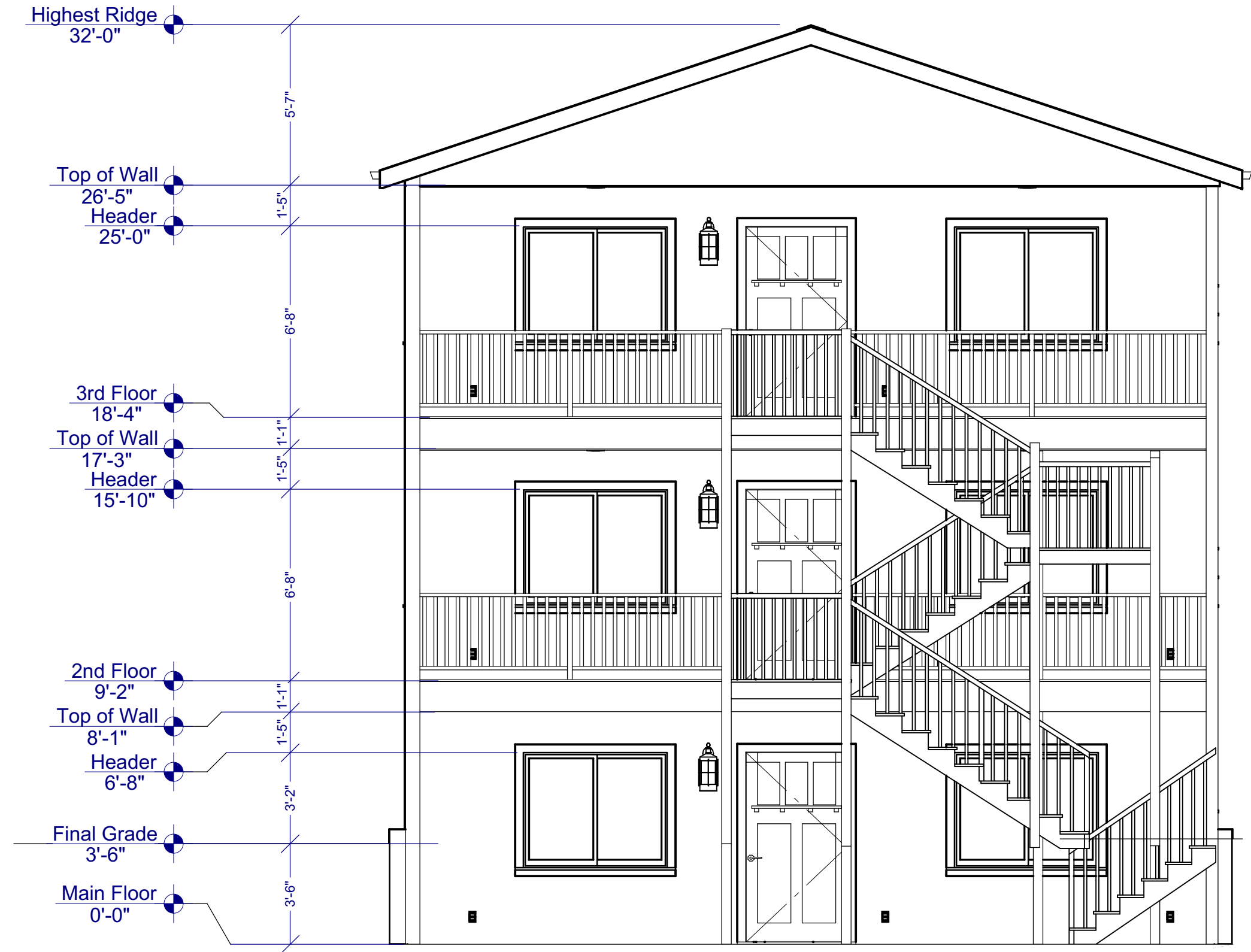
ROOF PLAN



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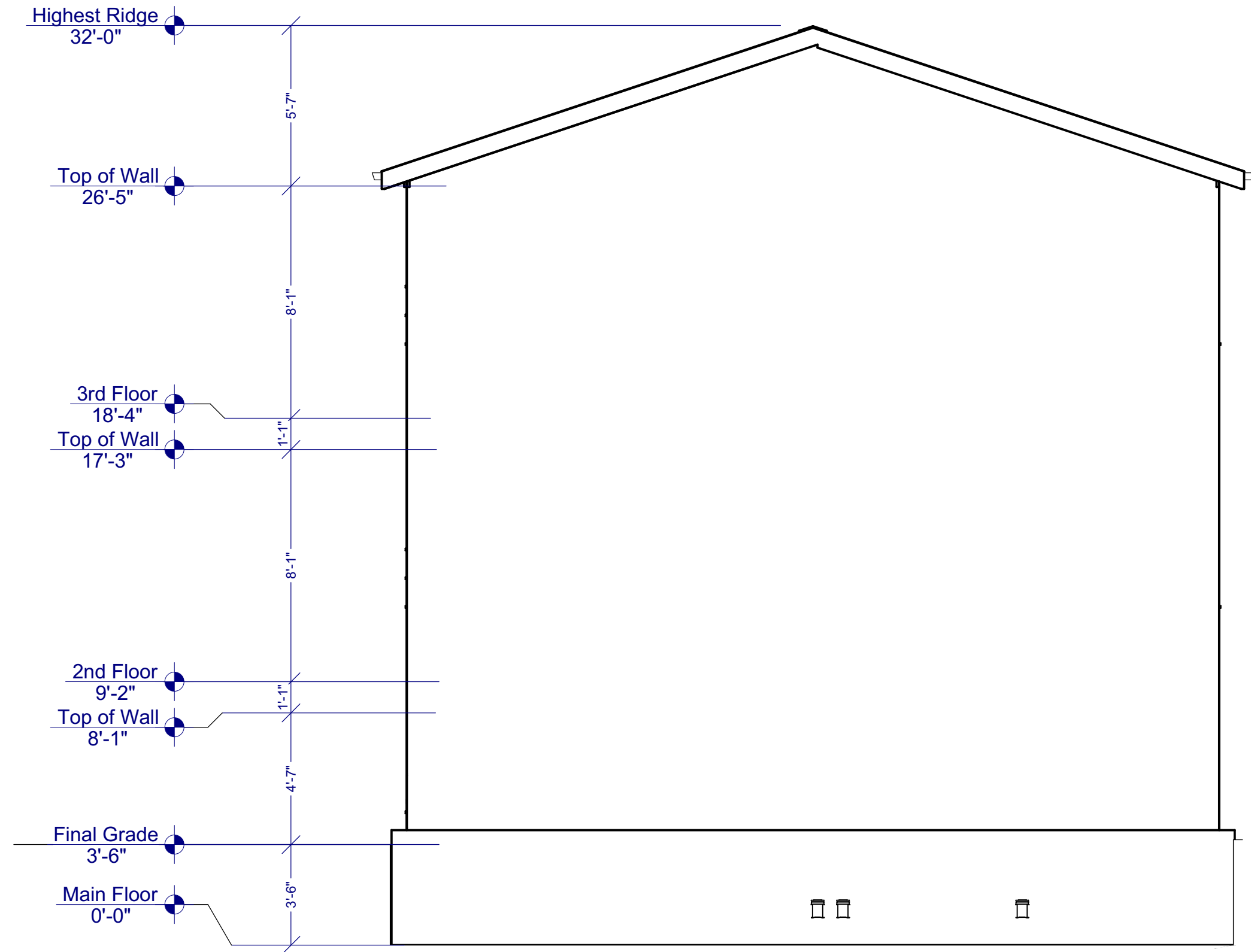
DESIGN & ENGINEERING

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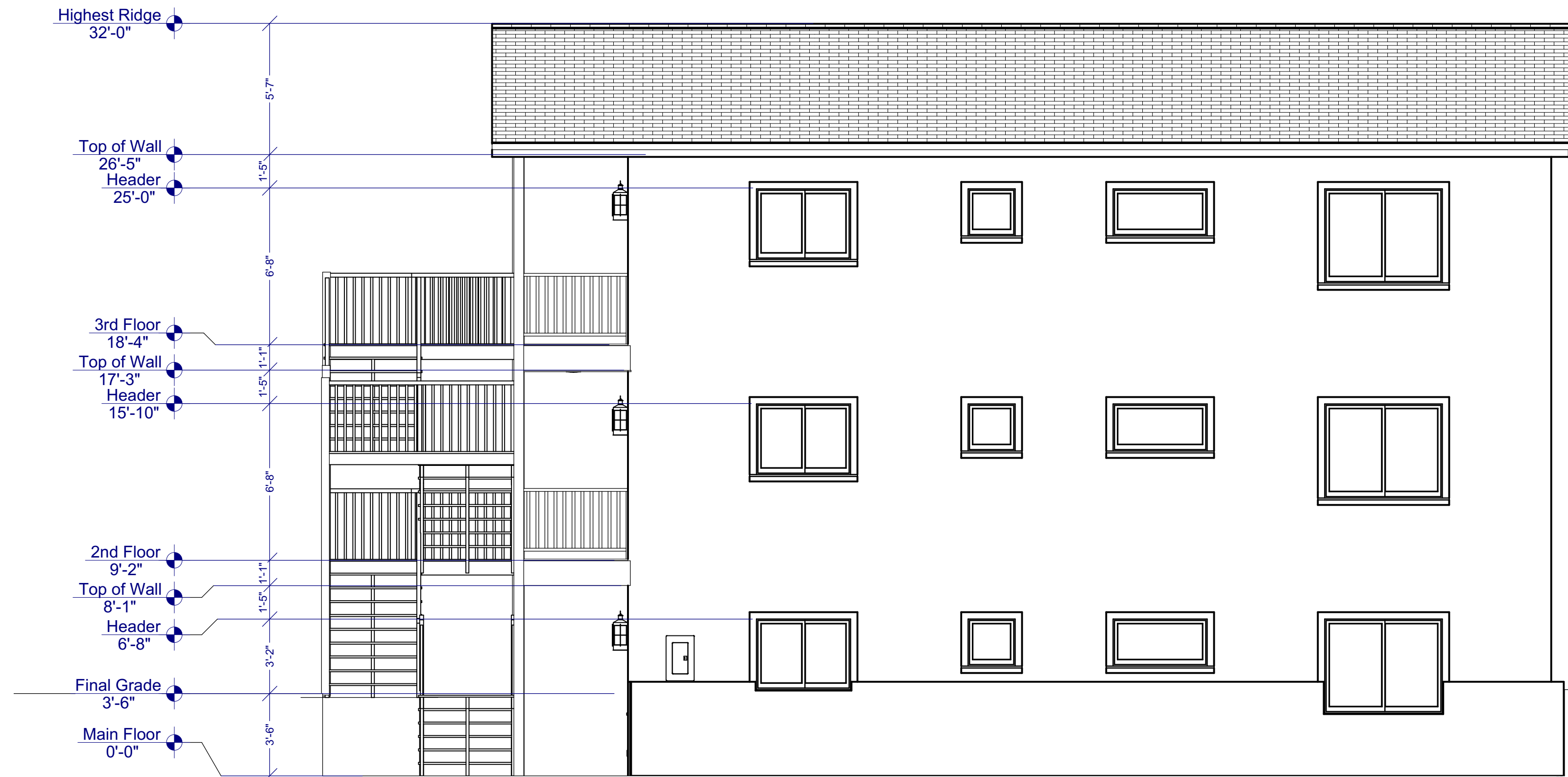
FRONT ELEVATION

SCALE : 1/4" = 1'



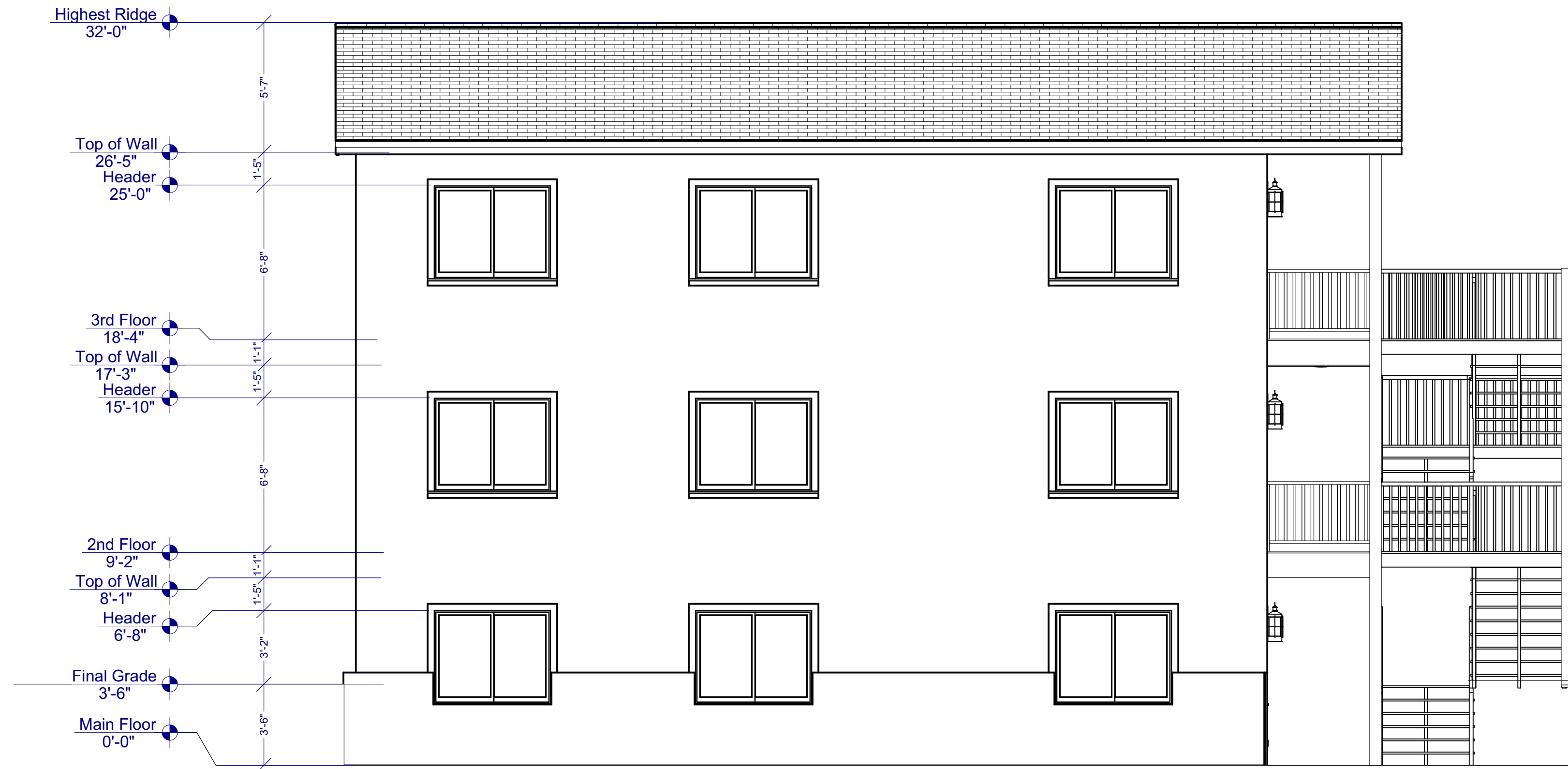
REAR ELEVATION

SCALE : 1/4" = 1'



RIGHT ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

SCALE : 1/4" = 1'

ELECTRICAL NOTES:

- A. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLINGS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.

B. BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF 8 AIR CHANGES PER HOUR.

C. INCANDESCENT CLOSET LIGHTING SHALL BE 18" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 0" HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.

D. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOM, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL. ACCESS TO DWELLING AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR & BE GFCI - NO EXCEPTIONS.
- E. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING.

F. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (C-1) PER THE CURRENT MANDATORY ENERGY REQUIREMENTS.

G. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNI-STRUT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE).

H. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.

I. ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED AND OUTDOOR RECEPTACLES TO HAVE BUBBLE COVER.

J. PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND BATTERY BACK-UP (PER CITY).

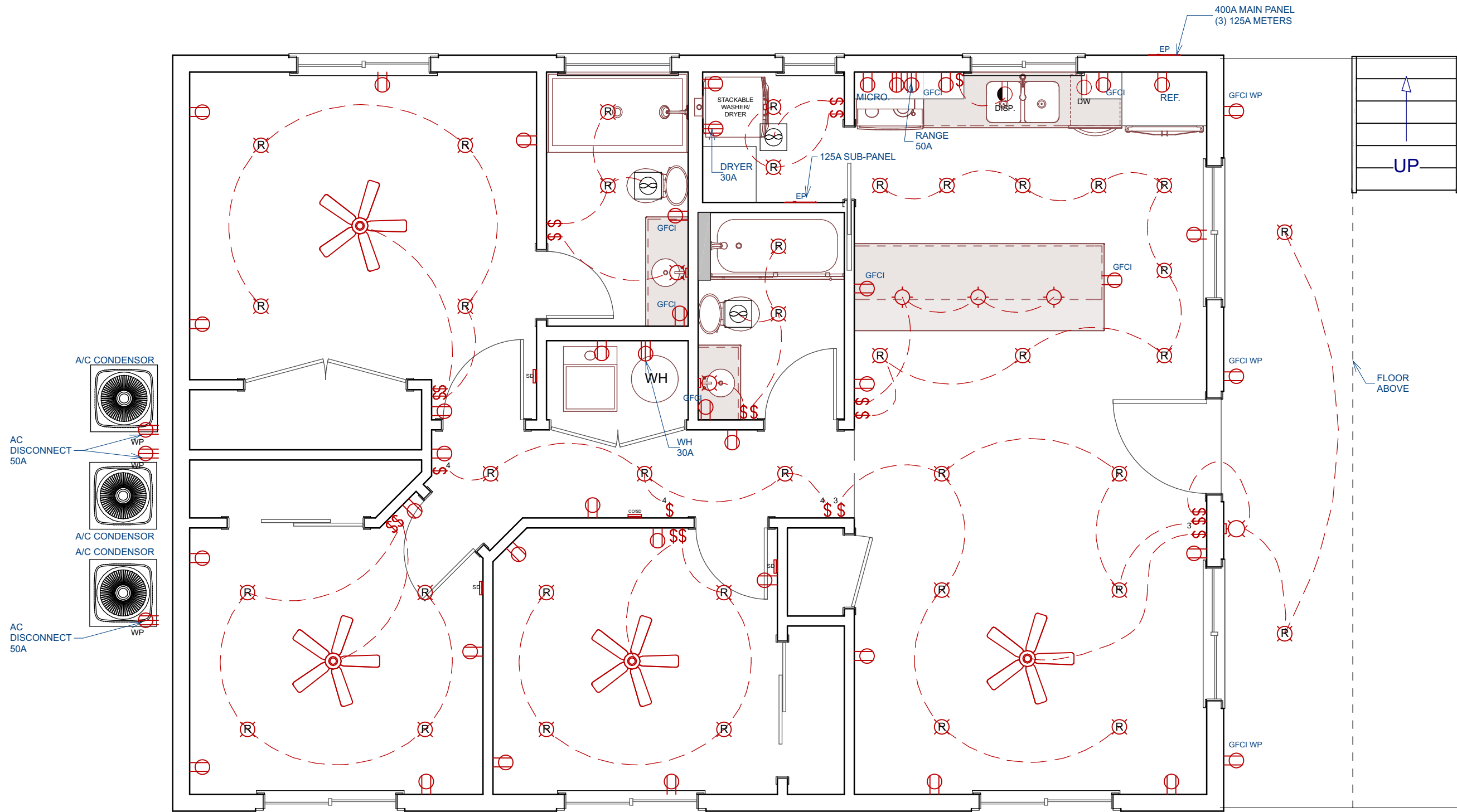
K. ARC-FAULT INTERRUPTERS ON ALL BEDROOM, KITCHENS & LAUNDRY ROOM CIRCUITS.

L. ALL 15A, 20A & 125V RECEPTACLES TO BE TAMPER RESISTANT.

M. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

N. LIGHTING TO MEET IECC CODES. AT LEAST 75% OF LAMPS IN PERMANENT LIGHT FIXTURES MUST BE HIGH-EFFICIENCY.

TYPICAL ELECTRICAL PLAN



ELECTRICAL LEGEND

	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT
	SWITCH
	DIMMER SWITCH
	PHONE JACK
	TV OUTLET
	SMOKE ALARM
	EXHAUST FAN
	THREE WAY SWITCH
	DOOR BELL
	CARBON MONOXIDE DET.
	INTERNET CONNECTION
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE

NOTES:

1. ALL OUTDOOR RECEPTACLES TO HAVE "WEATHER PROOF IN USE" COVERS

2. FLASH BEHIND METER PROVIDE (2) UNI-STRUTS ON SERVICE RISER CORROSION RESISTANT TAPE @ SERVICE RISER

PROVIDE AN INTERSYSTEM BONDING TERMINATION @ SERVICE PANEL ALL EXTERIOR APPLIANCES MUST BE 3" MIN. ABOVE FINISH GRADE & ON A CONCRETE PAD

3. INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MIN. OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLUORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL

4. A MIN. OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS

5. ALL JETTED TUBS TO BE GFCI PROTECTED AND CIRCUITS SIZED AS PER TUB MANUF. SPECS.

6. FIXTURES LOCATED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY OF TUBS OR SHOWERS MUST BE RATED FOR WET OR DAMP LOCATIONS

7. ADD 3 LUG BONDING TERMINAL AT SERVICE FOR COMMUNICATIONS SYSTEMS

8. A 125-VOLT SINGLE-PHASE, 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS

9. ALL GARAGE OUTLETS TO BE ON THEIR OWN CIRCUIT

ELECTRICAL PLAN

SCALE : 1/4" = 1'

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

5/26/23

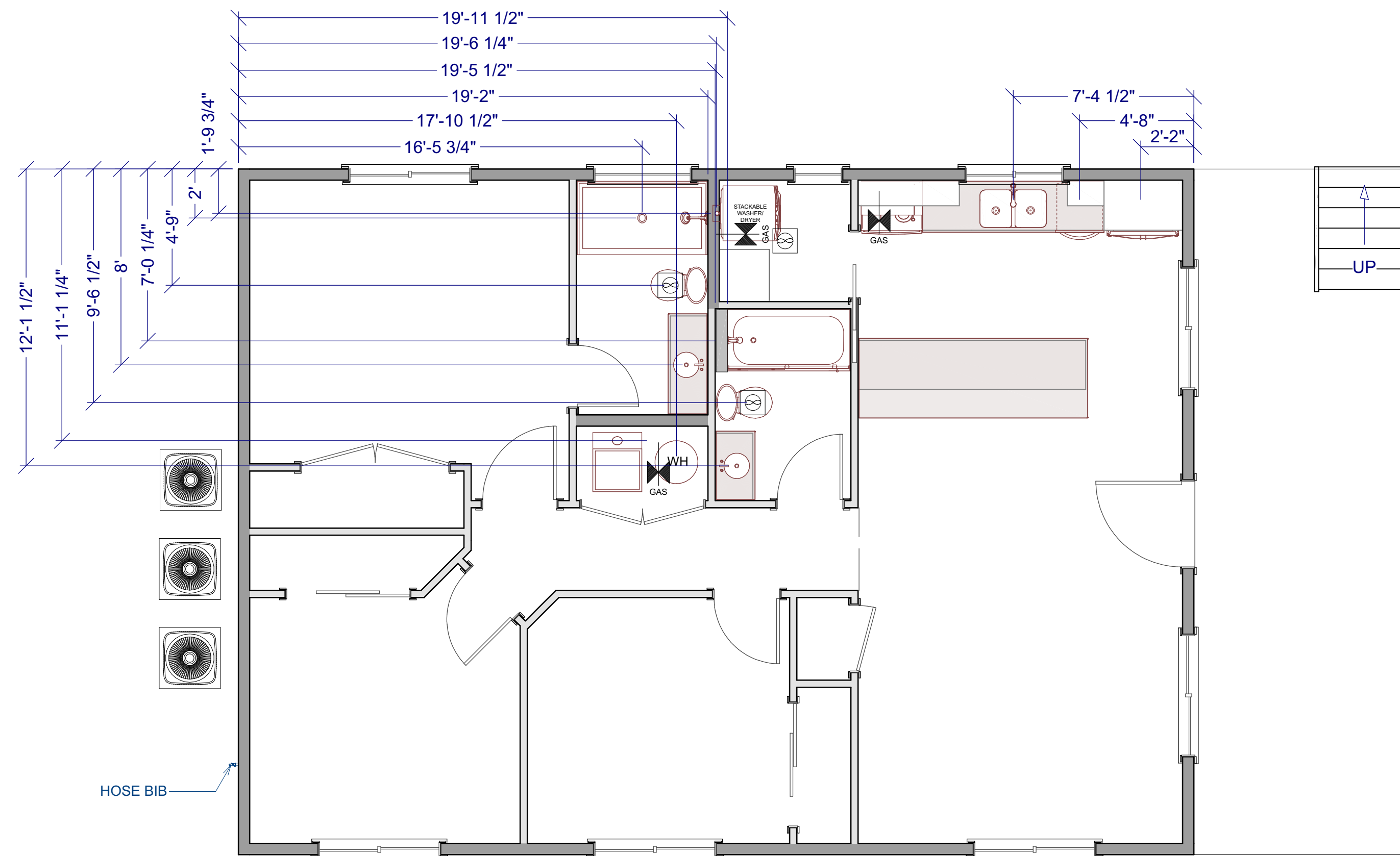
SCALE:

1/4"=1'

SHEET:

A7

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TYPICAL PLUMBING AND MECHANICAL PLAN

PLUMBING AND MECHANICAL PLAN

SCALE : 1/4" = 1'

SHEET TITLE:

PLUMBING AND
MECHANICAL PLAN

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

5/26/23

SCALE:

1/4"=1'

SHEET:

A8

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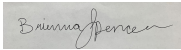
**Application**

Permit #:

PSP23-25

Issue Date:

08/16/2023

Application Accepted Date: 08/11/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description:		Planning Fee		\$	200.00
Tenant / Project Name: Forsyth Duplex 383 N		Sub Total:		\$	200.00
Bldg. Address: 383 N Main Street		Permit Total:		\$	200.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	200.00
Subdivision: Hurricane Field Sur Blk 18 Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-276-B-2		 			
Property Owner: Zachary Forsyth					
Permit Contact: Zach Forsyth P:(435) 669-6394					
Email: zachpharmd@gmail.com					
CONTACT INFORMATION					
Engineer of Record: Brad Sapp					
Email: bradleysapp@gmail.com P: (307) 202-3151					
General Contractor: Forsyth Duplex 383 N / Zachary Forsyth					
License #: P: (435) 669-6394					
Address: 655 W 375 S					
City: Hurricane State: Utah Zip: 84737					
Email: zachpharmd@gmail.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 2 custom text:					
APPLICATION NUMBER: PENDPSP23-23					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Zach Forsyth					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				08/16/2023	
Application Issued By:				Date:	
				08/16/2023	
Receipt #: 8.171718-08/16/23					



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	PSP23-25
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Zachary Forsyth
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	383 N Main
Zoning:	RM-1
General Plan Map:	Planned Community

Discussion:

The applicant has submitted a preliminary site plan for a duplex located at the corner of Main St. and 390 N. Currently, 390 N is a private driveway. There is an existing dilapidated house on the property that will be demolished under this project.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** How will access be achieved, through Main St or 390 N?
2. **Power:** Must develop power from the east side of Main St to the north side of 390 N. Must talk to the power department for estimates on power design and power installation.
3. **Water:** Existing water line in 390 N is ½" galvanized pipe, 390 N water line needs to be upgraded to city standards.
4. **Streets:** No comments
5. **Sewer:** Driveway too close to existing approach. Improvements to 390 N
6. **Engineering:** Poor access spacing. Will the lot be subdivided? 390 N is not a public street. Where are the existing utilities? How extensive is the demolition plan? Property seems more usable if the owner could get access off 390 N.
7. **Fire:** Okay
8. **Phone:** No comments
9. **Cable:** No comments
10. **Gas:** No comments

11. Water Conservancy: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The property is zoned RM-1, pursuant to HCC 10-13-4, in the RM-1 zone *“Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.”*
2. Parking Requirement: Pursuant to HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

Both units are shown on the plan as having a driveway and garage, which should provide the four required parking stalls.

3. 390 N is a private driveway that serves about five houses that is entirely off-site for this property. This development can be served entirely off Main St. from an access and utility perspective, thus no improvements to 390 N will be required beyond those needed for access to this property.

4. Advisory: 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 recommends approval subject to staff and JUC comments.

	LOT LINES, BUILDING PERIMETERS
	OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ROOF LINES, ETC.
	SETBACKS AND EASEMENTS
	STREET CENTERLINES
	ELEVATION CONTOURS
	ELEVATION MARKERS

	WATER METER AND WATER MAIN VALVE BOX LOCATION
	SEWER MAIN CONNECTION LOCATION
	ELECTRICAL POWER TRANSFORMER
	ELECTRICAL POWER METER
	GAS MAIN CONNECTION LOCATION
	GAS METER
	FIRE HYDRANT LOCATION



REV	DESCRIPTION	BY	DATE



SHEET TITLE:

FORSYTH DUPLEX
383 N MAIN STREET
HURRICANE, UTAH

DATE:

7/31/2023

SCALE:

1/8" = 1'

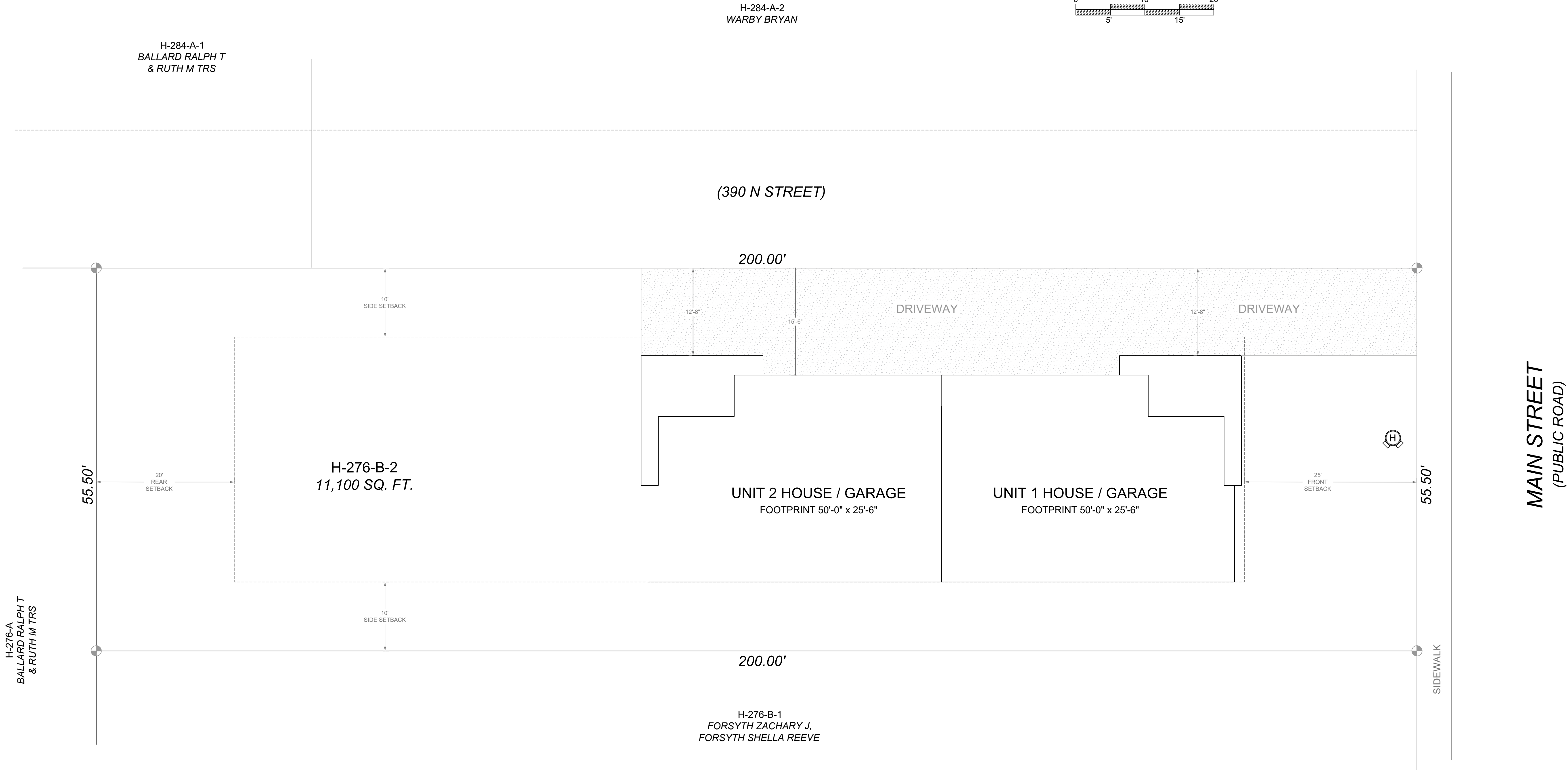
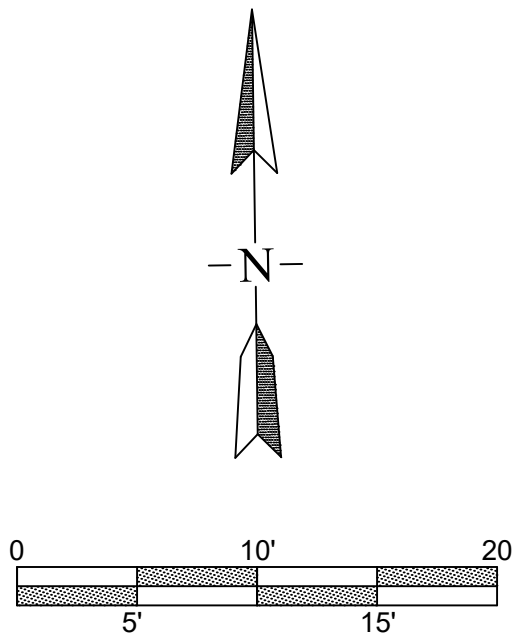
SHEET:

SP1

SITE PLAN LEGEND

- LOT LINES, BUILDING PERIMETERS
- OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ROOF LINES, ETC
- SETBACKS AND EASEMENTS
- STREET CENTERLINES
- ELEVATION CONTOURS
- ELEVATION MARKERS

- UTILITIES:
- WATER METER AND WATER MAIN VALVE BOX LOCATION
- SEWER MAIN CONNECTION LOCATION
- ELECTRICAL POWER TRANSFORMER
- ELECTRICAL POWER METER
- GAS MAIN CONNECTION LOCATION
- GAS METER
- FIRE HYDRANT LOCATION
- WATER MAIN SUPPLY LINE
- SEWER MAIN LINE
- ELECTRICAL MAIN LINE
- GAS MAIN SUPPLY LINE



SITE PLAN
SCALE 1/8" = 1'

REVISIONS:

REV	DESCRIPTION	BY	DATE

SAPP

DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

SHEET TITLE:

SITE PLAN

PROJECT:

FORSYTH DUPLEX
383 N MAIN STREET
HURRICANE, UTAH

DATE:

7/31/2023

SCALE:

1/8" = 1'

SHEET:

SP1

FORSYTH DUPLEX

383 N. MAIN STREET, HURRICANE, UTAH 84737



PROJECT NARRATIVE

The proposed project is a duplex to be built at 383 N. Main Street in Hurricane, UT. The residential building is to be a single full level and living space in the attic space. Both units will have similar floor plan and sharing a common wall between the garages. The entrance will be from the main level. Each unit will include a 2 car garage, with 2 more off-street parking space in the driveway.

Each unit will include and open concept living room, dining, and kitchen in on the main level. The upper attic level will include 3 bedroom and 2 bathrooms. A loft with laundry facility is also located on the upper level. Mechanical equipment for each unit is contained in a closet in the respective unit.

Construction is to be traditional wood framed. Foundation walls will be flat concrete. The building will comply with local codes for 2-unit residential construction. Exterior finishes will be stucco. Stairs will be metal pre-fabricated and pre-engineered.

CONTENTS

CS	COVER SHEET
A1	BUILDING RENDERINGS
A2	FLOOR PLAN
A3	DIMENSION PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	ELECTRICAL PLAN
A8	PLUMBING AND MECHANICAL PLAN
SP	SITE PLAN

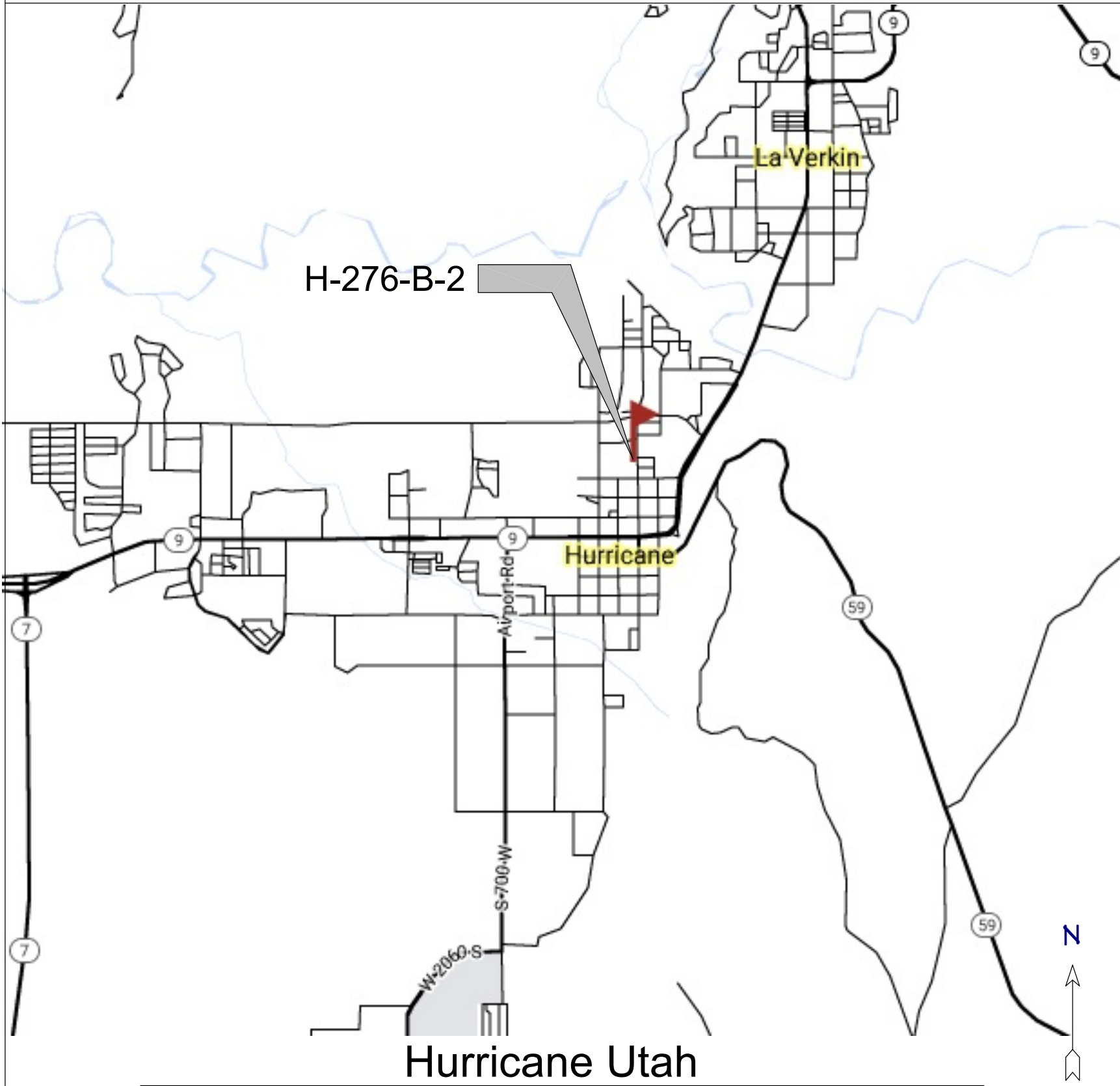
BUILDING AND ZONING SUMMARY

DEPARTMENT	HURRICANE CITY		
PARCEL	H-276-B-2		
ZONING	RM-1 : RESIDENTIAL MULTI FAMILY		
LOT AREA	11,100 SQ. FT.		
LOT WIDTH	55.50'		
FRONTAGE	200.00'		
SETBACKS	FRONT	25'	
	SIDE	10'	
	STREET SIDE	20'	
	REAR	10'	
BLDG. HEIGHT	29'-0"		
BUILDING SIZE	TOTAL FINISHED	2,963	SF
	MAIN LEVEL	1,242	SF
	2ND LEVEL	1,721	SF
	GARAGE	962	SF
	STORAGE	130	SF
	PORCH	124	SF

DESIGN CRITERA

2015	INTERNATIONAL RESIDENTIAL CODE
2015	INTERNATIONAL FIRE CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL ENERGY CONST. CODE

PROJECT LOCATION



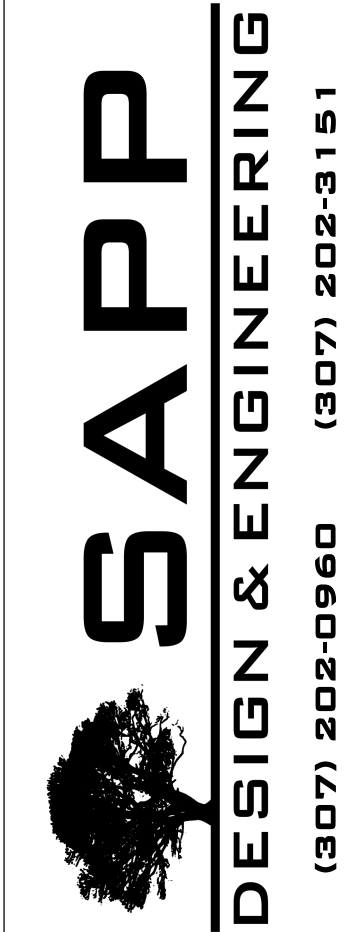
STRUCTURAL SHEETS

S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

CONTRACTOR

TBD

Email: -
Phone: -



COVER SHEET

SHEET TITLE:

FORSYTH DUPLEX
383 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

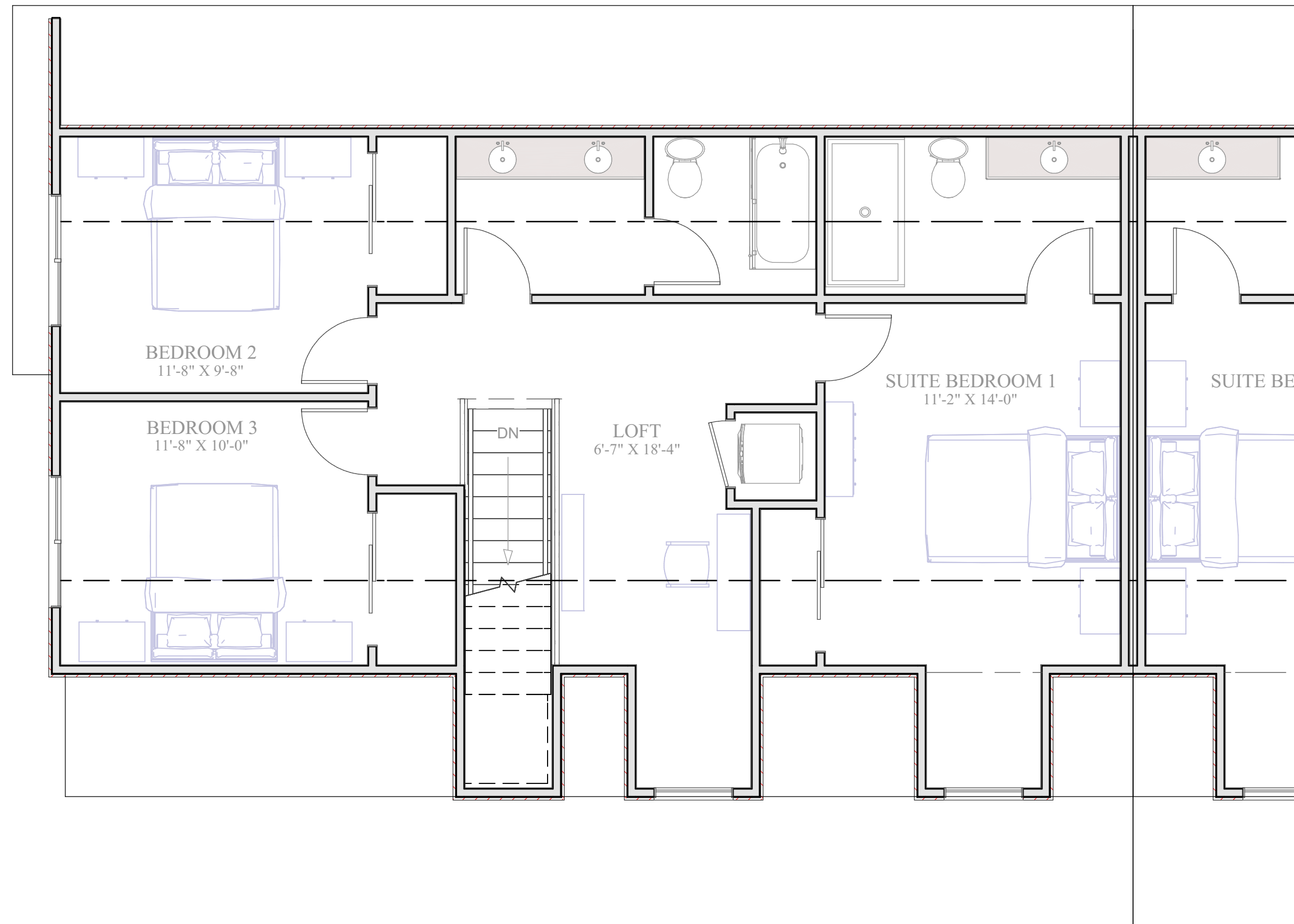
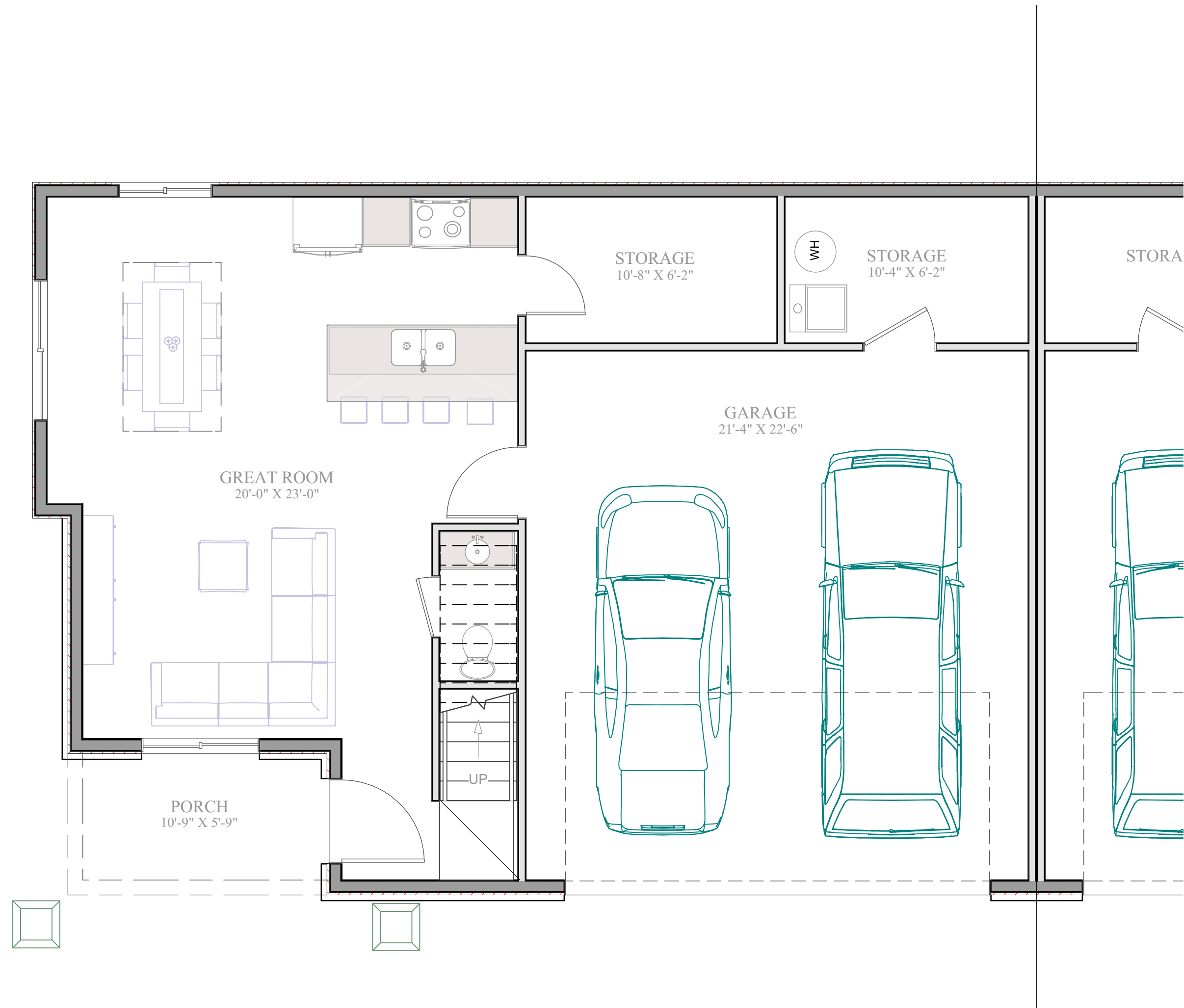
DATE:
6/28/23

SCALE:
NTS

SHEET:
CS



BUILDING RENDERINGS



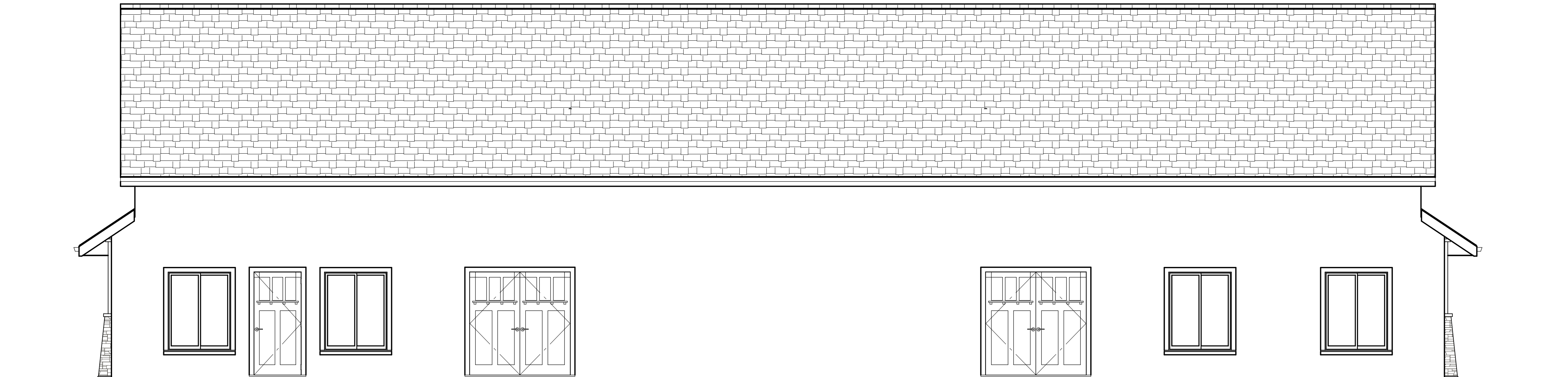
FLOOR PLAN

SCALE : 1/4" = 1'



FRONT ELEVATION

SCALE : 1/4" = 1'



REAR ELEVATION

SCALE : 1/4" = 1'



RIGHT ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

SCALE : 1/4" = 1'

FORSYTH DUPLEX

383 N. MAIN STREET, HURRICANE, UTAH 84737



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TBD

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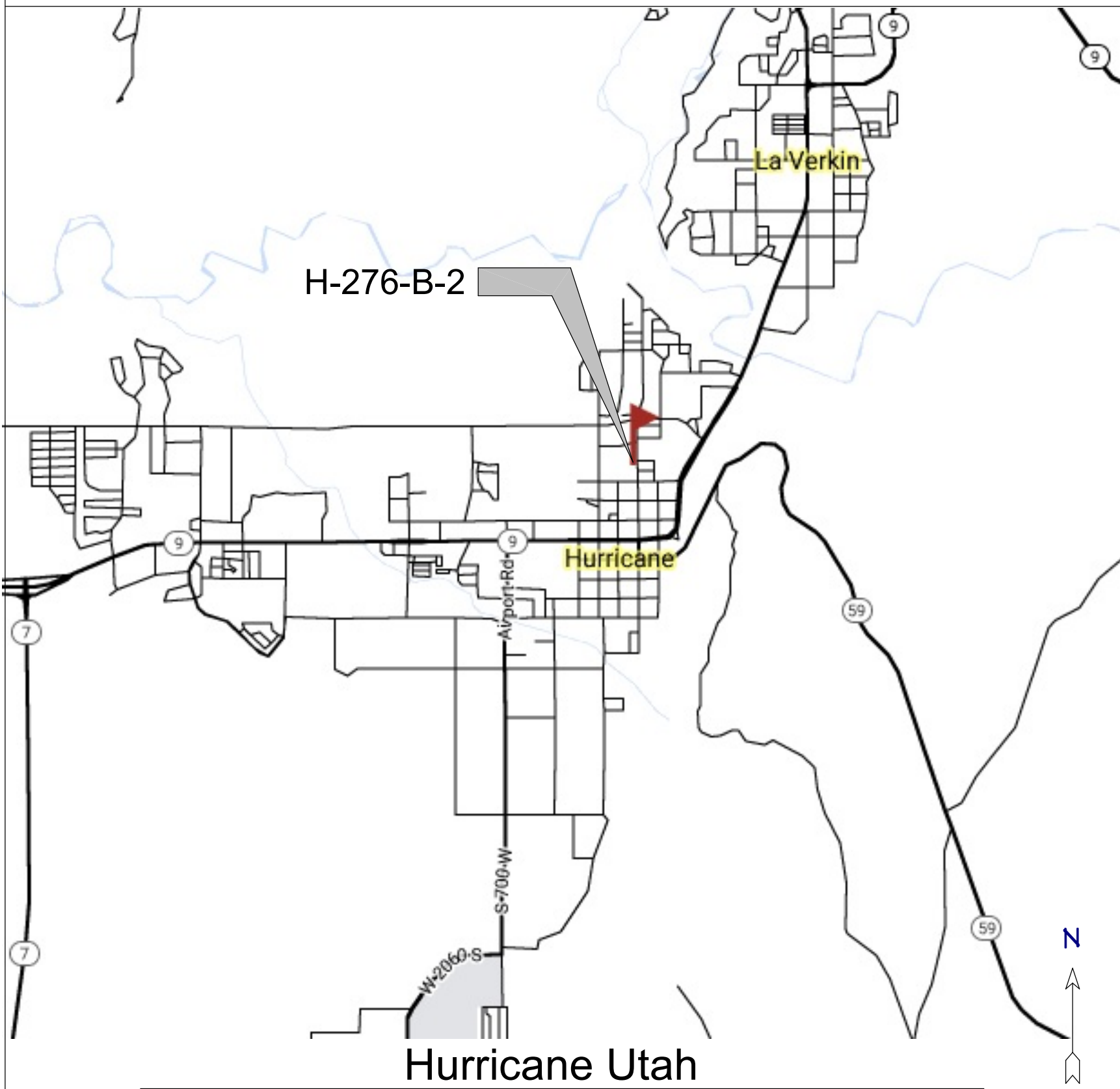
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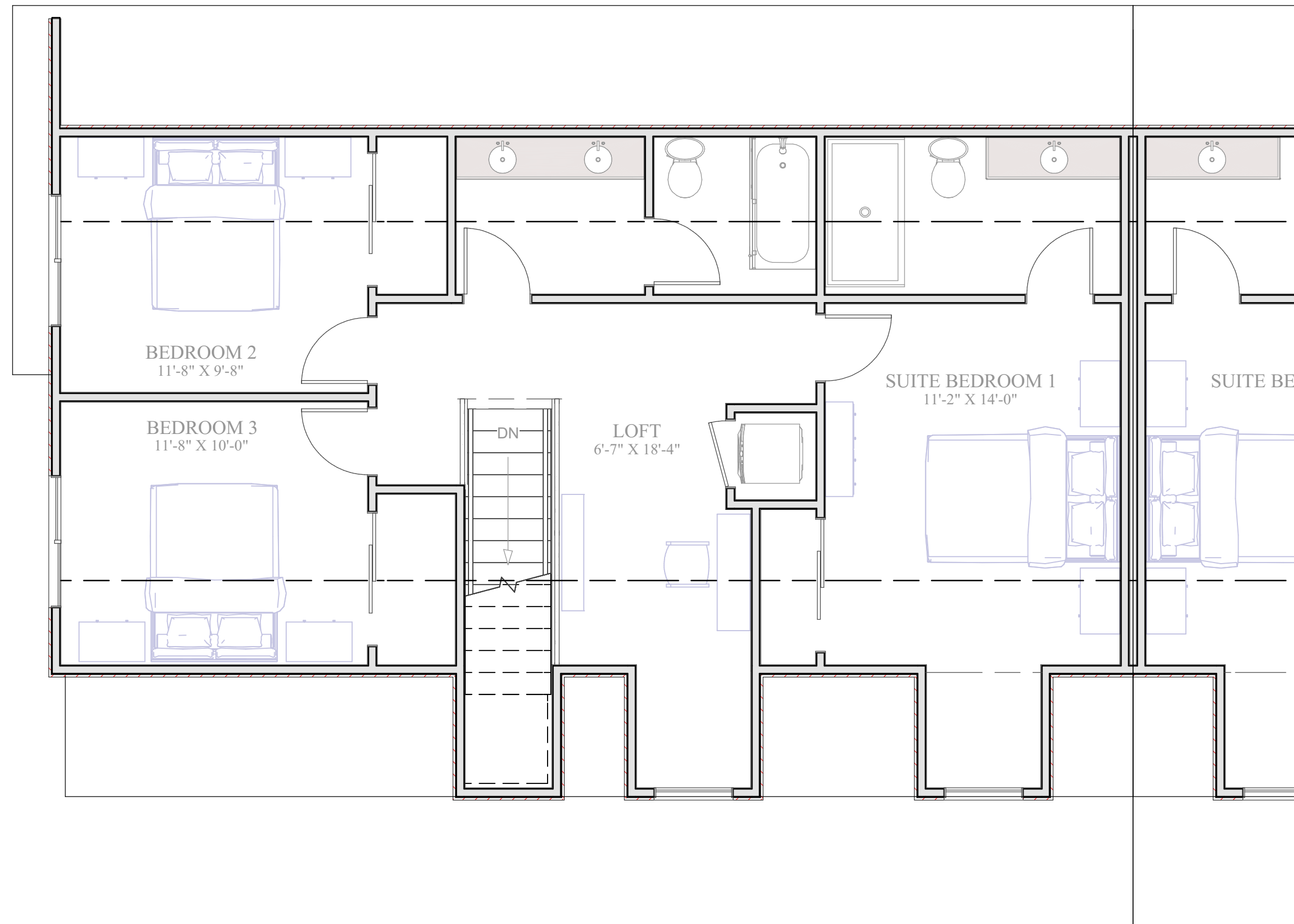
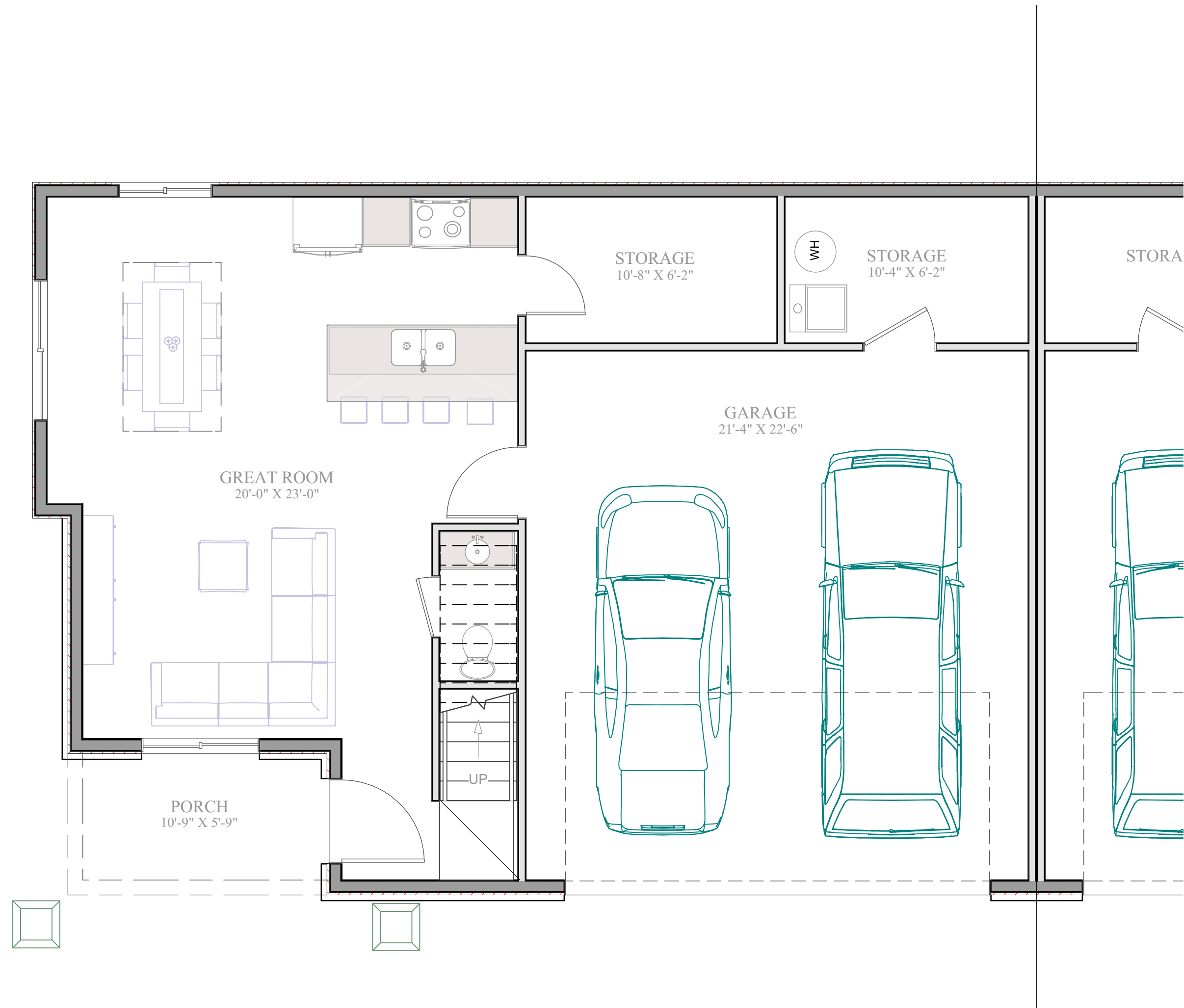
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PROJECT LOCATION





BUILDING RENDERINGS



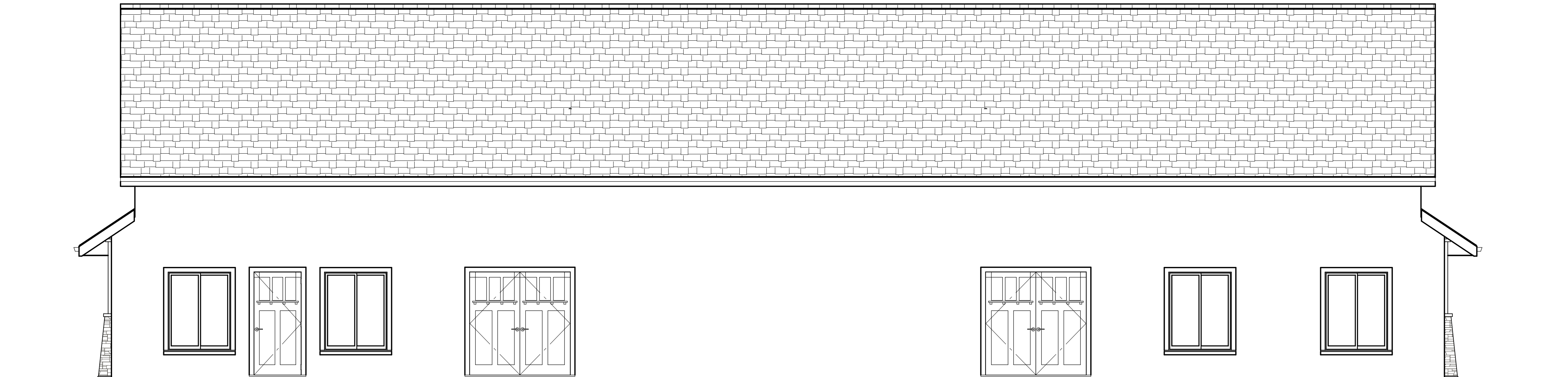
FLOOR PLAN

SCALE : 1/4" = 1'



FRONT ELEVATION

SCALE : 1/4" = 1'



REAR ELEVATION

SCALE : 1/4" = 1'



RIGHT ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

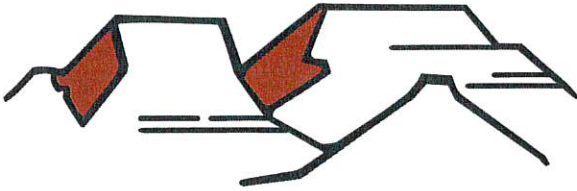
SCALE : 1/4" = 1'



Application

PSP23-26
08/23/2023

Application Accepted Date: 08/21/2023		Valuation		\$	0.00															
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES																		
Description: Residential Duplex.		Planning Fee		\$	200.00															
Tenant / Project Name: 161 W 600 N Katie Leavitt		Sub Total:		\$	200.00															
Bldg. Address: 161 West 600 North		Permit Total:		\$	200.00															
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	200.00															
Subdivision: Phase:		Remaining Due:		\$	0.00															
Block: Lot #: Parcel #: H-281-A-4-N																				
Property Owner: Katie Leavitt																				
Permit Contact: Karl Rasmussen P:(435) 680-0816																				
Email: karl@pv-eng.com																				
CONTACT INFORMATION																				
Engineer of Record: Karl Rasmussen- ProValue Engineering		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #f2f2f2;">APPROVALS</th> <th style="background-color: #f2f2f2;">DATE</th> <th style="background-color: #f2f2f2;">INFO</th> </tr> <tr> <td>Plan Review Finalized:</td> <td>Yes</td> <td>08/23/23</td> <td>Brienna Spencer</td> </tr> </table>				APPROVALS		DATE	INFO	Plan Review Finalized:	Yes	08/23/23	Brienna Spencer							
APPROVALS						DATE	INFO													
Plan Review Finalized:	Yes					08/23/23	Brienna Spencer													
Email: karl@pv-eng.com P: (435) 668-8307																				
General Contractor: 161 W 600 N Katie Leavitt / Katie Leavitt																				
License #: P: (435) 680-1710																				
City: State: Zip:																				
Email: katie@nielsonrv.com		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #f2f2f2;">Setbacks</th> <th style="background-color: #f2f2f2;">Front:</th> <th style="background-color: #f2f2f2;">Rear:</th> <th style="background-color: #f2f2f2;">Left:</th> <th style="background-color: #f2f2f2;">Right:</th> </tr> <tr> <td>Min.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Actual:</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
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HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Katie Leavitt am/are the applicant(s) of the application known as Preliminary Site Plan located on parcel(s) H-281-A-4-N within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 17 day of August, 2023

Applicant Name: Katie Leavitt

Name of Signer (if different from Applicant Name): _____

Title of Signer: Owner

Signature: Katie Leavitt

STATE OF Utah

COUNTY OF Washington

On the 17 day of August, 2023, personally appeared before me Katie Leavitt, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Brienna Spencer

My Commission Expires: 10/07/2024





STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	PSP23-26
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Katie Leavitt
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	161 W 600 N
Zoning:	RM-1
General Plan Map:	Planned Community

Discussion:

The applicant has submitted a preliminary site plan for a duplex located near the corner of 200 W and 600 N. The property was rezoned to RM-1 in 2021.

JUC Comments

Construction drawings have already been submitted

The following items will need to be addressed:

1. **Public Works:** Traffic and access concerns
2. **Power:** Power is available and is drawn correctly on the plan. 200 amp max each meter.
3. **Water:** Preferred water meter location is near the corner of the properties
4. **Streets:** Curb cuts concrete poured to driveway specifications.
5. **Sewer:** No comment
6. **Engineering:** Hurricane City standard 3.2.4.2(J) specifies that “direct access will not be allowed for parking, loading, or driveway areas that require backing onto major collectors or higher order streets.” 600 N is a minor arterial. How many parking stalls does this require?
7. **Fire:** Okay
8. **Phone:** No comments
9. **Cable:** No comments
10. **Gas:** No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district

facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



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Dwelling, multiple-family:		
----------------------------	--	--

<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

Both units are shown on the plan as having a driveway. It is not clear from the submitted plans that this code is being met. Based on the lot area and project layout shown on the site plan, staff anticipates that the parking requirement can be achieved.

3. The site plan submitted varies from the submitted construction drawings. The submitted site plan shows a traditional driveway for each unit. At the request of our Engineering Department those were changed to hammerhead driveways to allow for cars to turn around and not back onto 600 N. The hammerhead driveways should be approved.

4. Advisory: 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))

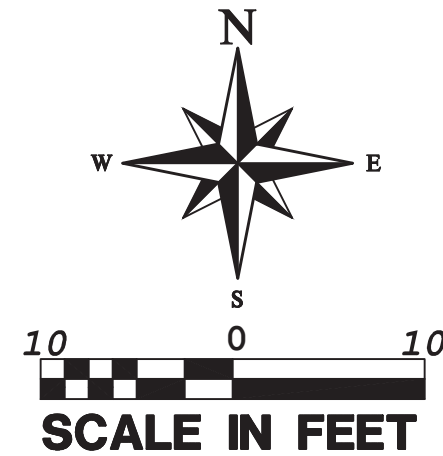
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

KEYNOTES

1. INSTALL 4" SEWER LATERAL
2. PROPOSED ASPHALT PATCH
3. PROPOSED 3/4" WATER METER
4. PROPOSED GAS METER
5. INSTALL DUAL METER BASE (200A EACH)
6. EXISTING SECONDARY POWER BOX
7. PROPOSED SEWER CLEANOUT
8. PROPOSED GAS STUB
9. PROPOSED IRRIGATION METER
10. INSTALL POWER LINE FOR (2) 200A METERS

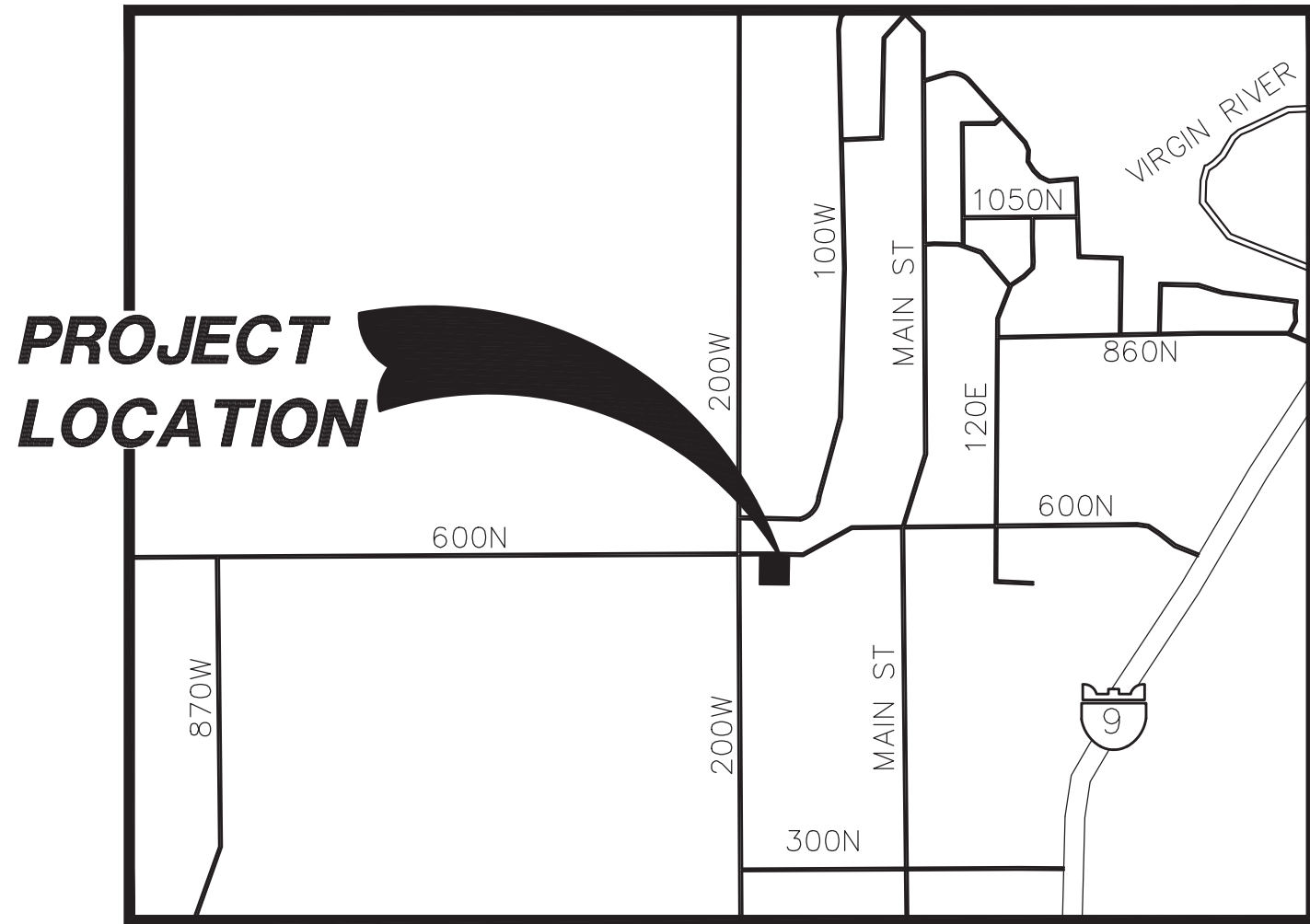
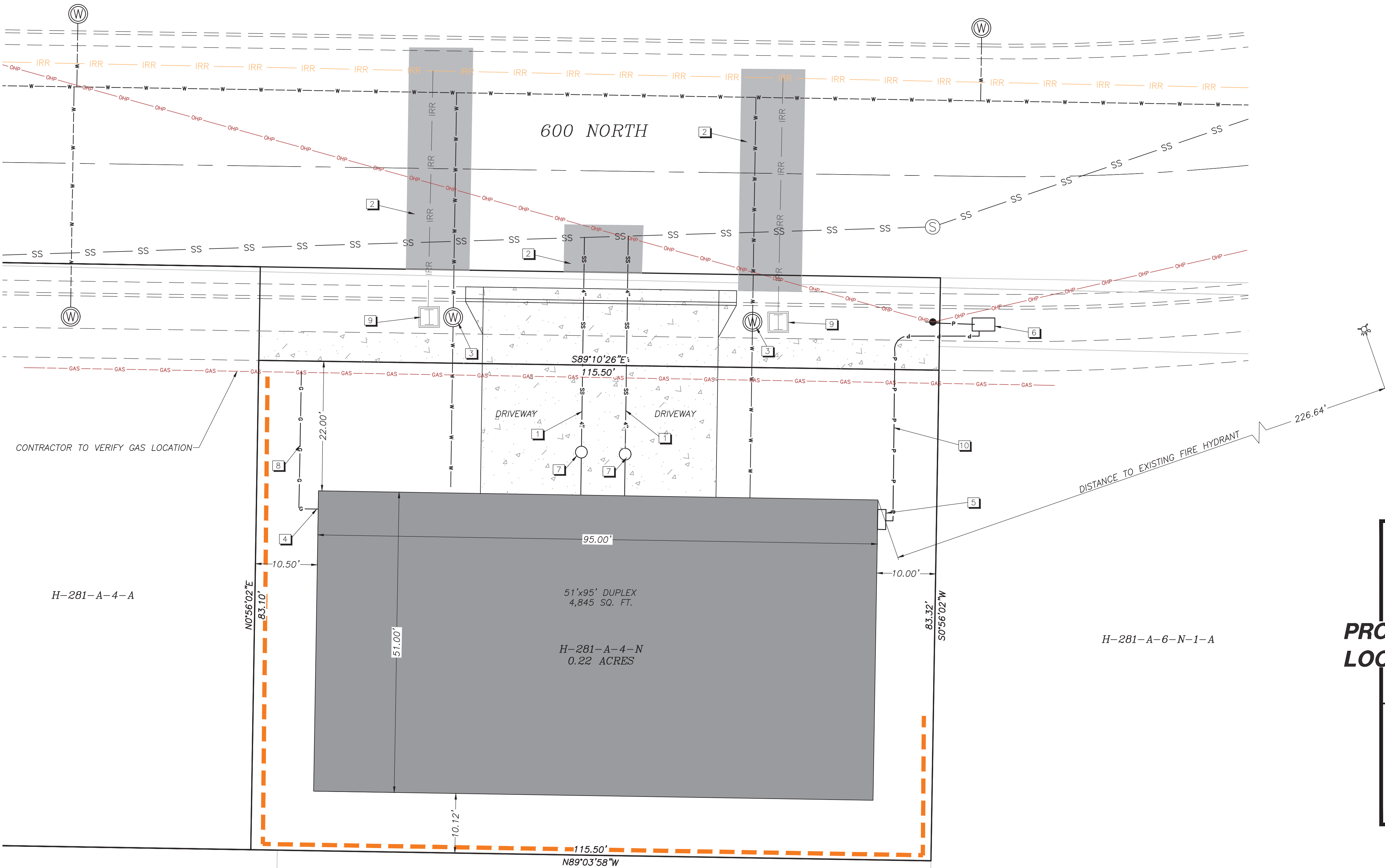
SITE/ UTILITY PLAN FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, HURRICANE, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- ROCK RETAINING WALL
- IRRIGATION
- EXISTING SEWER MAIN
- SEWER LATERAL
- EXISTING WATER MAIN
- WATER SERVICE
- EXISTING GAS (TO BE LOCATED BY CONTRACTOR)
- GAS SERVICE
- EXISTING OVERHEAD POWER
- POWER SERVICE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- WATER METER
- IRRIGATION METER
- ASPHALT PATCH
- PROPOSED DUPLEX



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.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 666-0801



SITE/ UTILITY PLAN FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 07/31/2023 SCALE: 1"=10'	JOB NO. 692-002	SHEET NO. C2
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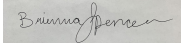
**Application**

Permit #:

PSP23-28

Issue Date:

08/24/2023

Application Accepted Date: 08/22/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: canopy /storage containers		Planning Fee		\$	200.00
Tenant / Project Name: Angell Heights Storage		Sub Total:		\$	200.00
Bldg. Address: 2095 S 700 W		Permit Total:		\$	200.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	200.00
Subdivision: Phase: 1		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: h-3-2-10-232		 			
Zone: M-1					
Property Owner: B&T Ventures LLC					
Permit Contact: Karl Rasmussen P:(435) 680-0816					
Email: karl@pv-eng.com					
CONTACT INFORMATION					
General Contractor: Angell Heights Storage / Beau Davis					
License #: P: (208) 403-9509					
City: State: Zip:					
Email: beaugdavis@gmail.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 0 custom text:					
APPLICATION NUMBER: PENDPSP23-26					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Treasa Anderson					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				08/24/2023	
Application Issued By:				Date:	
				08/24/2023	
Receipt #: 8.171835-08/24/23					

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder

08/21/2023 01:40:40 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

B&T Ventures LLC, a Utah Limited Liability
Company
373 W. 1180 S.
Hurricane, UT 84737

**SOUTHERN UTAH
TITLE COMPANY***"Doing good Deeds for over 70 years"*
sutc.com

Order No. 228774 - RLW
Tax I.D. No. H-3-2-10-232

Space Above This Line for Recorder's Use

WARRANTY DEED

Loren Spendlove, Tina Spendlove, Robert Iverson, and Julie Iverson, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

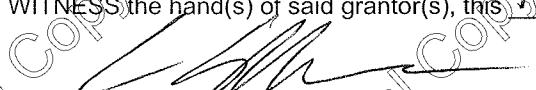
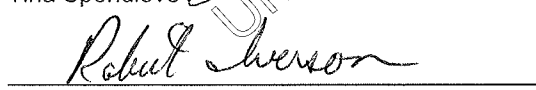
B&T Ventures LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15th day of August, 2023.


Loren Spendlove
Tina Spendlove
Robert Iverson
Julie Iverson

STATE OF Utah

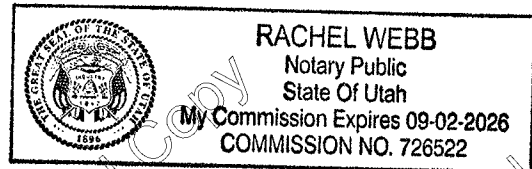
)
:ss.
)

COUNTY OF Washington

On the 15th day of August, 2023, personally appeared before me, Loren Spendlove, Tina Spendlove, Robert Iverson, and Julie Iverson, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.


NOTARY PUBLIC

My Commission Expires: 9.2.2024



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Loren Spendlove, Tina Spendlove, Robert Iverson, and Julie Iverson
 Grantee: B&T Ventures LLC, a Utah Limited Liability Company
 Tax ID Number(s): H-3-2-10-232

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s) along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature:

Loren Spendlove

Tina Spendlove

Robert Iverson

Julie Iverson

Grantee's Acknowledgment of Receipt:

B&T Ventures LLC, a Utah Limited Liability Company

Beau Davis, Member Manager

Grantee's Address: 373 W. 1180 S., Hurricane, Utah 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Attachment to that certain Warranty Deed executed by Loren Spendlove, Tina Spendlove, Robert Iverson, and Julie Iverson grantor(s), to B&T Ventures LLC, a Utah Limited Liability Company grantee(s).

Order No. 228774

Tax ID No. H-3-2-10-232

EXHIBIT "A"

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°12'32"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,046.72 FEET; THENCE S89°27'29"E, 15.18 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF 700 WEST STREET; THENCE DEPARTING SAID LINE AND CONTINUING S89°27'29"E, 419.88 FEET; THENCE S05°18'19"W, 497.09 FEET; THENCE S21°06'35"W, 296.59 FEET; THENCE S15°34'23"W, 223.50 FEET TO A POINT LOCATED ON THE NORTH LINE OF 2300 SOUTH STREET; THENCE N8°24'22"W, ALONG SAID LINE, 125.45 FEET TO THE SOUTHEAST CORNER OF LEGACY ESTATES, PHASE #1 SUBDIVISION; THENCE N00°12'32"E, ALONG THE EAST LINE OF SAID PHASE #1, 862.80 FEET; THENCE N89°24'22"W, 65.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°23'06"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 31.55 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID 700 WEST STREET; THENCE N00°12'32"E, ALONG SAID LINE, 146.07 FEET TO THE POINT OF BEGINNING.

Initials

[Handwritten initials]
R.I. J.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encourage to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to the company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	PSP23-27
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Beau Davis
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	2095 S 700 W
Zoning:	M-1
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary site plan for storage units to be built near 700 W across from the Hurricane Airport. The applicant is planning 442 total storage units across 6.07 acres. A zone change for this property to M-1, light industrial, was approved by the City Council in July of 2023.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need improvements on 700 W and 2300 S. Drainage plan required.
2. **Power:** Capacity issues. What size service is requested? Dual access? Office is at the northwest corner?
3. **Sewer:** Sewer available in 700 W and 2300 S. No stubs currently into the property.
4. **Street:** Improvements to 700 W and 2300 S, is there an access point on 2300 S?
5. **Water:** All pipe in private property to be installed with ductile iron pipe in sleeves wrap meter water used in any buildings.
6. **Engineering:** Roadway frontage improvements aren't shown on the preliminary site plan for 700 W and 2300 S. Applicant should coordinate with Planning to determine how to apply setback requirements. The property is flanked by R1-6, R1-15, and PF zones. Structures must be removed from the PUE. The preliminary site plan doesn't show a detention area for the site. In the northeast corner, is this a proposed access for the public drainage area? If not, how should the City access the parcel to the east? Engineering would suggest entertaining a potential landswap

to 'square up' the property. Hurricane City owns the property to the east for a regional stormwater retention area.

7. **Fire:** No hydrants shown, 500' maximum distance. Need hydrant locations in the road for volumes. Need lane width around units.

8. **Phone:** No comments

9. **Gas:** No comments

10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



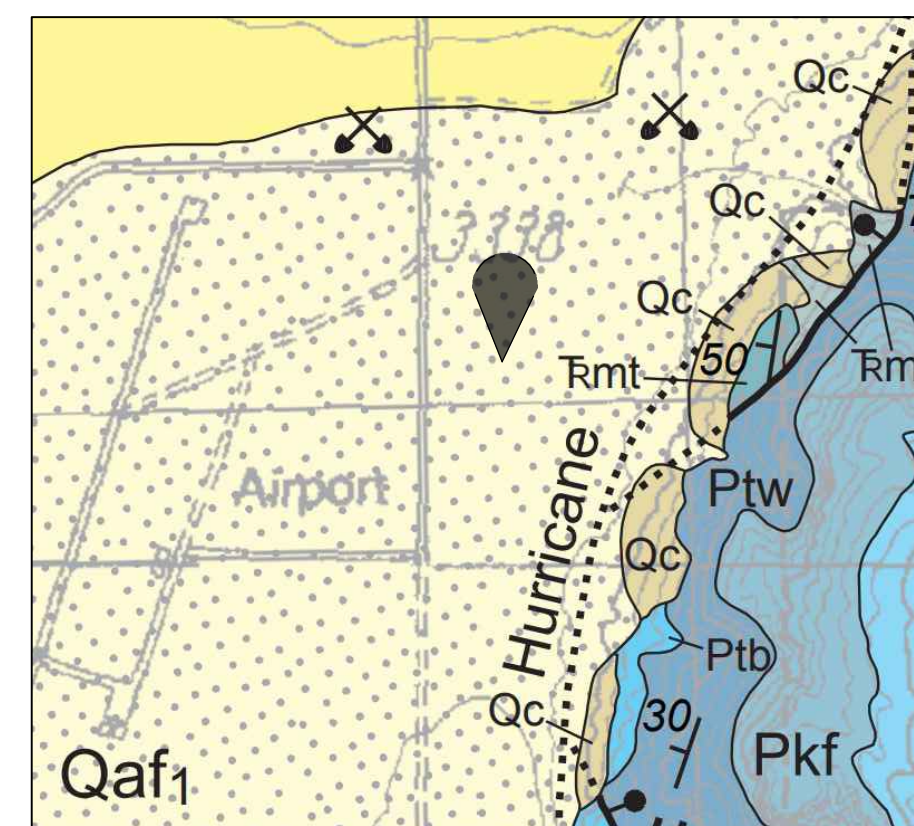
Staff Comments: Preliminary Site Plan

09/14/2023

PSP23-27

1. The property is zoned M-1, light industrial, storage units are a permitted use in light industrial zoning.
2. The plan shows what is presumed to be a small, 1100 sqft, office building.
3. The site plan shows four parking spaces: Parking is required at a calculation of: “*1 space per employee on highest employment shift*”. Based on the size of the office space this is probably sufficient.
4. The applicant has not submitted a preliminary utility plan for the project. There are utilities in the area, including in the utility access easement shown on the plan that the applicant could likely connect with.
5. Setbacks: This plan does not meet setbacks. The storage buildings must be a minimum 10 feet away from the residential lots on the north and west sides of the property. The setbacks in M-1, light industrial, zoning are:
 - a. Front: *Building on lot abutting nonindustrial zone: Same setback as abutting zone. Otherwise: no requirement.*
 - b. Rear: *New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.*
 - c. Interior Side: *New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.*
 - d. Street Side: *New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.*
6. The applicant has submitted a preliminary rendering of the storage buildings. This is not required at this stage, however staff have no concerns with the proposed buildings. Metal buildings are permitted in industrial zones without a conditional use permit.
7. Advisory: *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 recommends tabling this item so that the project be redesigned to meet setbacks.



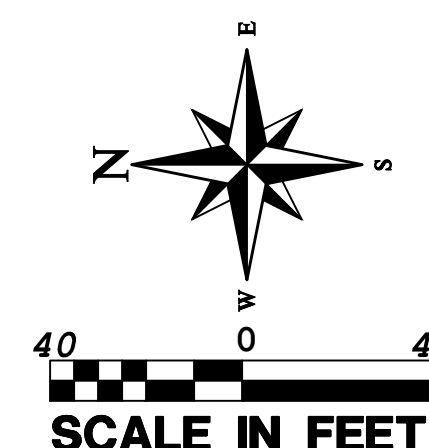
**PRELIMINARY SITE PLAN FOR:
ANGELL HEIGHTS STORAGE**

**LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	H - HIGH ROCK-FALL HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-AREA OF KNOWN HIGH COLLAPSE SOIL
EXPANSIVE SOIL	ESL- SOILS WITH LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	NONE
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER
WIND BLOWN SAND	NONE

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



ADDITIONAL NOTES:

THE BASIS OF BEARINGS IS N1°03'01"E
5279.56' FEET FROM THE SOUTH
QUARTER (1/4) CORNER TO THE NORTH
QUARTER (1/4) CORNER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 13 WEST,
OF THE SALT LAKE BASE AND MERIDIAN.

PROPERTY ZONED AS M-1, LIGHT INDUSTRIAL.

IMPORT MATERIAL COMING FROM FAMILY
PROPERTY PARCELS H-3-2-15-1401 &
H-3-2-15-1402.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	SECTION LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED 8" SEWER LINE
	EXISTING 36" SEWER LINE
	EXISTING 8" WATER LINE
	PROPOSED 8" WATER LINE
	EXISTING POWER LINE
	PROPOSED POWER LINE
	PROPOSED ASPHALT
	PROPOSED BUILDING

SECTION MONUMENT AS DESCRIBED
CENTERLINE MONUMENT AS DESCRIBED
PROPOSED FIREHYDRANT

SURVEYOR'S NARRATIVE:

THE BASIS OF BEARINGS IS N1°03'01"E 5279.56' FEET FROM THE SOUTH QUARTER (1/4) CORNER TO THE NORTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION:

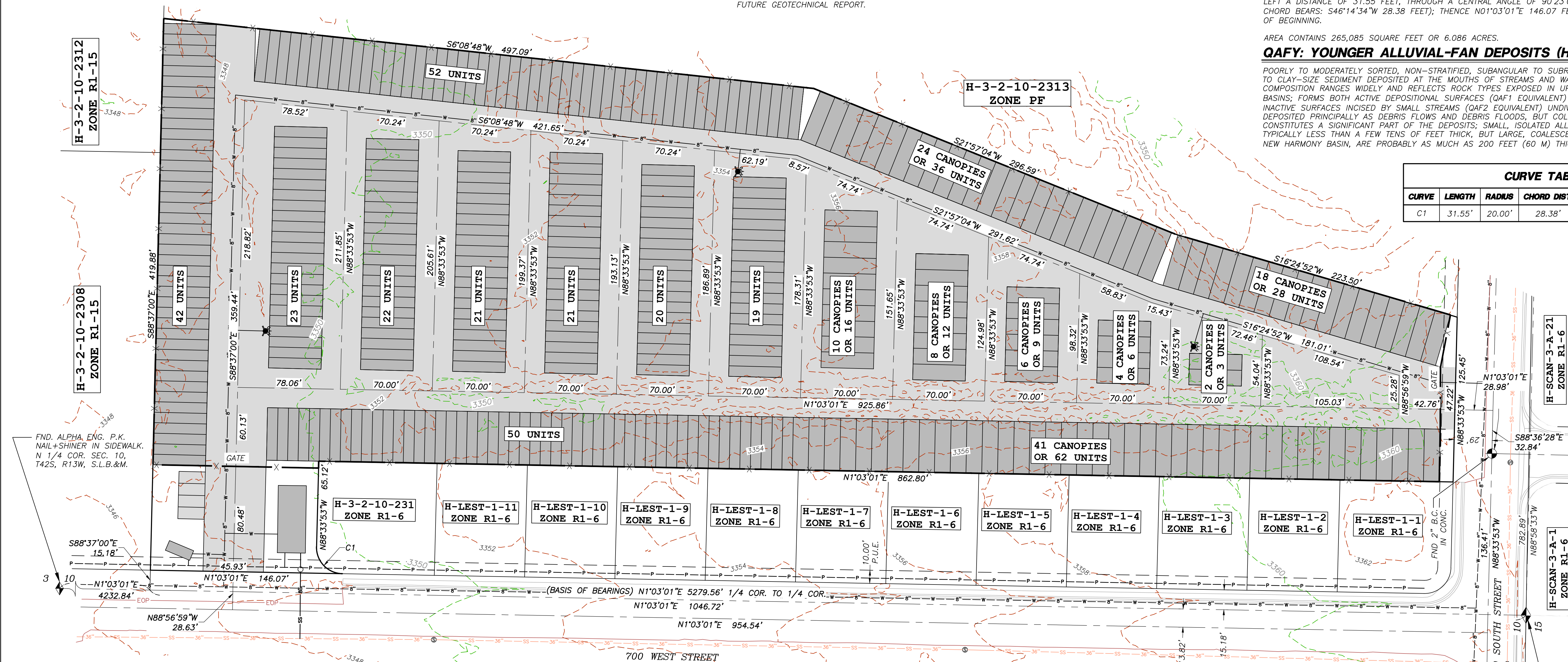
COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42
SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N01°03'01"E
ALONG THE CENTER SECTION LINE, 044.12 FEET; THENCE S88°37'00"E 15.18 FEET TO THE
POINT OF BEGINNING; THENCE S83°37'00"E 119.82 FEET; THENCE S06°00"E 49.07
FEET; THENCE S21°57'04"W 296.59 FEET; THENCE S16°24'52"W 223.50 FEET; THENCE
N81°33'53"E 124.45 FEET; THENCE N01°03'01"E 862.80 FEET; THENCE N89°33'53"E 65.12
FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE
LEFT A DISTANCE OF 31.55 FEET, THROUGH A CENTRAL ANGLE OF 90°23'06" (LONG
CHORD BEARS: S46°14'34"W 28.38 FEET); THENCE N01°03'01"E 146.07 FEET TO THE POINT
OF BEGINNING.

AREA CONTAINS 265,085 SQUARE FEET OR 6.086 ACRES.

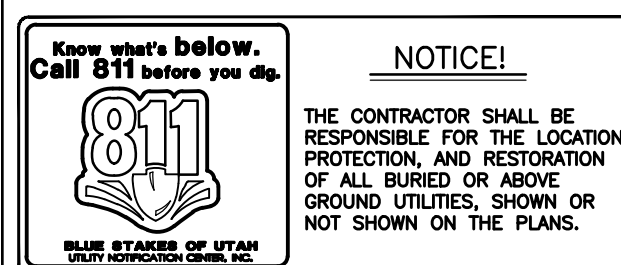
QAFY: YOUNGER ALLUVIAL-FAN DEPOSITS (HOLOCENE)

POORLY TO MODERATELY SORTED, NON-STRAATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER-TO CLAY-SIZE SEDIMENT DEPOSITED AT THE MOUTHS OF STREAMS AND WASHERS; CLAST COMPOSITION RANGES WIDELY AND REFLECTS ROCK TYPES EXPOSED IN UPSTREAM DRAINAGE BASINS; FORMS BOTH ACTIVE DEPOSITIONAL SURFACES (QAF1 EQUIVALENT) AND LOW-LEVEL INACTIVE SURFACES INCISED BY SMALL STREAMS (QAF2 EQUIVALENT) UNDEVELOPED HERE; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS, BUT COLLUVIUM LOCALLY COMMON; CLASTS ARE MAINLY QUARTZITE AND GNEISS; COARSEST CLASTS ARE 1-2 M IN DIAMETER; CLASTS ARE TYPICALLY LESS THAN A FEW TENS OF FEET THICK, BUT LARGE, COALESCESED FANS, AS IN THE NEW HARMONY BASIN, ARE PROBABLY AS MUCH AS 200 FEET (60 M) THICK.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.55'	20.00'	28.38'	S46°14'34"W	90°23'06"



— FND. WC BRASS CAP
SOUTH 1/4 COR. SEC. 10,
T42S, R13W, S.L.B.&M.



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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



3300-007 ANGEL HEIGHTS STORAGE PRE SITE PLAN.DWG

PRELIMINARY SITE PLAN FOR:

ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY WASHINGTON COUNTY UTAH

DATE	08/22/2023
SCALE	1"=40'
JOB NO.	300-007
SHEET NO:	

1 OF 1

40 ft High Cube



Weight:
8750 lbs

Interior:
Length: 39' 4"
Width: 7' 7"
Height: 8' 9"

Door Opening:
Width: 7' 8"
Height: 8' 5"

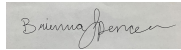
**Application**

Permit #:

FSP23-29

Issue Date:

08/24/2023

Application Accepted Date: 08/22/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description: Refurbishment of site improvements and new landsca		Planning Fee		\$	250.00
Tenant / Project Name: Rodeway Inn Site Refurbishment		Sub Total:		\$	250.00
Bldg. Address: 650 W State St		Permit Total:		\$	250.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: Hurricane Field Survey Block 15 Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-265-B-1-A-1-C		 			
Zone: HC					
Property Owner: PUJA LLC					
Permit Contact: Jeff Mathis P:(435) 619-6613					
Email: jm@mrwdesign.com					
CONTACT INFORMATION					
Engineer of Record: MRW Design Associates - John Craven					
Email: jhc@mrwdesign.com P: (435) 628-2377					
General Contractor: Rodeway Inn Site Refurbishment / Paul Patel					
License #: 7238026-0301 P: (435) 669-5001					
Address: 58 N 2260 W					
City: Hurricane State: UT Zip: 84737					
Email: travelodge135@gmail.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 1		custom text:			
		APPLICATION NUMBER: PENDFSP23-31			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Jeff Mathis			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
				08/24/2023	
		Application Issued By:		Date:	
				08/24/2023	
Receipt #: 8.171826-08/24/23					



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	FSP23-29
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Paul Patel
Agent:	Jeff Mathis
Request:	Approval of a Final Site Plan
Location:	650 W State St
Zoning:	HC
General Plan Map:	General Commercial

Discussion:

The applicant has filed an amended final site plan for the Rodeway Inn located at 650 W State St. (east of 700 W). They are looking to reconfigure their parking lot and remove a portion of turf landscaping.

JUC Comments

As there are no planned changes to the utility placements on the property. There has been no JUC review of this plan. Pursuant to HCC 10-7-10, a utility plan is required only for new connections.



Staff Comments: Final Site Plan

1. The hotel use is permitted in Highway Commercial zoning.
2. Parking Requirement:

<i>Hotel</i>	<i>2 spaces plus 1 space per living or sleeping unit</i>
--------------	--

Per the plans, there are 52 rooms in the existing hotel. 54 parking spaces are required and 59 parking spaces are shown. The new configuration will allow for pull-through RV/trailer parking.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan shows the required area. (Landscape requirements cited below.)

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.*

C. Parking strip landscaping. All parking strips shall be landscaped.

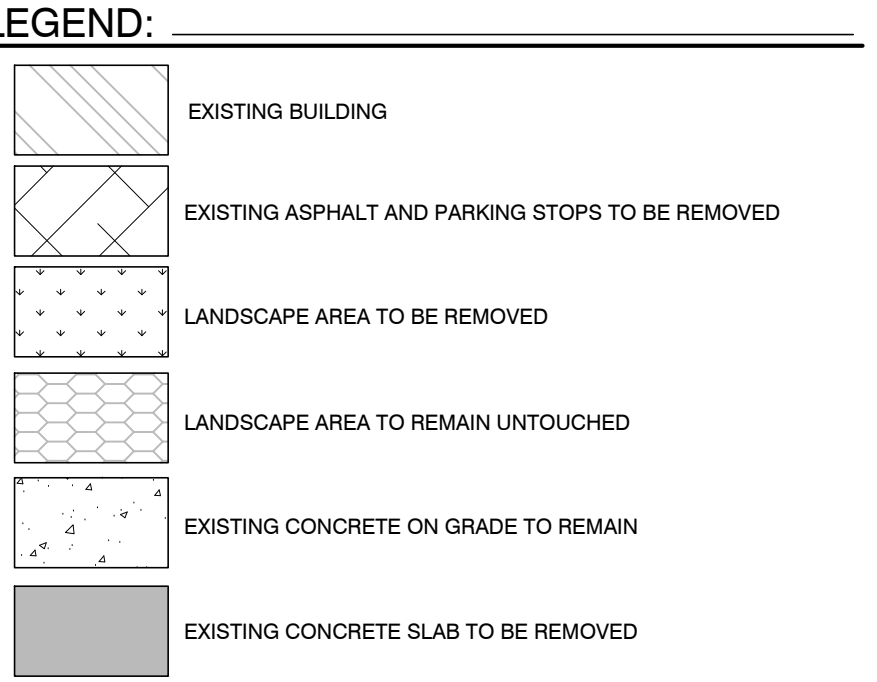
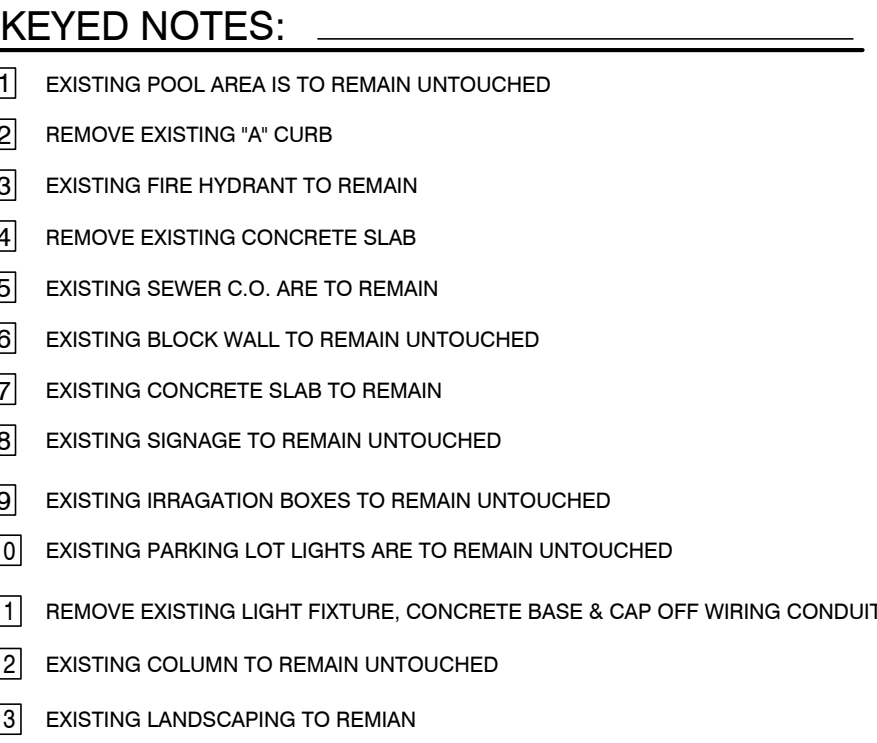
D. Parking lot landscaping.

1. *Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*
 - a. *Multiple-family residential. A minimum of ten percent of total parking lot area.*
 - b. *Office and commercial. A minimum of seven percent of total parking lot area.*
 - c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*

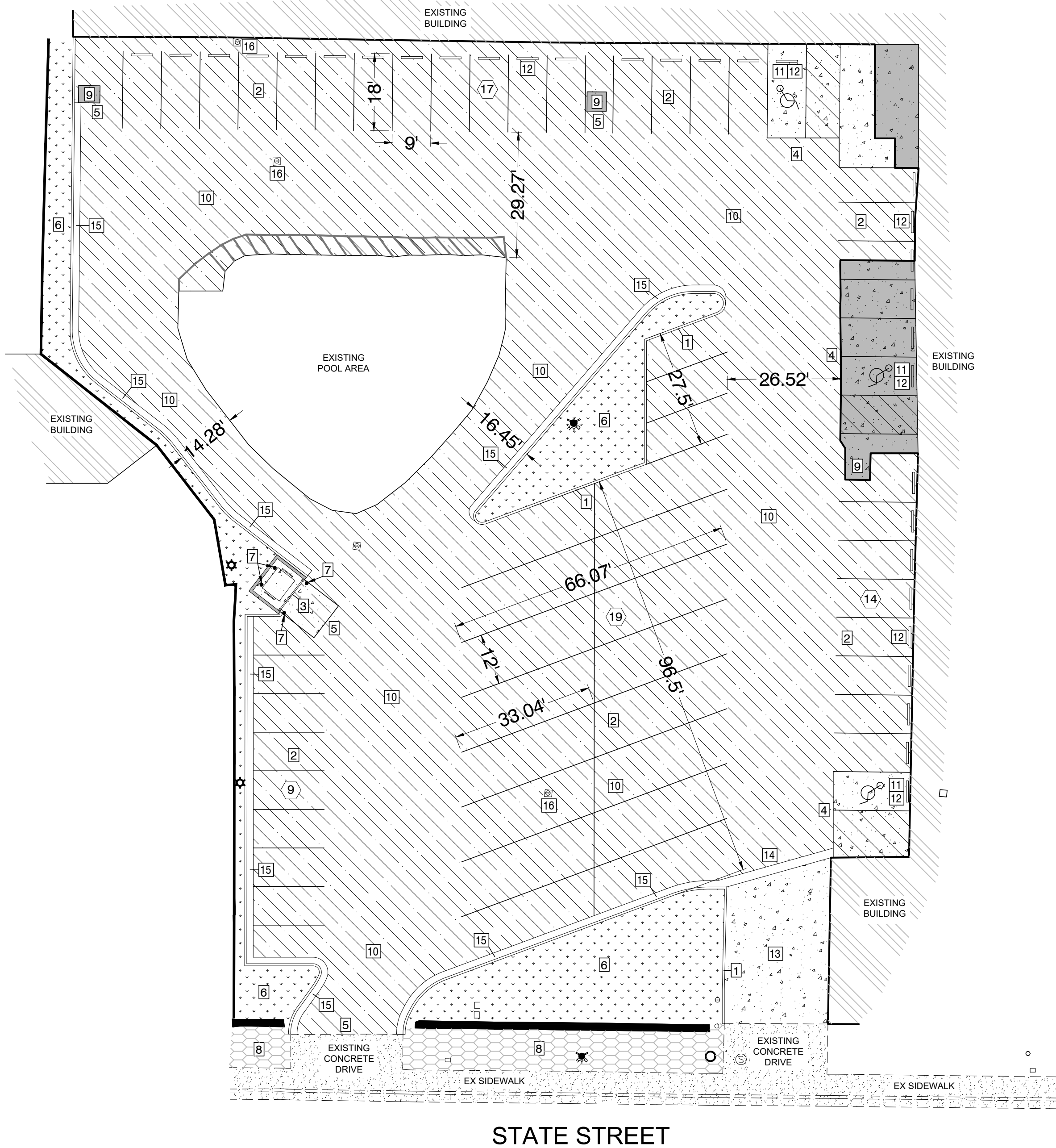
The landscape buffer along State St. is being preserved. While not indicated on the plans, it appears seven percent of the parking lot area is being landscaped. Staff supports the proposed removal of a portion of the nonfunctional turf on the property.

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

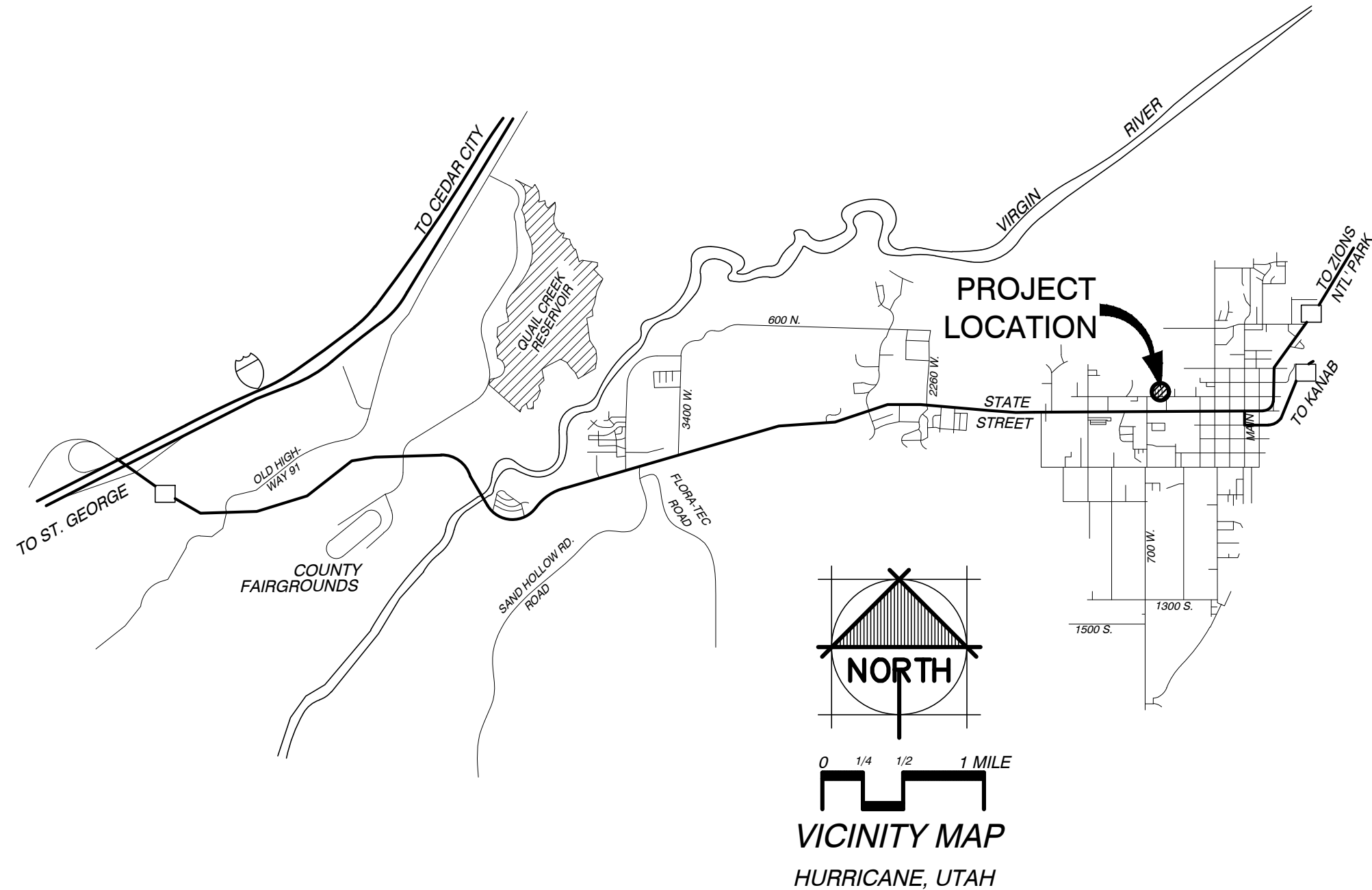
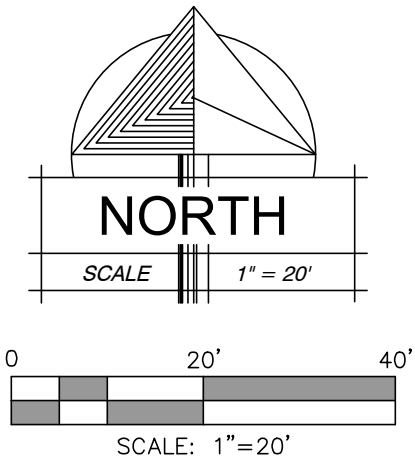
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.



CIVIL DRAWING INDEX:	
C2.0	SITE DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	SITE GRADING PLAN
C2.3	LANDSCAPE & IRRIGATION PLAN
C2.4	LANDSCAPE & IRRIGATION DETAILS
C8.1	SITE DETAILS



SITE PLAN
SCALE: 1" = 20'



KEYED NOTES:

- 1 CONCRETE 'A' CURB, SEE 3/C8.1
- 2 PARKING AREA PAINT MARKINGS AS SHOWN ON PLAN
- 3 DUMPSTER PAD & ENCLOSURE, SEE 7/C8.1
- 4 ACCESSIBLE AREA CONCRETE TO BE FLUSH W/ ASPHALT
- 5 4" CONC. SURFACE FINISH SURFACE TO MATCH ADJACENT ASPHALT, WIDTH AS NOTED
- 6 LANDSCAPE AREA
- 7 PIPE BOLLARD SEE DETAIL 1/C8.1
- 8 EXISTING LANDSCAPE AREA
- 9 EXISTING CONCRETE STAIR LANDING
- 10 REFER TO PAVING NOTES ON THIS SHEET
- 11 INSTALL ACCESSIBLE PARKING SIGN @ EACH ACCESSIBLE SPACE, SEE DETAIL 2/C8.1
- 12 INSTALL VEHICLE WHEEL STOP @ FLUSH PARKING
- 13 NEW COLORED CONCRETE SLAB
- 14 24" CONCRETE WATERWAY, SEE SITE DETAIL 5/C8.1
- 15 24" CONCRETE 'L' CURB, SEE SITE DETAIL 6/C8.1
- 16 BRING EXISTING C.O. UP TO GRADE AND PROVIDE METAL TRAFFIC RATED COVER WITH CONCRETE COLLAR

LEGEND:

- EXISTING BUILDING ON SITE
- NEW ASPHALT PAVING
- EXIST. CONCRETE ON GRADE TO REMAIN
- EXISTING CONCRETE AREA TO REMAIN UNTOUCHED
- NEW CONCRETE ON GRADE
- NEW LANDSCAPE AREA
- PARKING SPACES

SITE PLAN NOTES

ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.

THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.

THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.

A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.

UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE 'INTERNATIONAL BUILDING CODE' AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY HURRICANE CITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY, SPECIFICALLY APPENDIX 'U' OF THE INTERNATIONAL BUILDING CODE.

OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY HURRICANE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.

A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

PAVING NOTES:

1. NORMAL TRAFFIC PAVING SECTION SHALL BE 2.5" ASPHALT OVER 6" TYPE II ROAD BASE COURSE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D 1557). ASPHALT SHOULD COMPACTED MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. PAVING CONTRACTOR MAY HAVE ADDITIONAL REQUIREMENTS FOR PAVING TO BE WARRANTED, FOLLOW ADDITIONAL REQUIREMENTS AS DETERMINED.

SITE DATA

ZONING - HC	
BUILDING HEIGHT: EXISTING	
OCCUPANCY TYPE: R1	
BUILDING USE: EXISTING HOTEL, 2 STORY, 52 ROOMS	
PARKING DATA	SPACES REQUIRED - 54 SPACES SHOWN - 59

5-20-2023
DATE:

23022
JOB NUMBER:

1" = 20'
SCALE:

J.J.M.
DRAWN:

CHECKED:

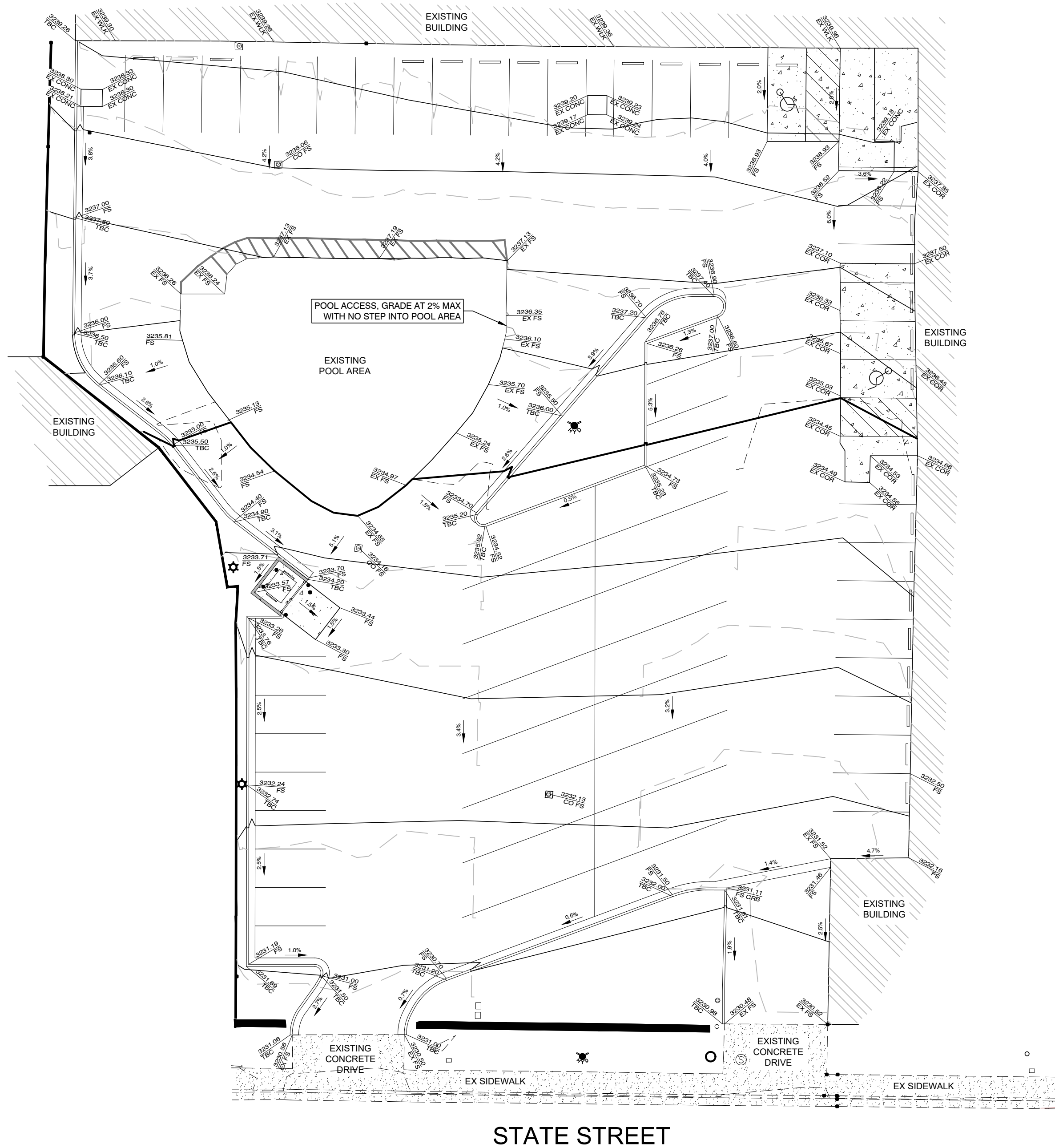
PROFESSIONAL SEAL
#233778
JOHN H. CRAVEN
STATE OF UTAH
8/21/23

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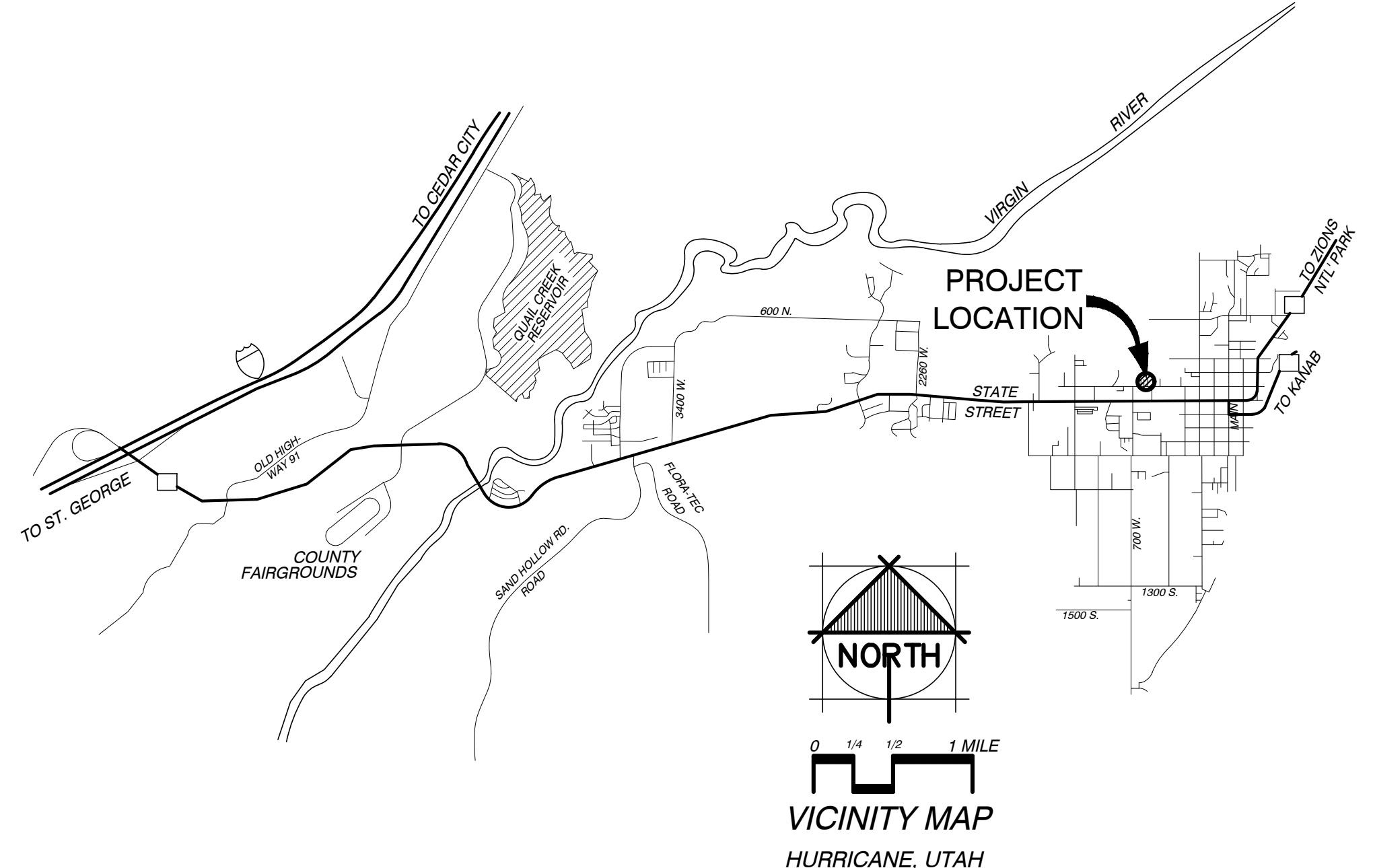
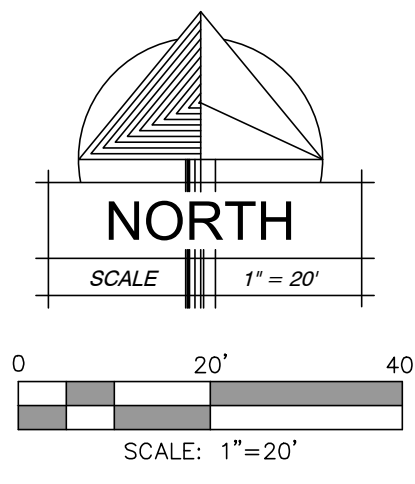
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ARCHITECTURE & CONSULTING ENGINEERS

73 EAST 100 SOUTH
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

SITE PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737



SITE PLAN
SCALE: 1" = 20'



- LEGEND:
- FINISHED GROUND 1' INTERVAL
 - FINISHED GROUND 5' INTERVAL
 - EXISTING GROUND 1' INTERVAL
 - EXISTING GROUND 5' INTERVAL
 - GRADE BREAK, RIDGE, OR FLOW LINE
 - GRADE ELEVATION, TO FINISHED SURFACE
 - *FIELD VERIFY AND TIE INTO EXISTING
 - ACCESSIBLE ROUTE 5% MAX RUN SLOPE AND 2% MAX CROSS SLOPE

5-20-2023
DATE:

23022
JOB NUMBER:

1" = 20'
SCALE:

J.J.M.
DRAWN:

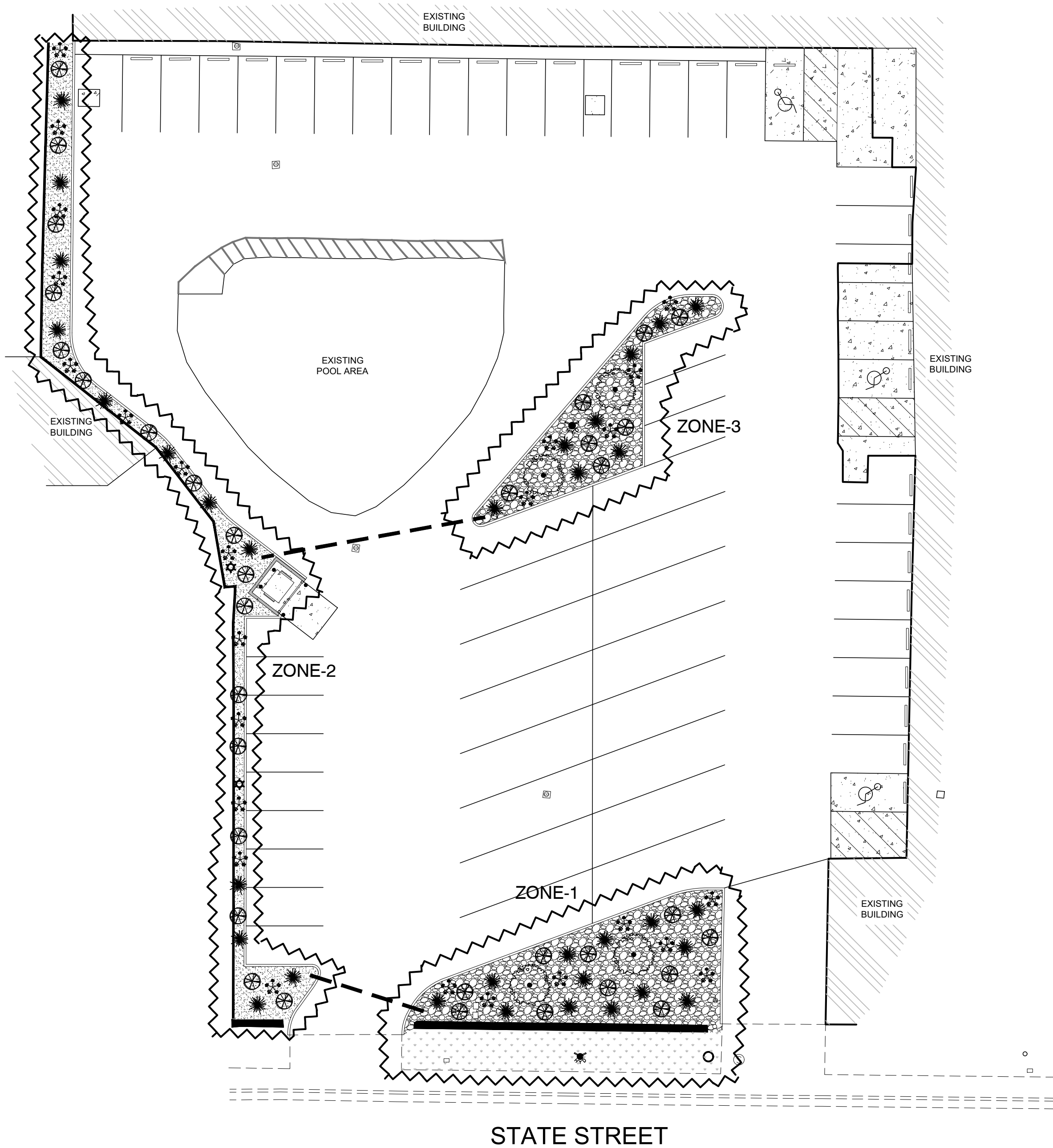
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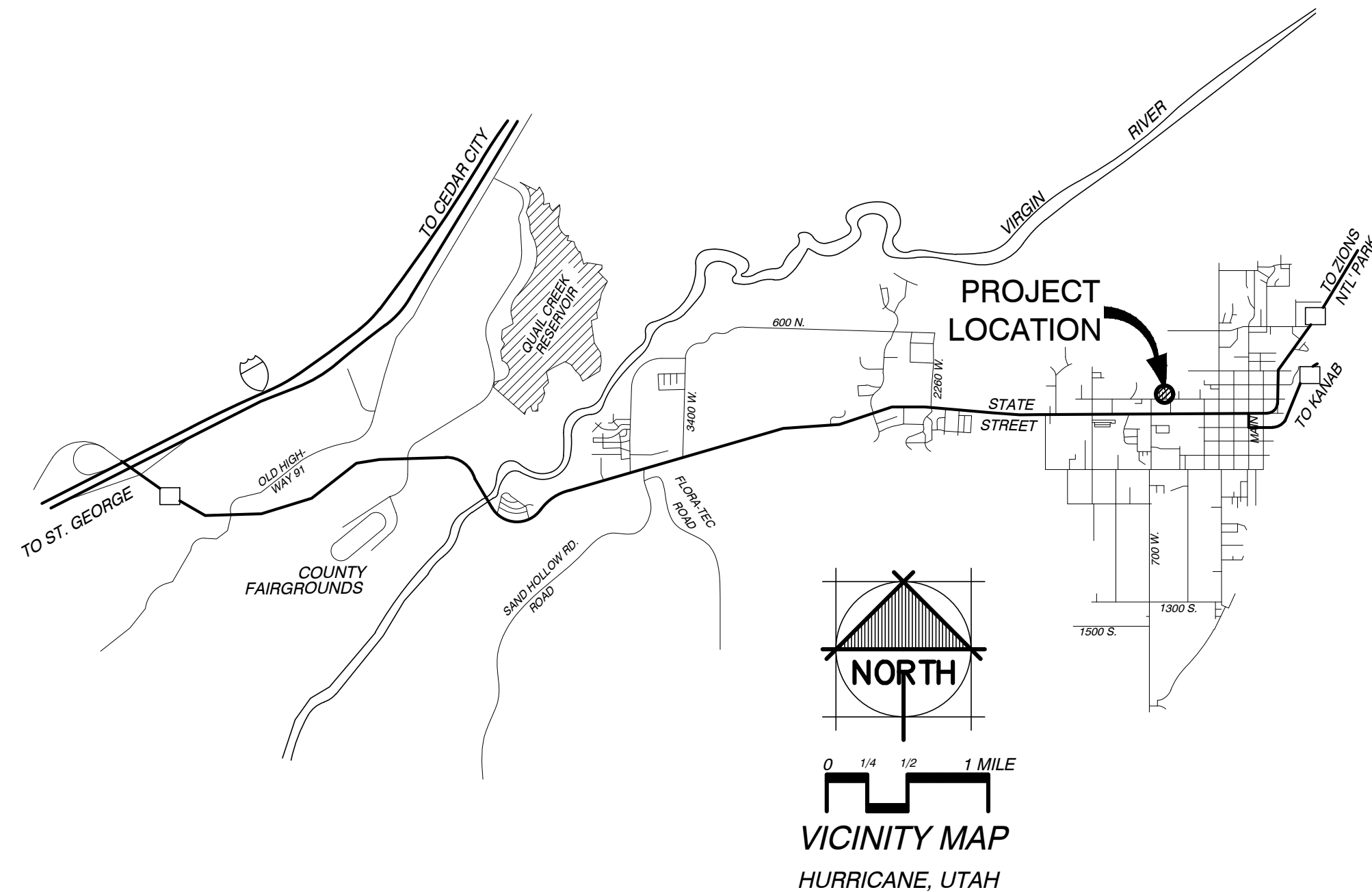
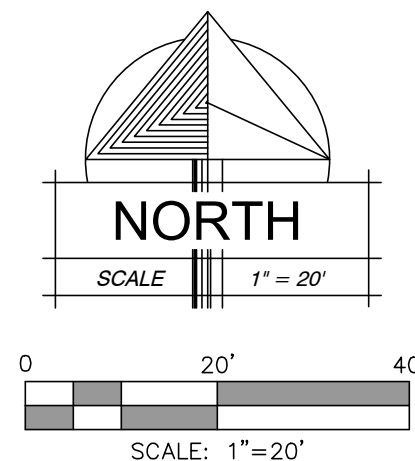
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GRADING PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737



LANDSCAPE & IRRIGATION PLAN
SCALE: 1" = 20'



LANDSCAPE IRRIGATION LEGEND

- WATER METER - COORDINATE WITH CIVIL UTILITY PLAN
- MAIN IRRIGATION DISTRIBUTION LINE, SIZE AS NOTED
- REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
- IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
- EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
- 3' SLEEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER ALL SIDEWALKS AS REQUIRED

LANDSCAPE MATERIALS LEGEND

- SHRUBS
- LOWFAST COTONEASTER
Cotoneaster "Lowfast" 5 GAL., 8' SPACING
 - GREEN SANTOLINA
Santolina viridis 5 GAL., 5' SPACING
 - BEAR GRASS
Nolina Microcarpa 5 GAL., 6' SPACING
 - PINK LADY HAWTHORN 5 GAL., 6' SPACING
 - DESERT SPOON
Dasylirion wheeleri 5 GAL., 5' SPACING
 - RED AUTUMN SAGE
Salvia greggii 5 GAL., 5' SPACING

TREES

- FAN TEX ASH
Fraxinus velutina 24" BOX, SPACING AS PER PLAN
- MORNING CLOUD CHITALPA
Chitalpa tashkentensis 24" BOX, SPACING AS PER PLAN

NOTE: FOR TREES ALONG STREETS - TRIM AND MAINTAIN TREE CANOPY TO 8FT ABOVE GROUND TO INSURE SIGHT DISTANCE

DECORATIVE ROCK

- LANDSCAPE ROCK
1"-2" Star Nursery Boulder Rose, or equal, 3 INCHES THICK OVER FELT WEED BARRIER
- LANDSCAPE ROCK
4"-6" Local Sourced Landscape Rock, or equal, COMPLETE COVER OVER FELT WEED BARRIER
- EXISTING GRASS IRRIGATION LANDSCAPE TO BE MAINTAINED

PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE IN ITS CONTAINER.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR SMALLER PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE QUANTITIES.
- THE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR ONE-YEAR AFTER INSTALLATION.
- THE TOP 24" OF BACKFILL MATERIAL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB.

CLEAR SIGHT DISTANCE CORRIDORS:

KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDORS AT INTERSECTIONS AND DRIVEWAYS.

IRRIGATION NOTES:

- LANDSCAPE/IRRIGATION INSTALLER SHALL HAVE ALL REQUIRED STATE AND LOCAL LICENSES, INSURANCE, AND BONDING REQUIREMENTS.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN "HYDRO ZONES". SPRAY HEADS AND DRIP EMITTERS SHALL NOT BE CONNECTED TO THE SAME IRRIGATION VALVE.
- RIGHT OF WAY AREAS SHALL BE MAINTAINED WITH PROPERTY.
- LANDSCAPE/IRRIGATION INSTALLER SHALL INSTALL ALL PLANTS AND IRRIGATION EQUIPMENT TO SUPPLIER AND MANUFACTURER RECOMMENDATIONS.
- INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINES AND LATERALS SEPARATELY WHEN POSSIBLE.

WATER PERFORMANCE AUDIT:
A WATER PERFORMANCE AUDIT SHALL BE CONDUCTED BY A CERTIFIED WATER AUDITOR WITHIN 30 DAYS FOLLOWING THE INSTALLATION OF THE IRRIGATION SYSTEM. A MINIMUM OF 10% OF THE IRRIGATION ZONES SHALL BE AUDITED AT THE DISCRETION OF THE AUDITOR.

TREES AND SHRUBS - USE DRIP SYSTEM, DRIP EMITTER, RAINBIRD TUBE SYSTEM, TREE RING DRIP SYSTEM, OR SIMILAR.

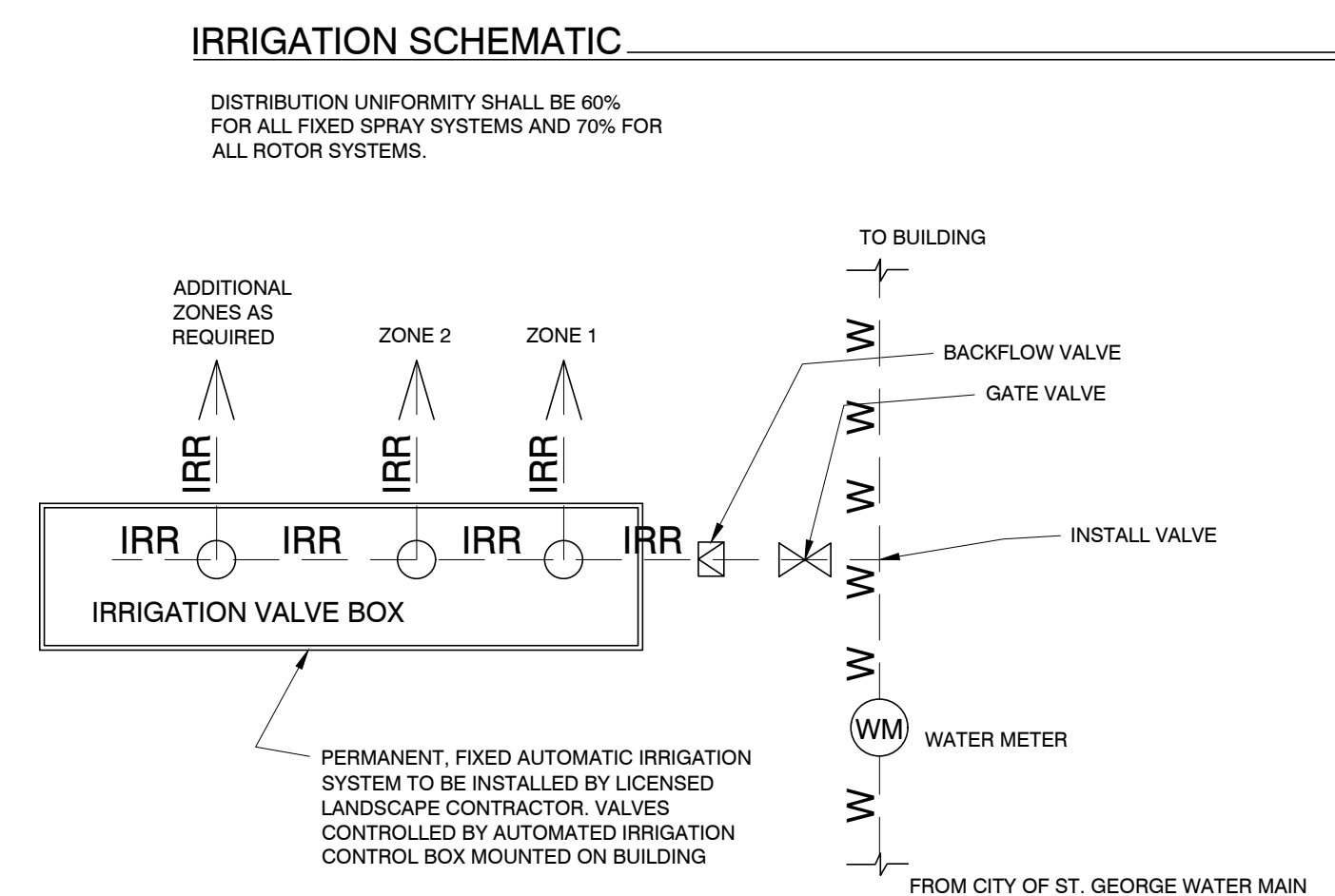
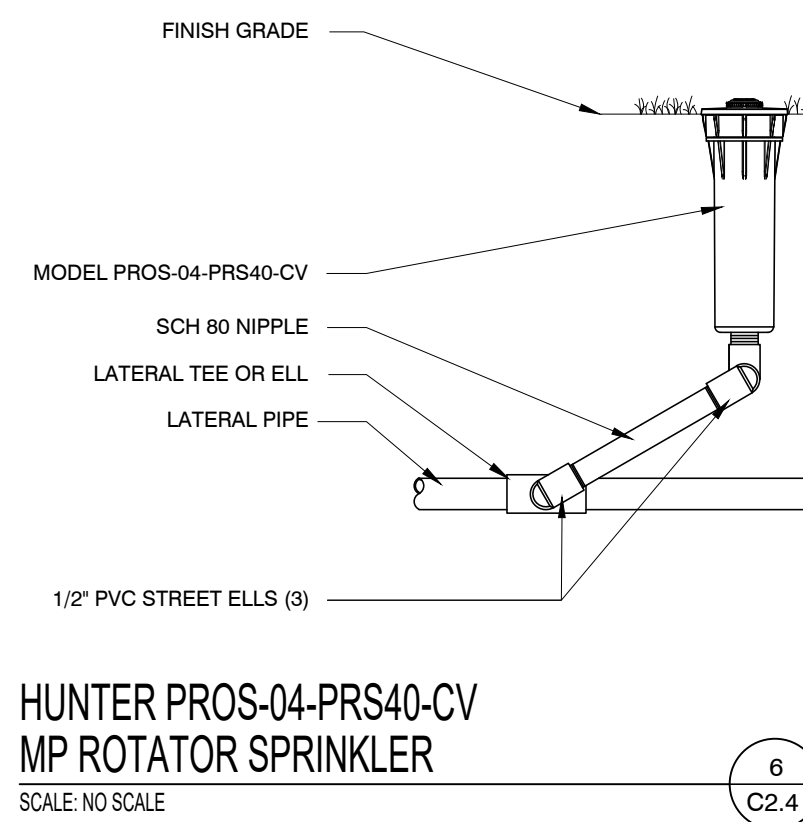
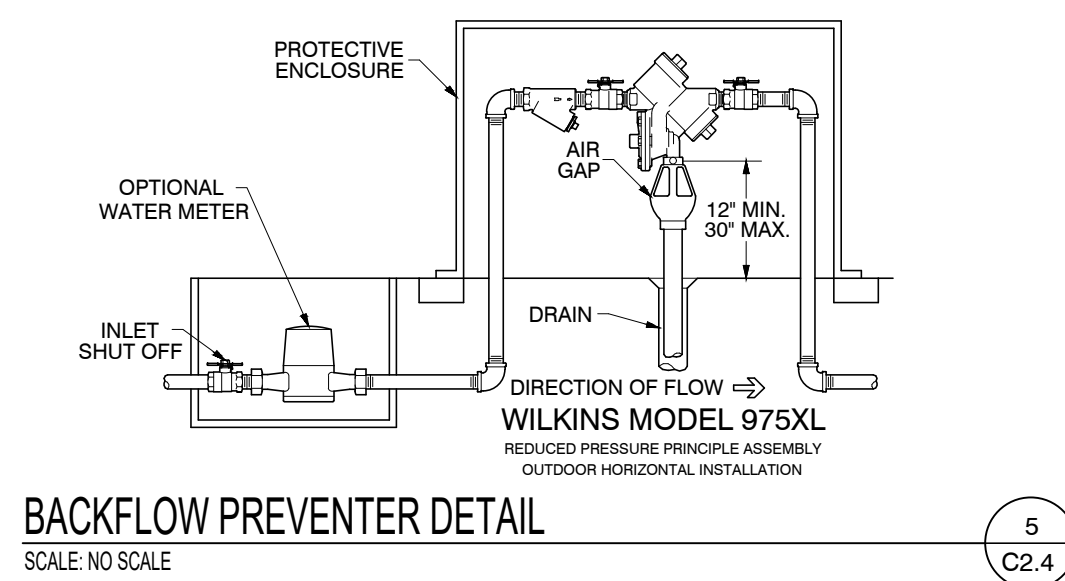
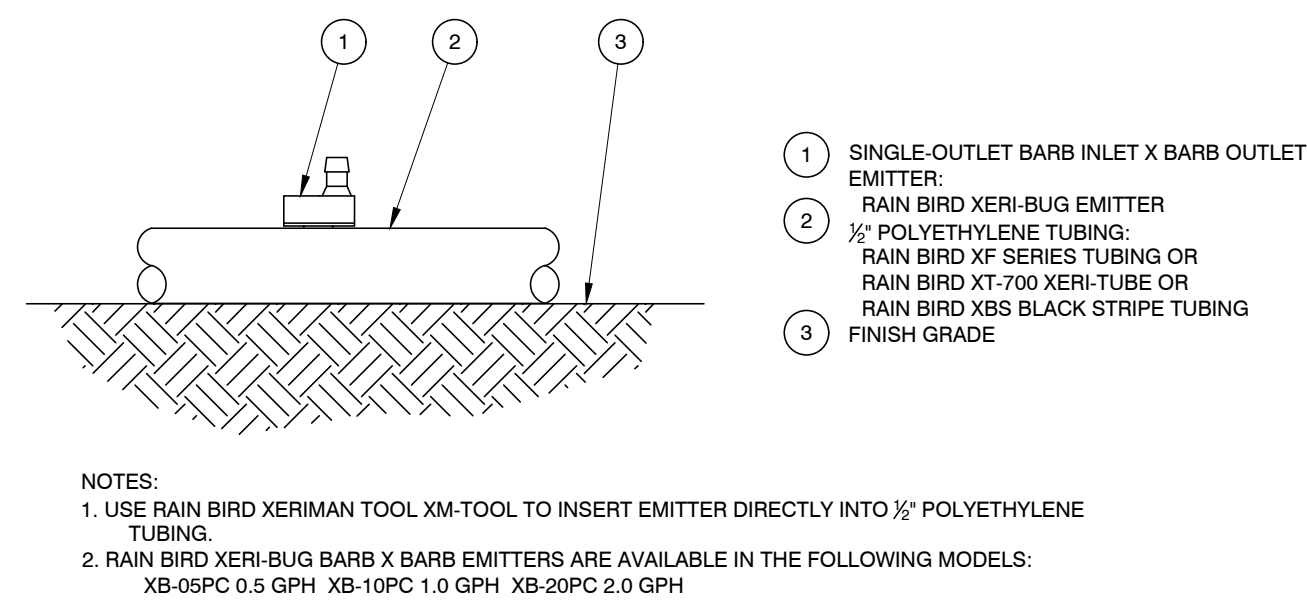
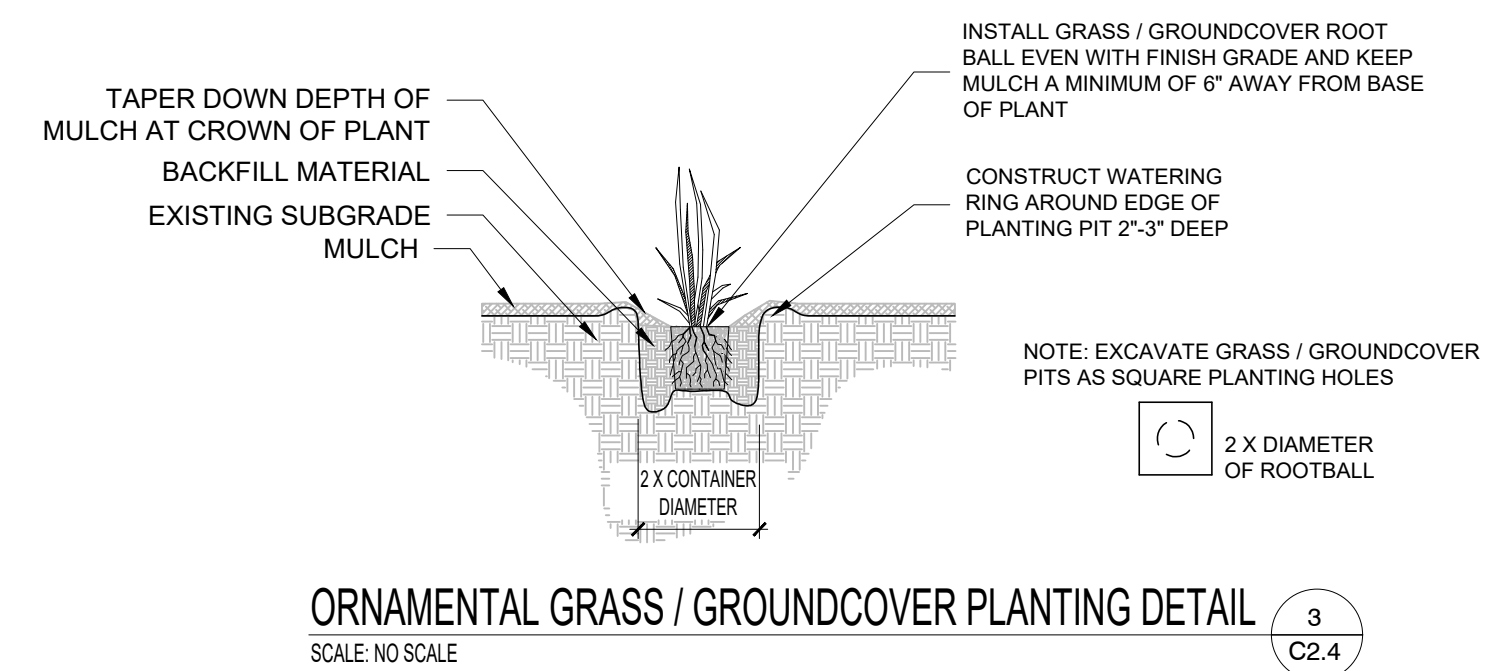
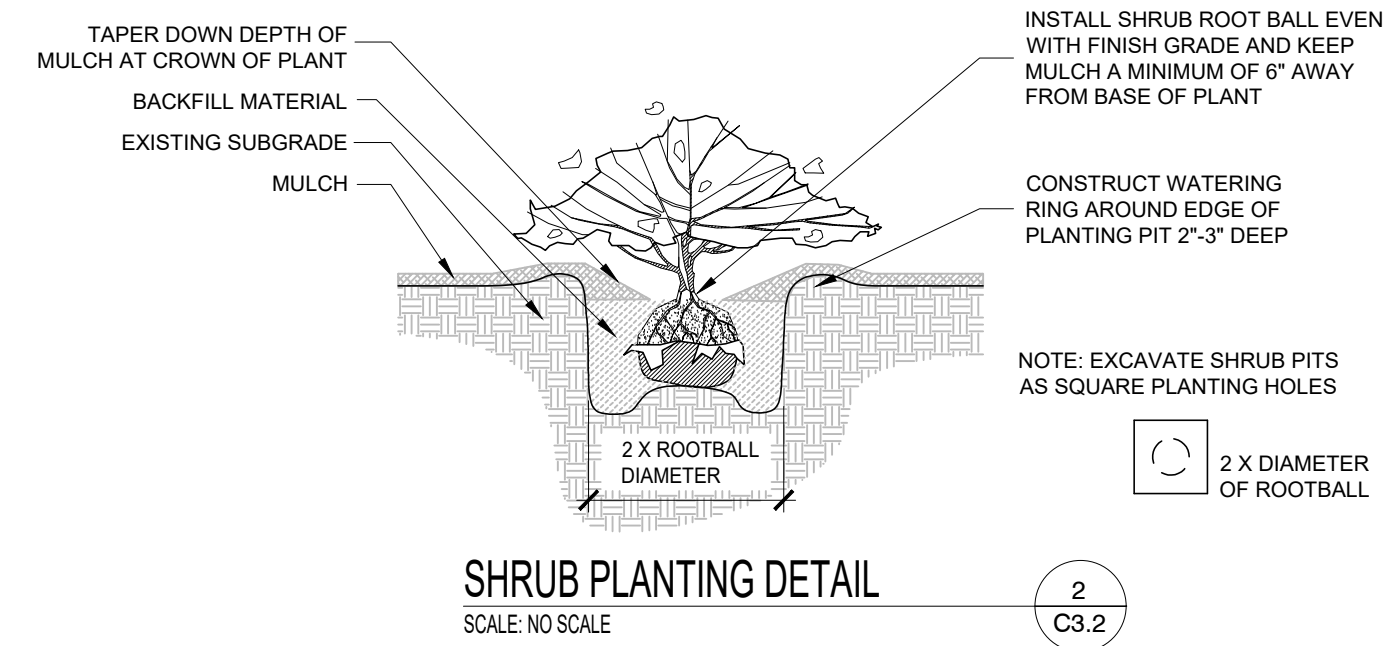
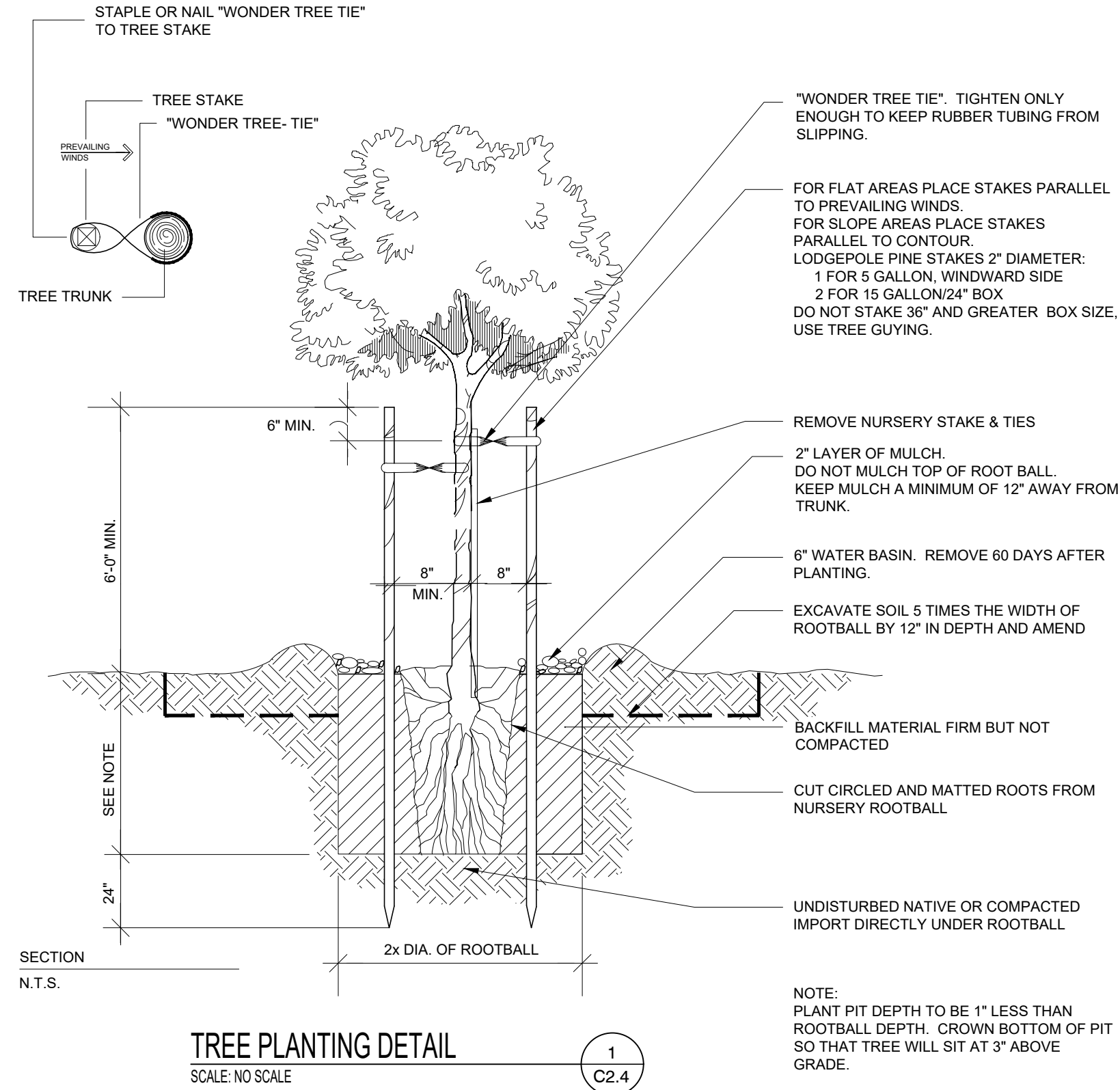
DRIP SYSTEM TO BE DESIGN BY LANDSCAPE CONTRACTOR ONSITE TO VERIFY ADEQUATE FLOW TO EACH PLANT. FLOWS WILL BE ADJUSTED TO THE REQUIREMENTS OF EACH SPECIES.

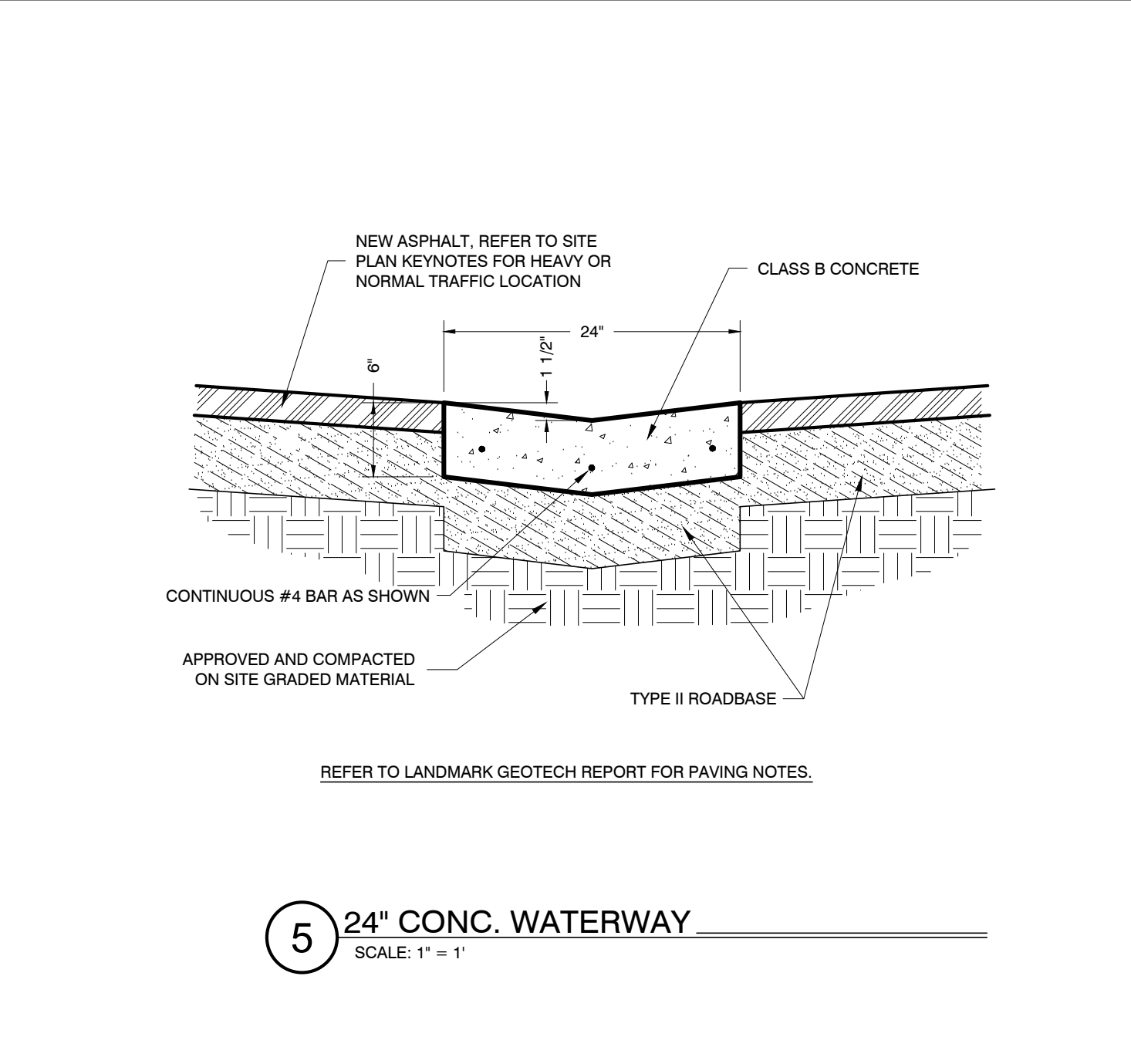
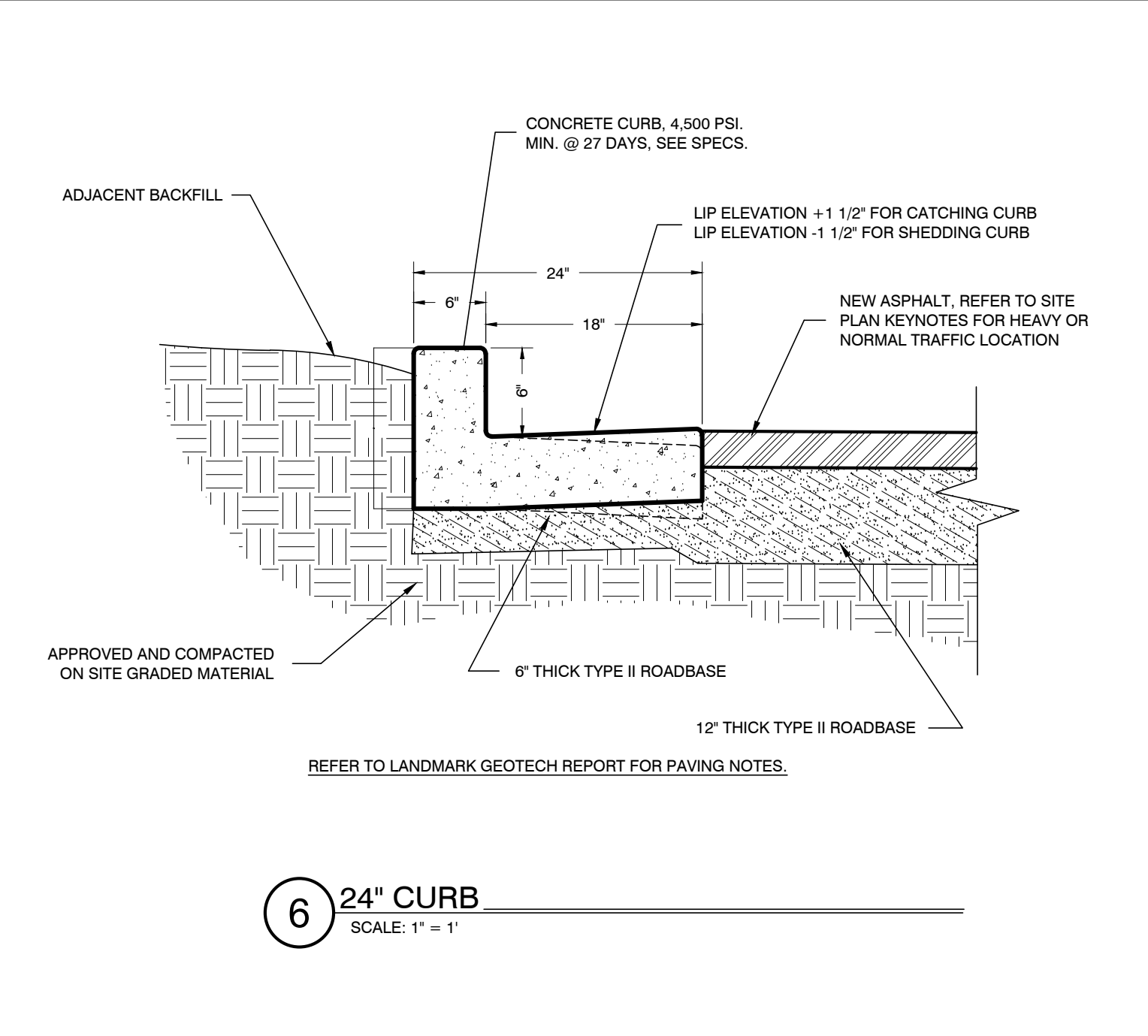
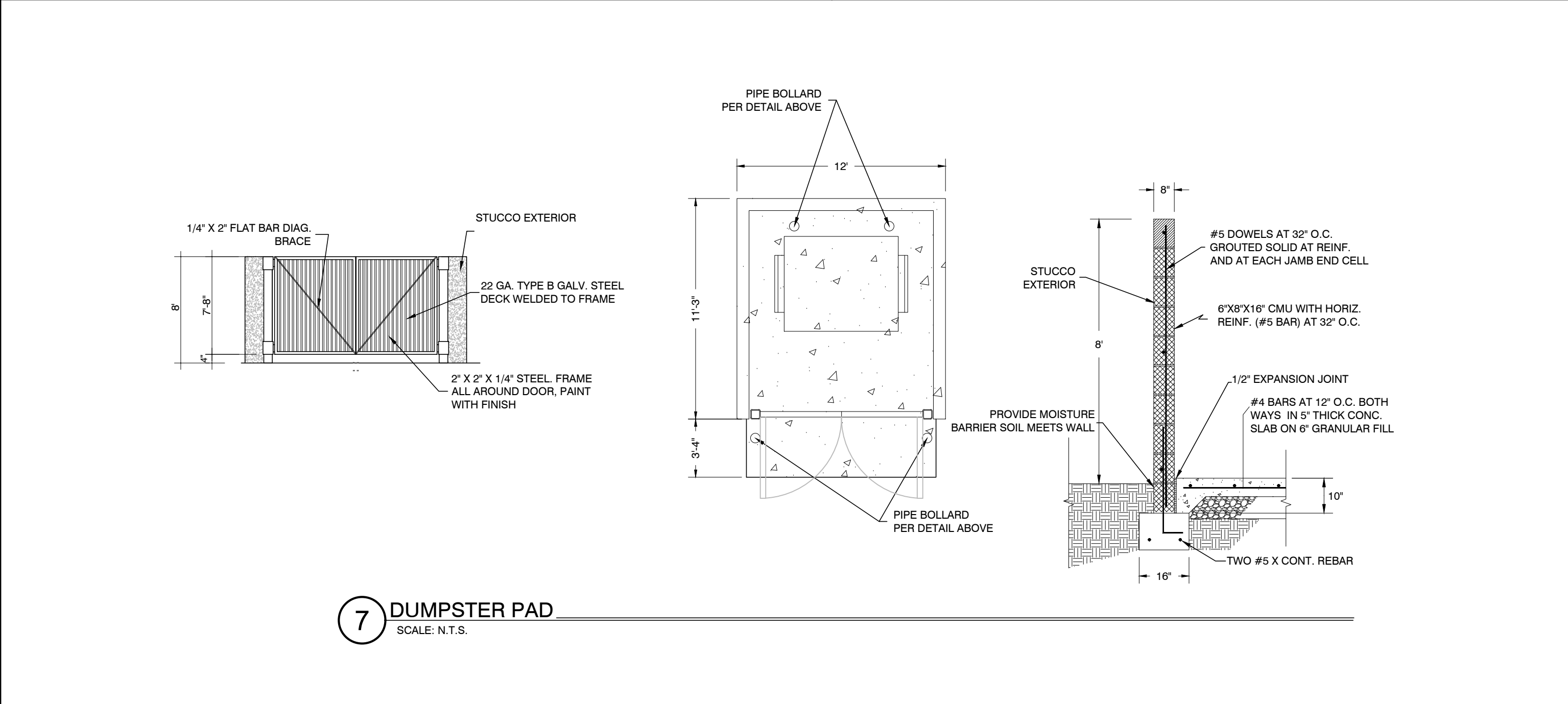
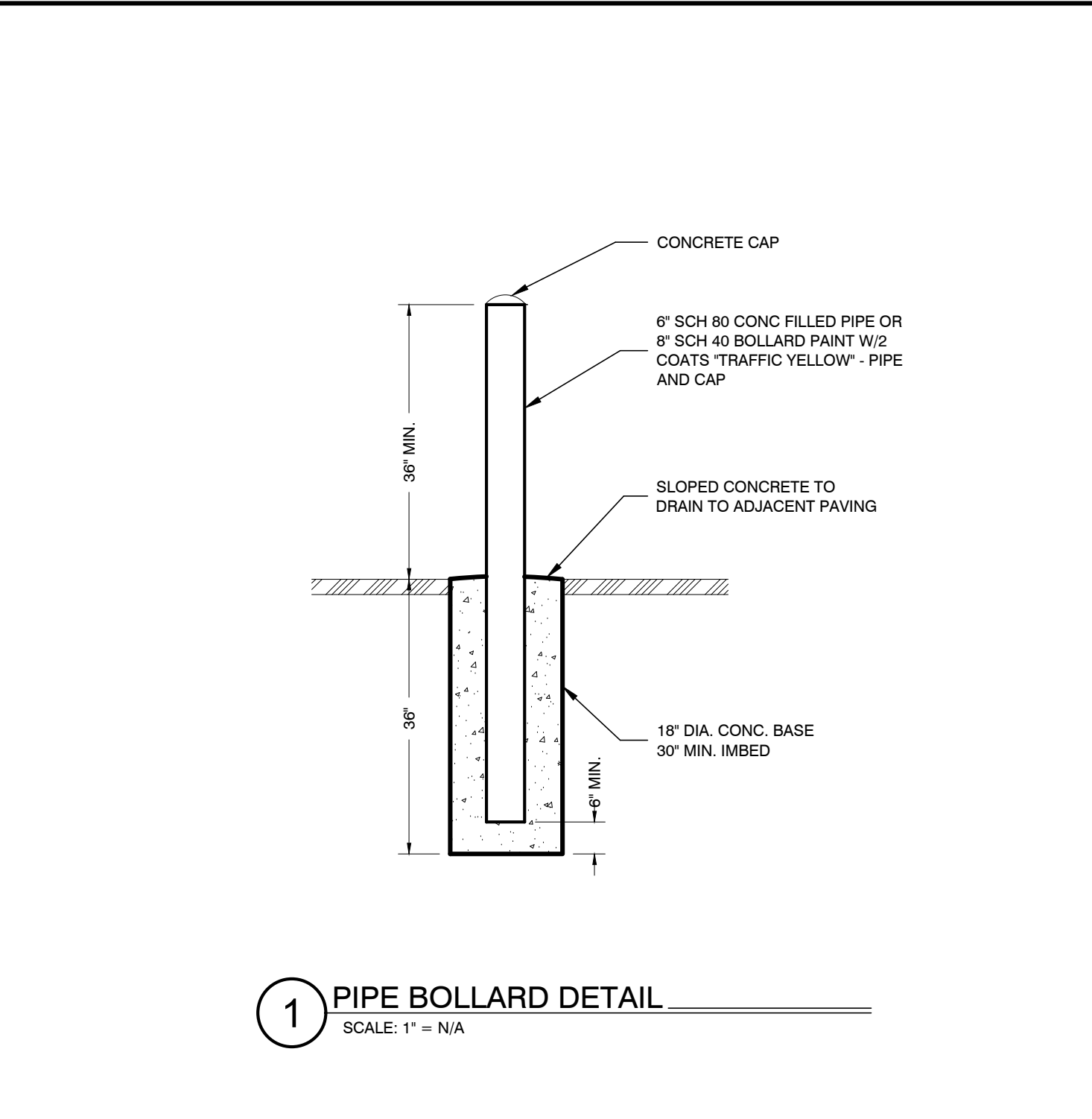
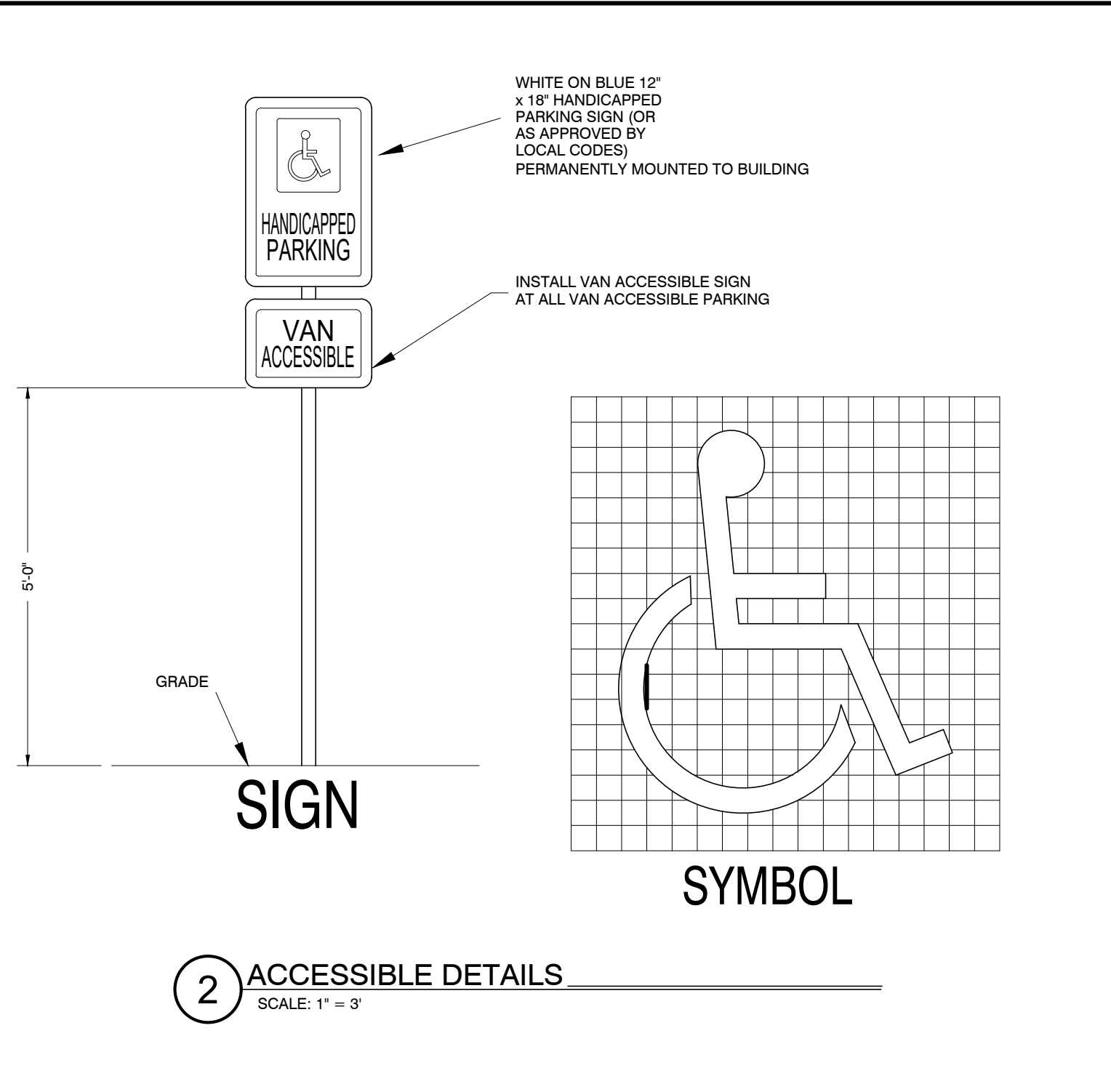
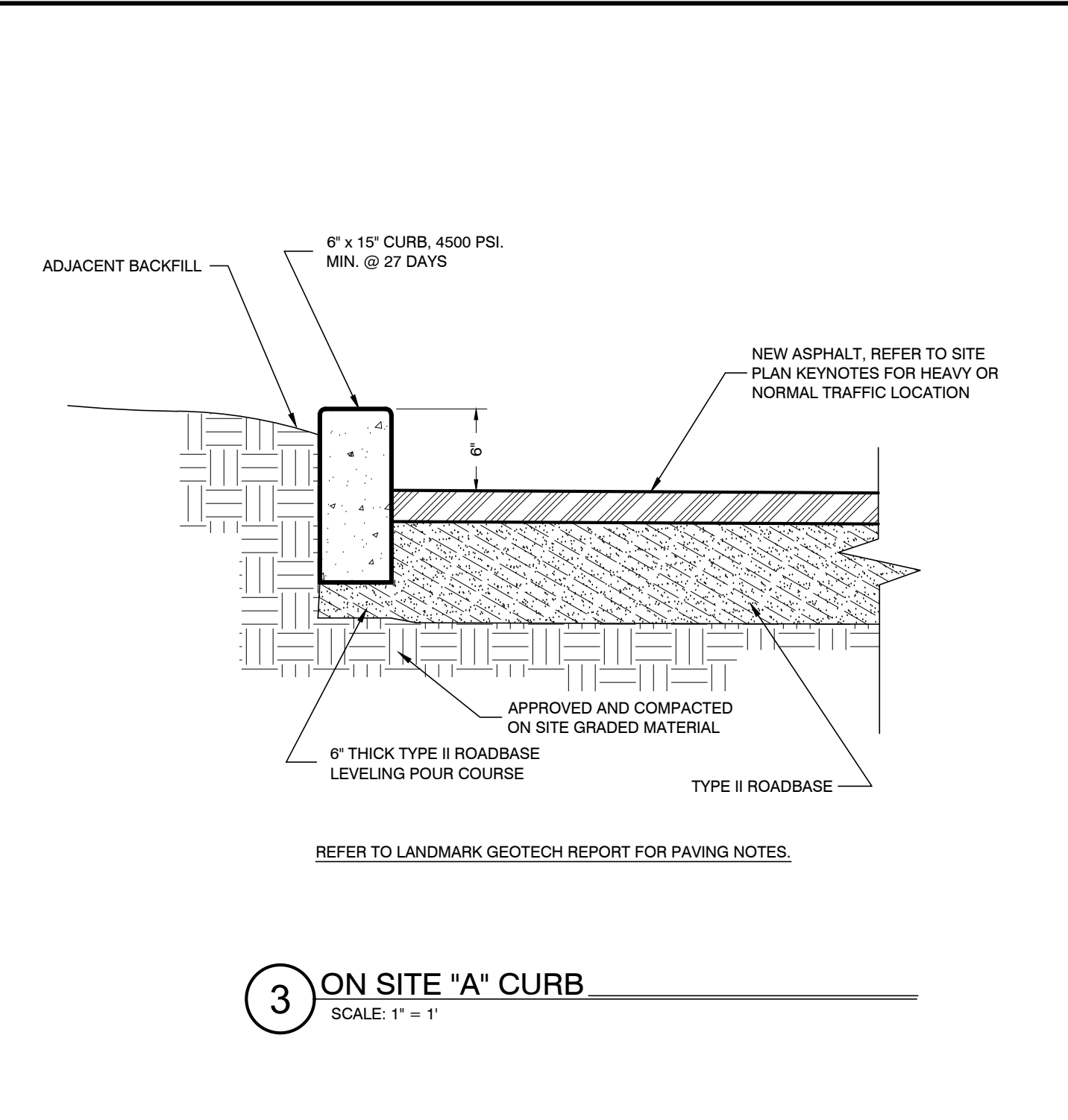
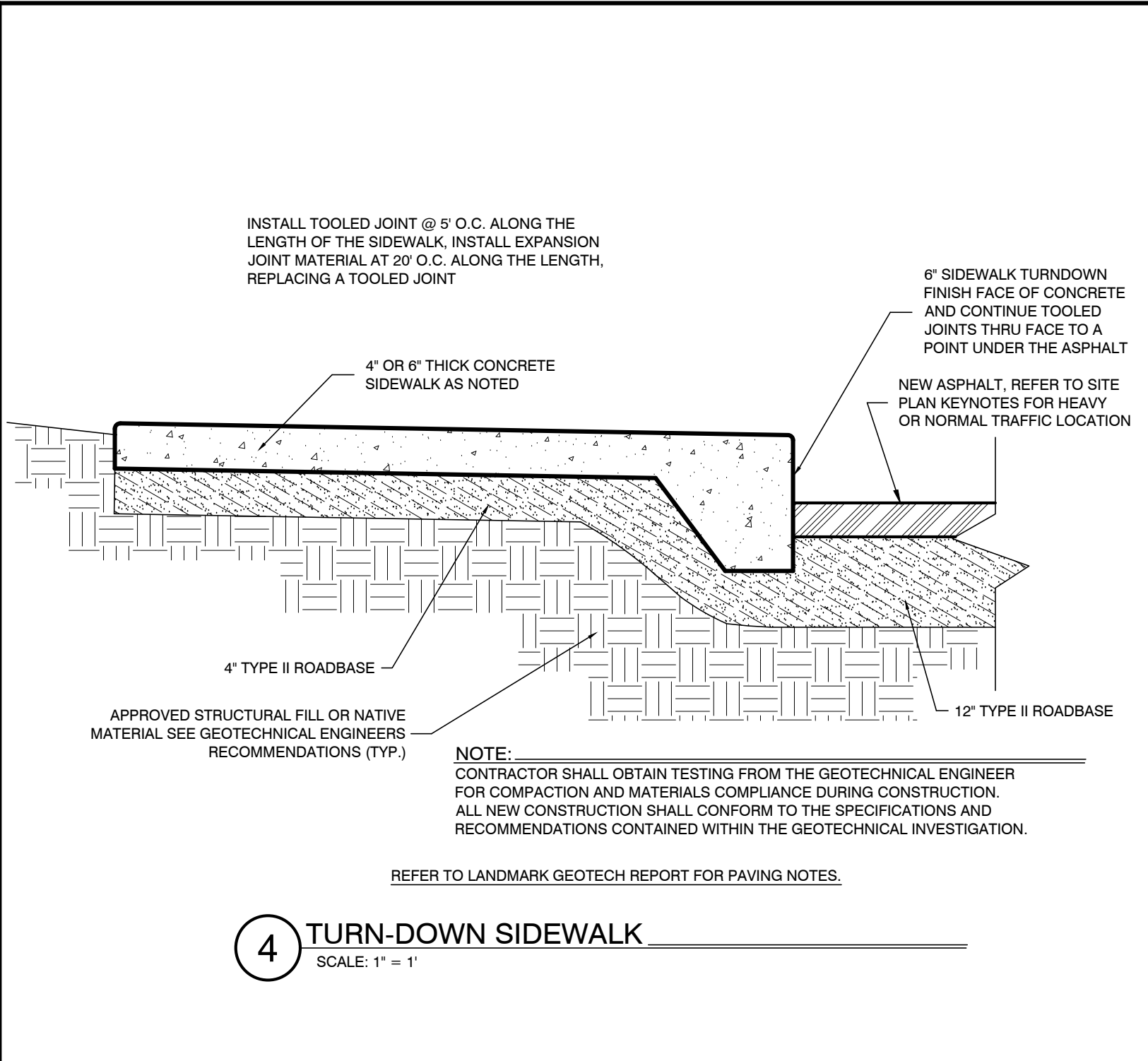
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JOB NUMBER:
1" = 20'
SCALE:
J.J.M.
DRAWN:
CHECKED:
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No. 7238026-0301
JEFFERY JOHN MATHIS
8-21-2023

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LANDSCAPE & IRRIGATION PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737





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CHECKED:

PROFESSIONAL ARCHITECT
033778
JOHN H. CRAVEN
STATE OF UTAH
8/2/23

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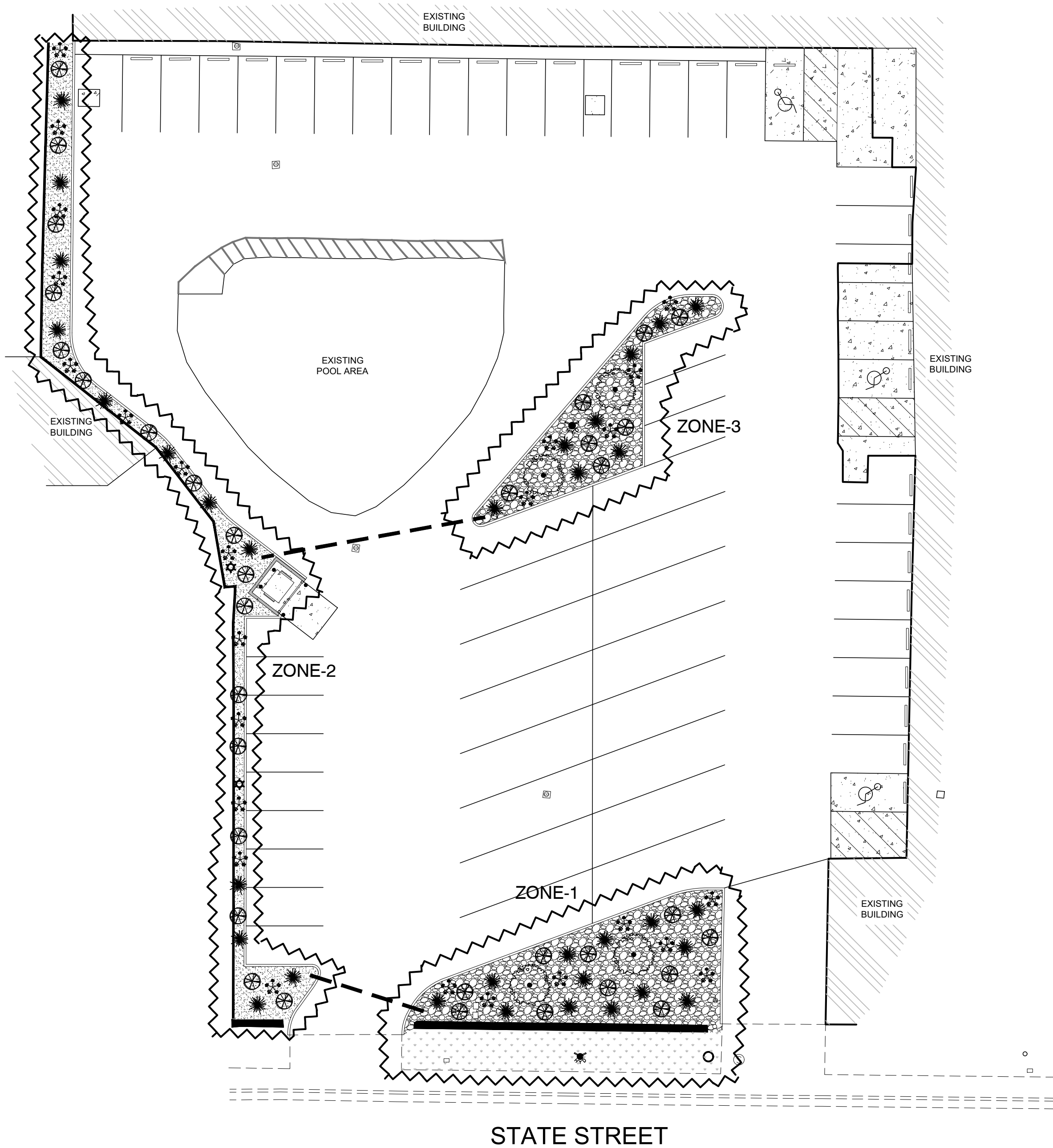
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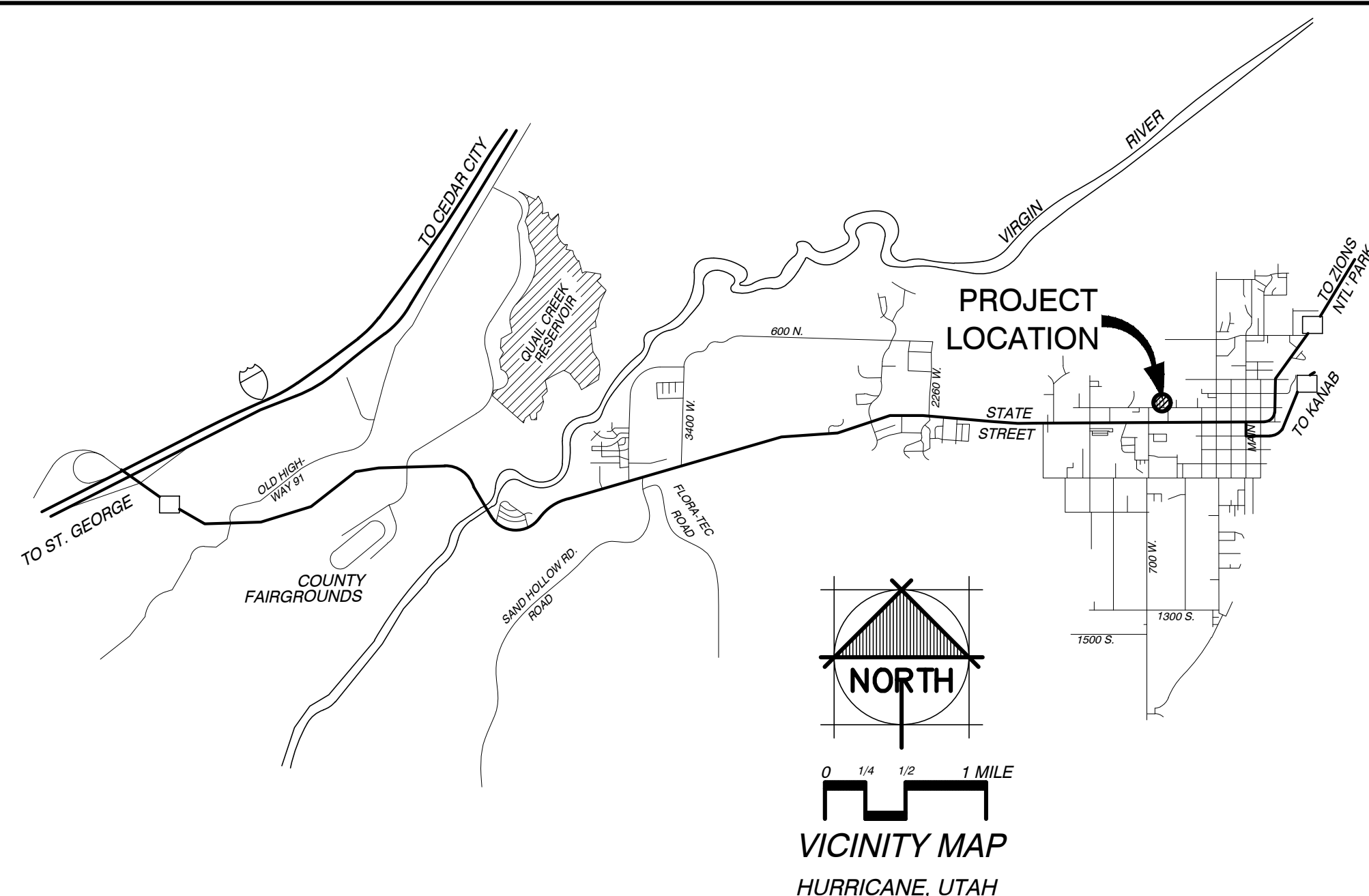
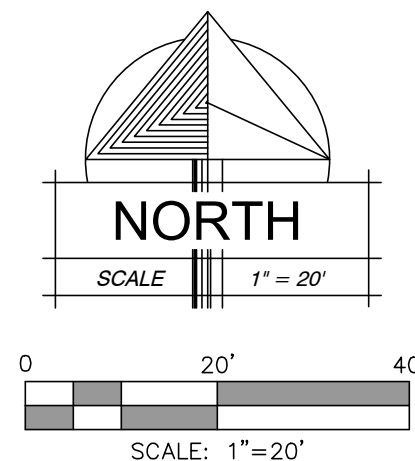
SITE DETAILS

ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737

C8.1
OF SHEETS



LANDSCAPE & IRRIGATION PLAN
SCALE: 1" = 20'



LANDSCAPE IRRIGATION LEGEND

- WATER METER - COORDINATE WITH CIVIL UTILITY PLAN
- MAIN IRRIGATION DISTRIBUTION LINE, SIZE AS NOTED
- REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
- IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
- EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
- 3' SLEEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER ALL SIDEWALKS AS REQUIRED

LANDSCAPE MATERIALS LEGEND

- SHRUBS
- LOWFAST COTONEASTER
Cotoneaster "Lowfast" 5 GAL., 8' SPACING
 - GREEN SANTOLINA
Santolina virens 5 GAL., 5' SPACING
 - BEAR GRASS
Nolina Microcarpa 5 GAL., 6' SPACING
 - PINK LADY HAWTHORN 5 GAL., 6' SPACING
 - DESERT SPOON
Dasylirion wheeleri 5 GAL., 5' SPACING
 - RED AUTUMN SAGE
Salvia greggii 5 GAL., 5' SPACING

TREES

- FAN TEX ASH
Fraxinus velutina 24" BOX, SPACING AS PER PLAN
- MORNING CLOUD CHITALPA
Chitalpa tashkentensis 24" BOX, SPACING AS PER PLAN

NOTE: FOR TREES ALONG STREETS - TRIM AND MAINTAIN TREE CANOPY TO 8FT ABOVE GROUND TO INSURE SIGHT DISTANCE

DECORATIVE ROCK

- LANDSCAPE ROCK
1 1/2" Star Nursery Boulder Rose, or equal, 3 INCHES THICK OVER FELT WEED BARRIER
- LANDSCAPE ROCK
4"-6" Local Sourced Landscape Rock, or equal, COMPLETE COVER OVER FELT WEED BARRIER
- EXISTING GRASS IRRIGATION LANDSCAPE TO BE MAINTAINED

PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE IN ITS CONTAINER.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR SMALLER PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE QUANTITIES.
- THE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR ONE-YEAR AFTER INSTALLATION.
- THE TOP 24" OF BACKFILL MATERIAL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB.

CLEAR SIGHT DISTANCE CORRIDORS:

KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDORS AT INTERSECTIONS AND DRIVEWAYS.

IRRIGATION NOTES:

- LANDSCAPE/IRRIGATION INSTALLER SHALL HAVE ALL REQUIRED STATE AND LOCAL LICENSES, INSURANCE, AND BONDING REQUIREMENTS.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN "HYDRO ZONES". SPRAY HEADS AND DRIP EMITTERS SHALL NOT BE CONNECTED TO THE SAME IRRIGATION VALVE.
- RIGHT OF WAY AREAS SHALL BE MAINTAINED WITH PROPERTY.
- LANDSCAPE/IRRIGATION INSTALLER SHALL INSTALL ALL PLANTS AND IRRIGATION EQUIPMENT TO SUPPLIER AND MANUFACTURER RECOMMENDATIONS.
- INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINES AND LATERALS SEPARATELY WHEN POSSIBLE.

WATER PERFORMANCE AUDIT:
A WATER PERFORMANCE AUDIT SHALL BE CONDUCTED BY A CERTIFIED WATER AUDITOR WITHIN 30 DAYS FOLLOWING THE INSTALLATION OF THE IRRIGATION SYSTEM. A MINIMUM OF 10% OF THE IRRIGATION ZONES SHALL BE AUDITED AT THE DISCRETION OF THE AUDITOR.

TREES AND SHRUBS - USE DRIP SYSTEM, DRIP EMITTER, RAINBIRD TUBE SYSTEM, TREE RING DRIP SYSTEM, OR SIMILAR.

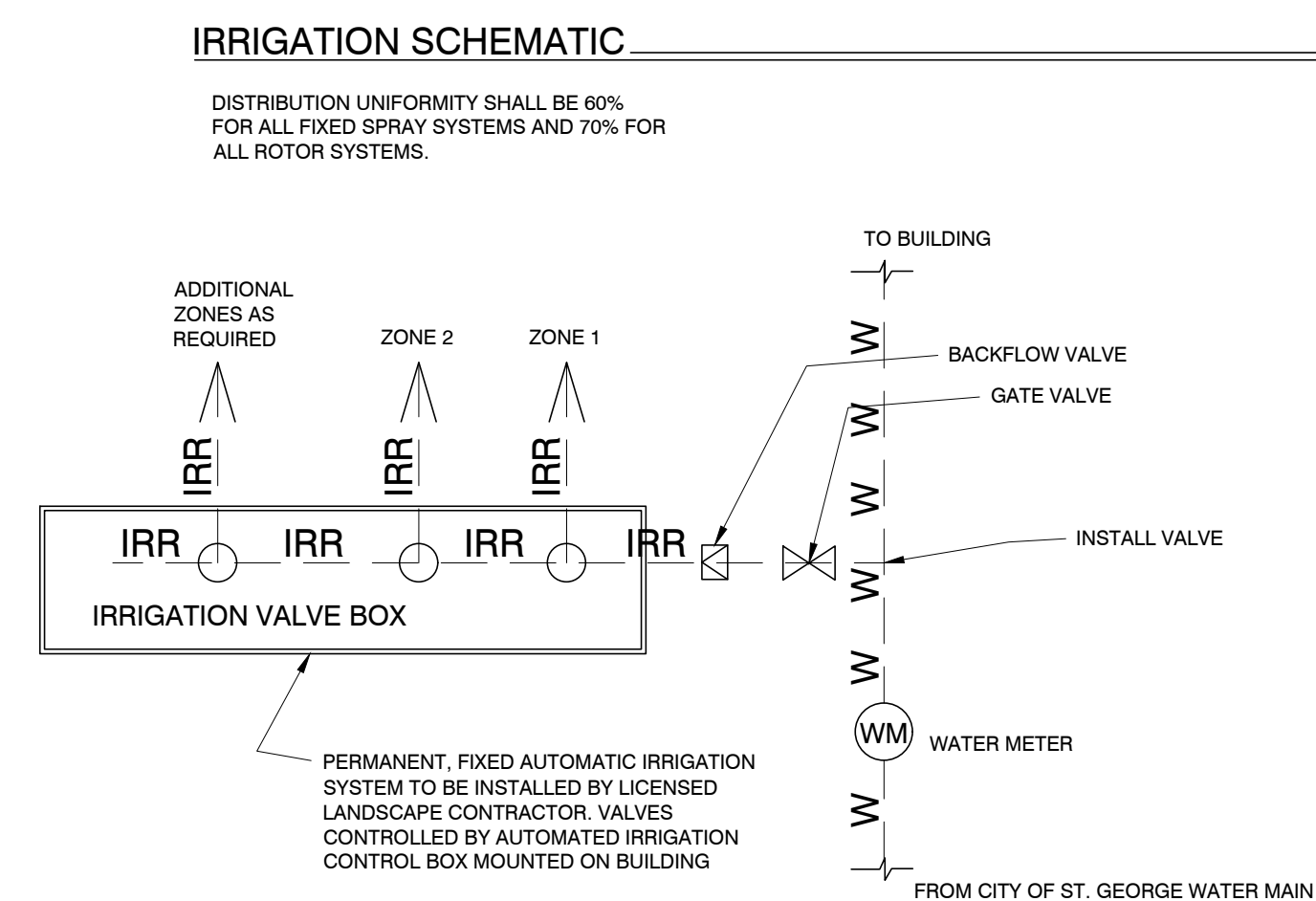
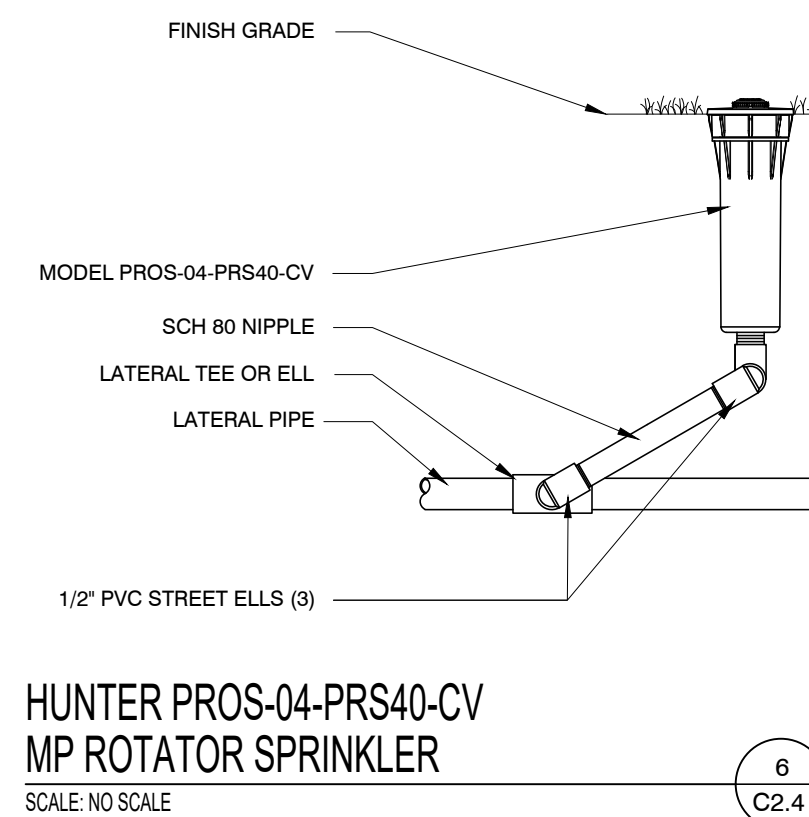
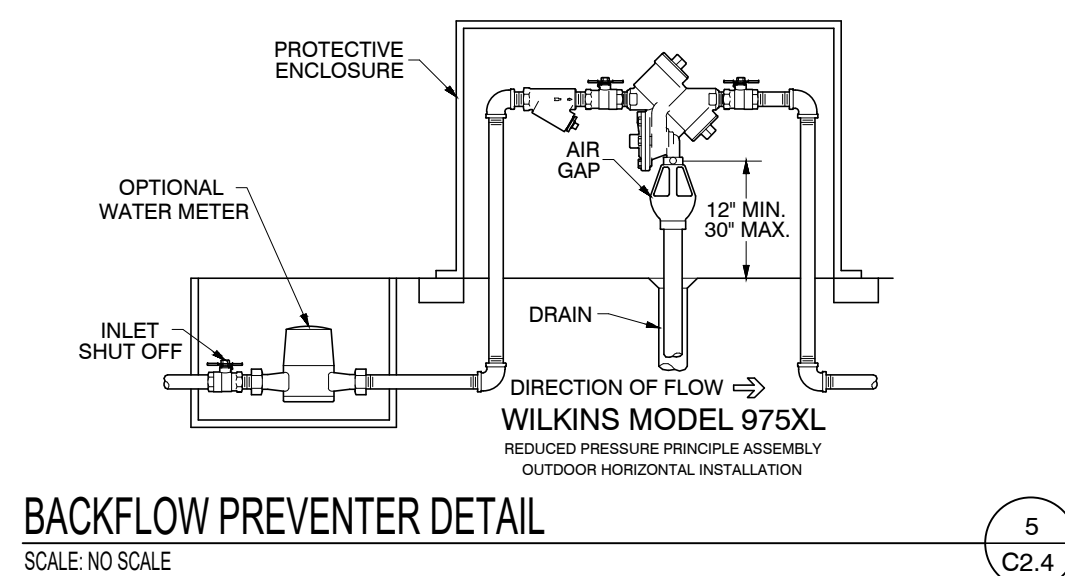
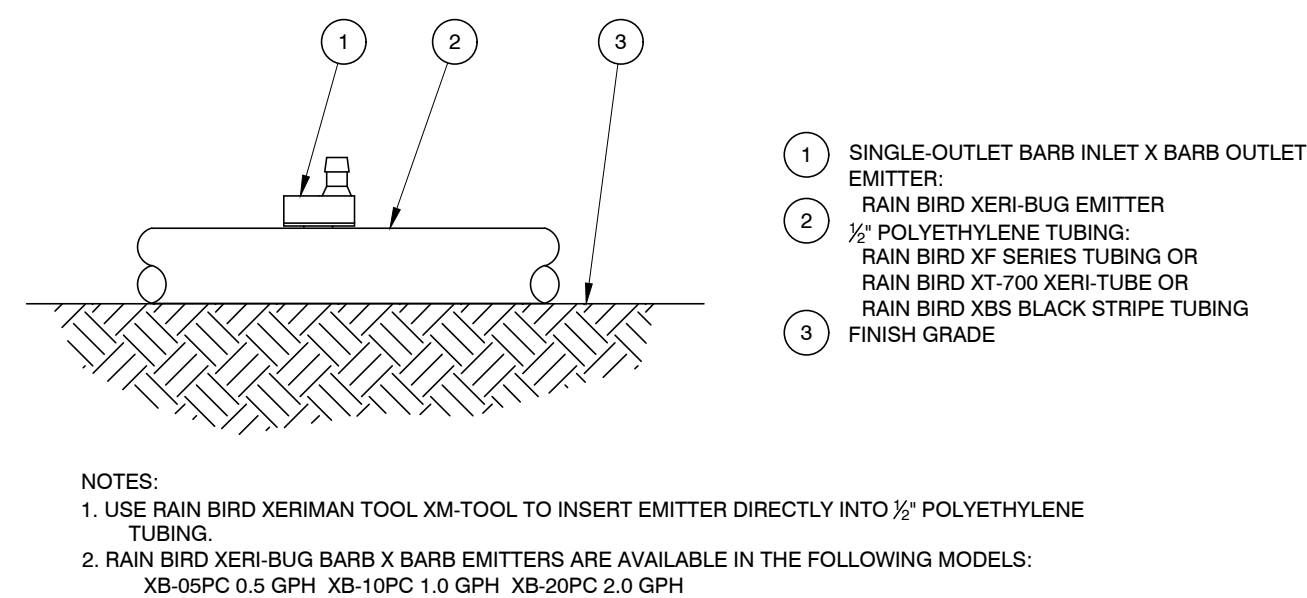
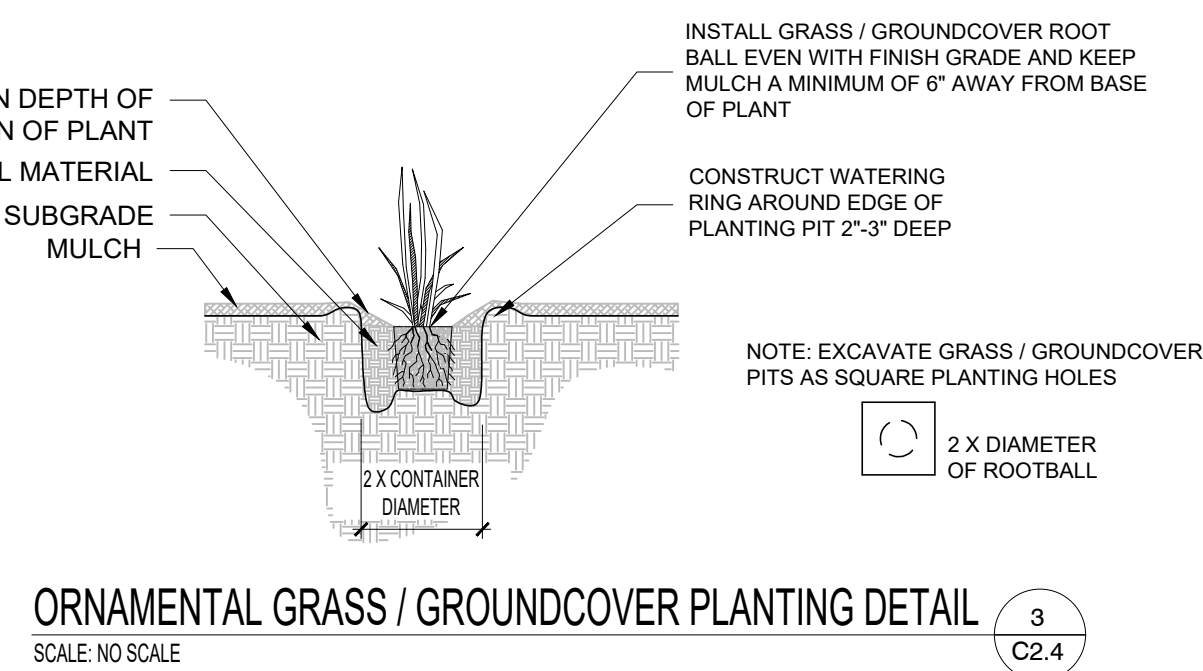
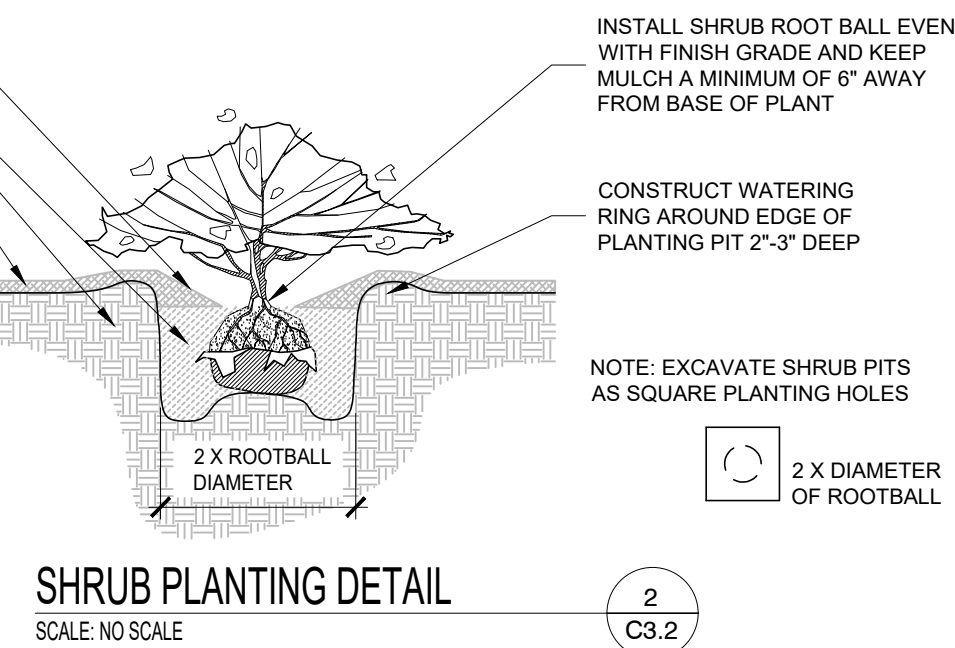
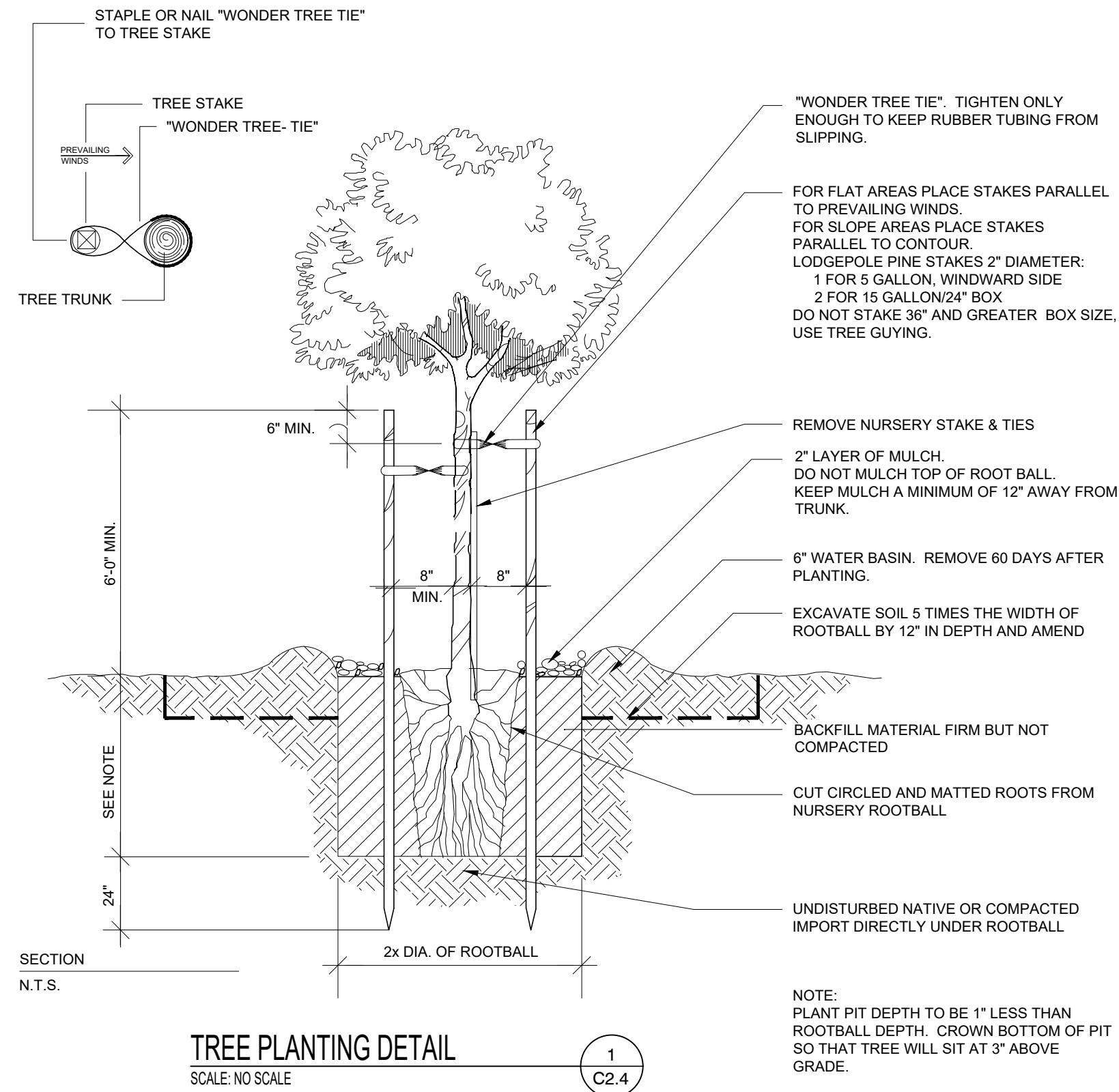
DRIP SYSTEM TO BE DESIGN BY LANDSCAPE CONTRACTOR ONSITE TO VERIFY ADEQUATE FLOW TO EACH PLANT. FLOWS WILL BE ADJUSTED TO THE REQUIREMENTS OF EACH SPECIES.

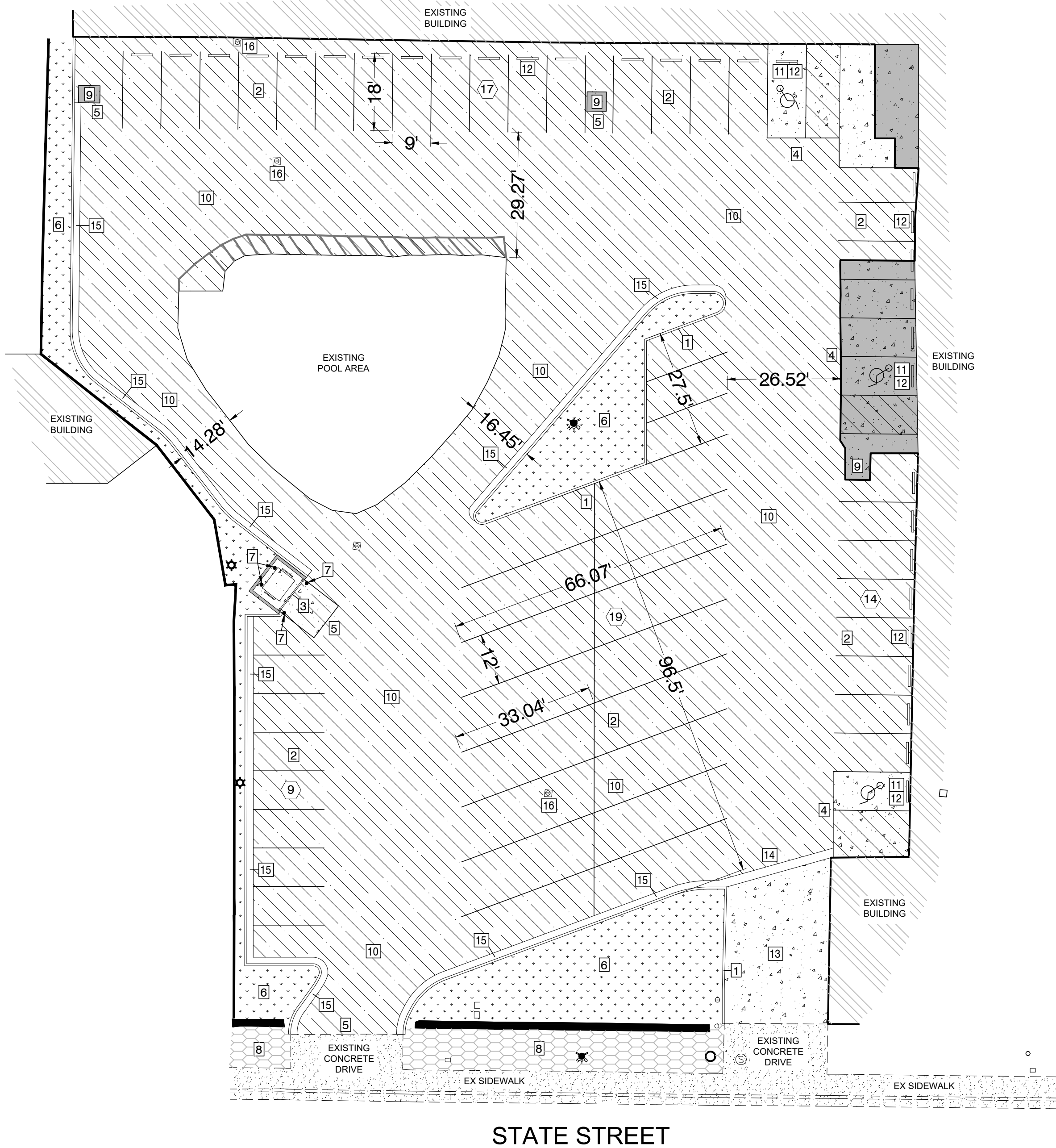
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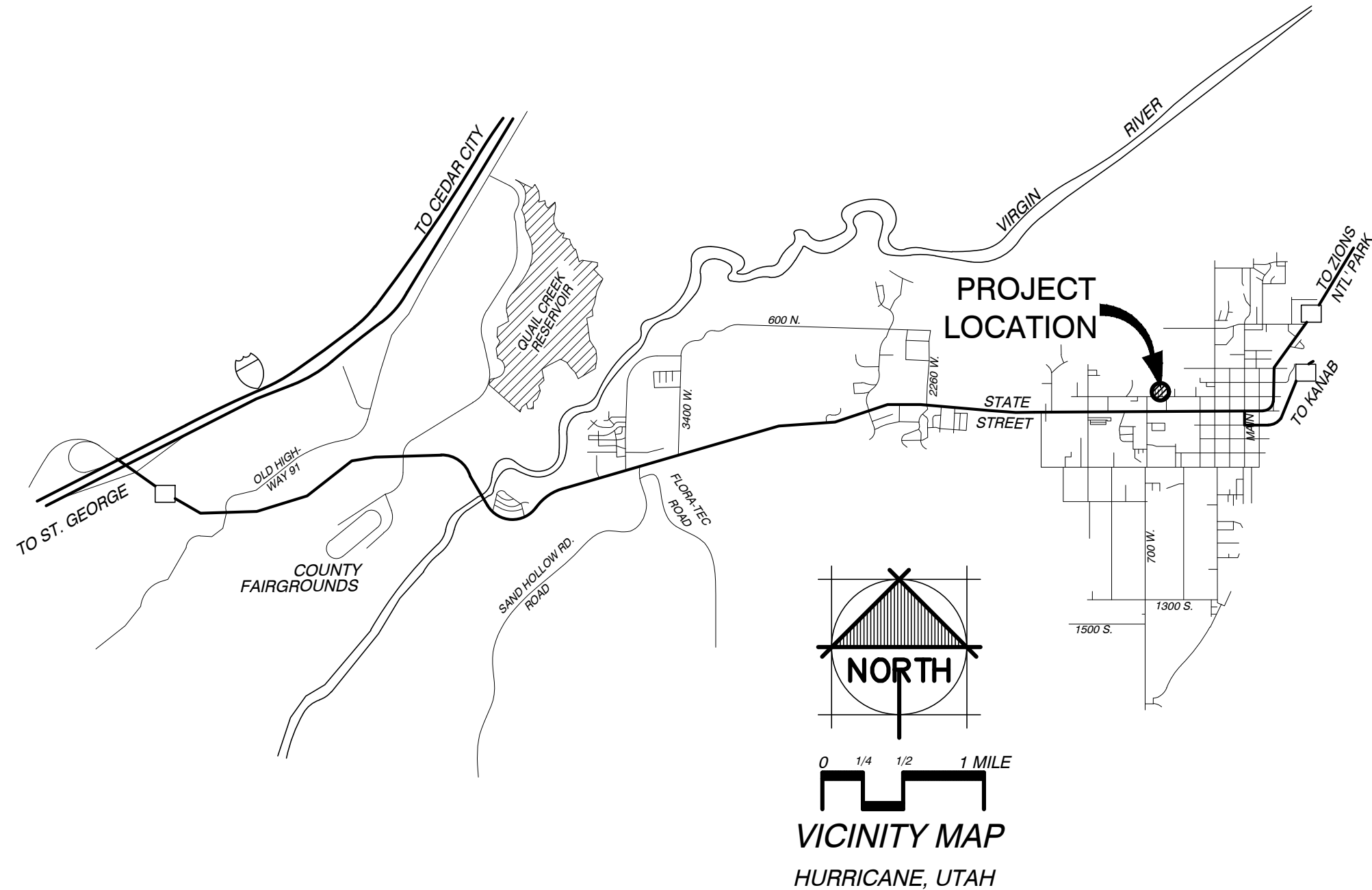
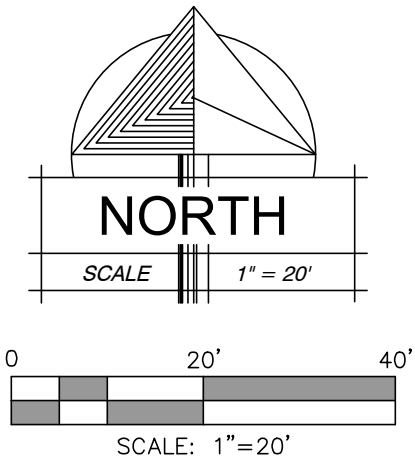
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LANDSCAPE & IRRIGATION PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737





SITE PLAN
SCALE: 1" = 20'



KEYED NOTES:

- 1 CONCRETE 'A' CURB, SEE 3/C8.1
- 2 PARKING AREA PAINT MARKINGS AS SHOWN ON PLAN
- 3 DUMPSTER PAD & ENCLOSURE, SEE 7/C8.1
- 4 ACCESSIBLE AREA CONCRETE TO BE FLUSH W/ ASPHALT
- 5 4" CONC. SURFACE FINISH SURFACE TO MATCH ADJACENT ASPHALT, WIDTH AS NOTED
- 6 LANDSCAPE AREA
- 7 PIPE BOLLARD SEE DETAIL 1/C8.1
- 8 EXISTING LANDSCAPE AREA
- 9 EXISTING CONCRETE STAIR LANDING
- 10 REFER TO PAVING NOTES ON THIS SHEET
- 11 INSTALL ACCESSIBLE PARKING SIGN @ EACH ACCESSIBLE SPACE, SEE DETAIL 2/C8.1
- 12 INSTALL VEHICLE WHEEL STOP @ FLUSH PARKING
- 13 NEW COLORED CONCRETE SLAB
- 14 24" CONCRETE WATERWAY, SEE SITE DETAIL 5/C8.1
- 15 24" CONCRETE 'L' CURB, SEE SITE DETAIL 6/C8.1
- 16 BRING EXISTING C.O. UP TO GRADE AND PROVIDE METAL TRAFFIC RATED COVER WITH CONCRETE COLLAR

LEGEND:

- EXISTING BUILDING ON SITE
- NEW ASPHALT PAVING
- EXIST. CONCRETE ON GRADE TO REMAIN
- EXISTING CONCRETE AREA TO REMAIN UNTOUCHED
- NEW CONCRETE ON GRADE
- NEW LANDSCAPE AREA
- PARKING SPACES

SITE PLAN NOTES

ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.

THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.

THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.

A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.

UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE 'INTERNATIONAL BUILDING CODE' AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY HURRICANE CITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY, SPECIFICALLY APPENDIX 'U' OF THE INTERNATIONAL BUILDING CODE.

OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY HURRICANE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.

A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

PAVING NOTES:

1. NORMAL TRAFFIC PAVING SECTION SHALL BE 2.5" ASPHALT OVER 6" TYPE II ROAD BASE COURSE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D 1557). ASPHALT SHOULD COMPACTED MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. PAVING CONTRACTOR MAY HAVE ADDITIONAL REQUIREMENTS FOR PAVING TO BE WARRANTED, FOLLOW ADDITIONAL REQUIREMENTS AS DETERMINED.

SITE DATA

ZONING - HC	
BUILDING HEIGHT: EXISTING	
OCCUPANCY TYPE: R1	
BUILDING USE: EXISTING HOTEL, 2 STORY, 52 ROOMS	
PARKING DATA	SPACES REQUIRED - 54 SPACES SHOWN - 59

5-20-2023
DATE:

23022
JOB NUMBER:

1" = 20'
SCALE:

J.J.M.
DRAWN:

CHECKED:

PROFESSIONAL SEAL
STATE OF UTAH
#23778
JOHN H. CRAVEN
8/21/22

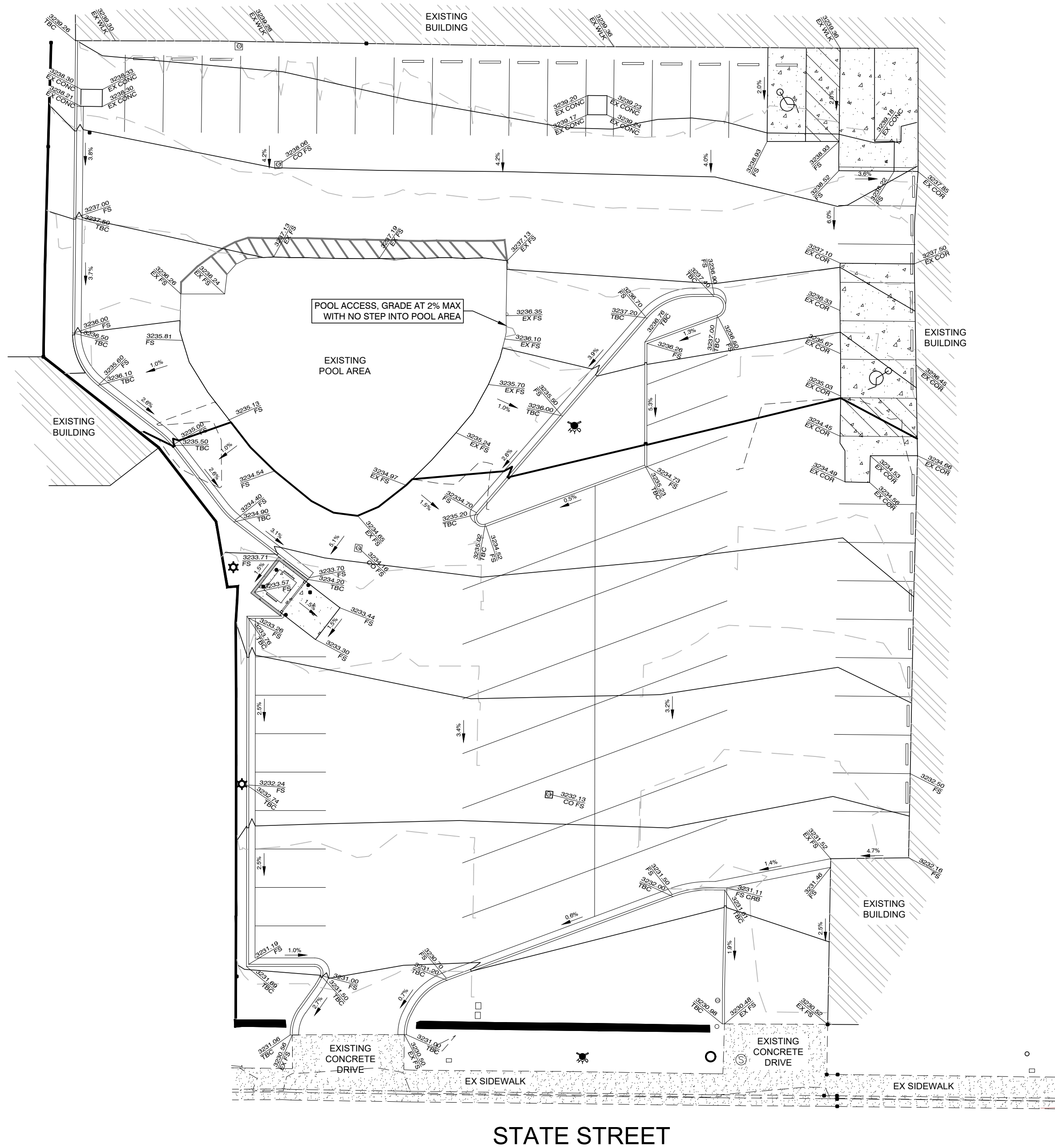
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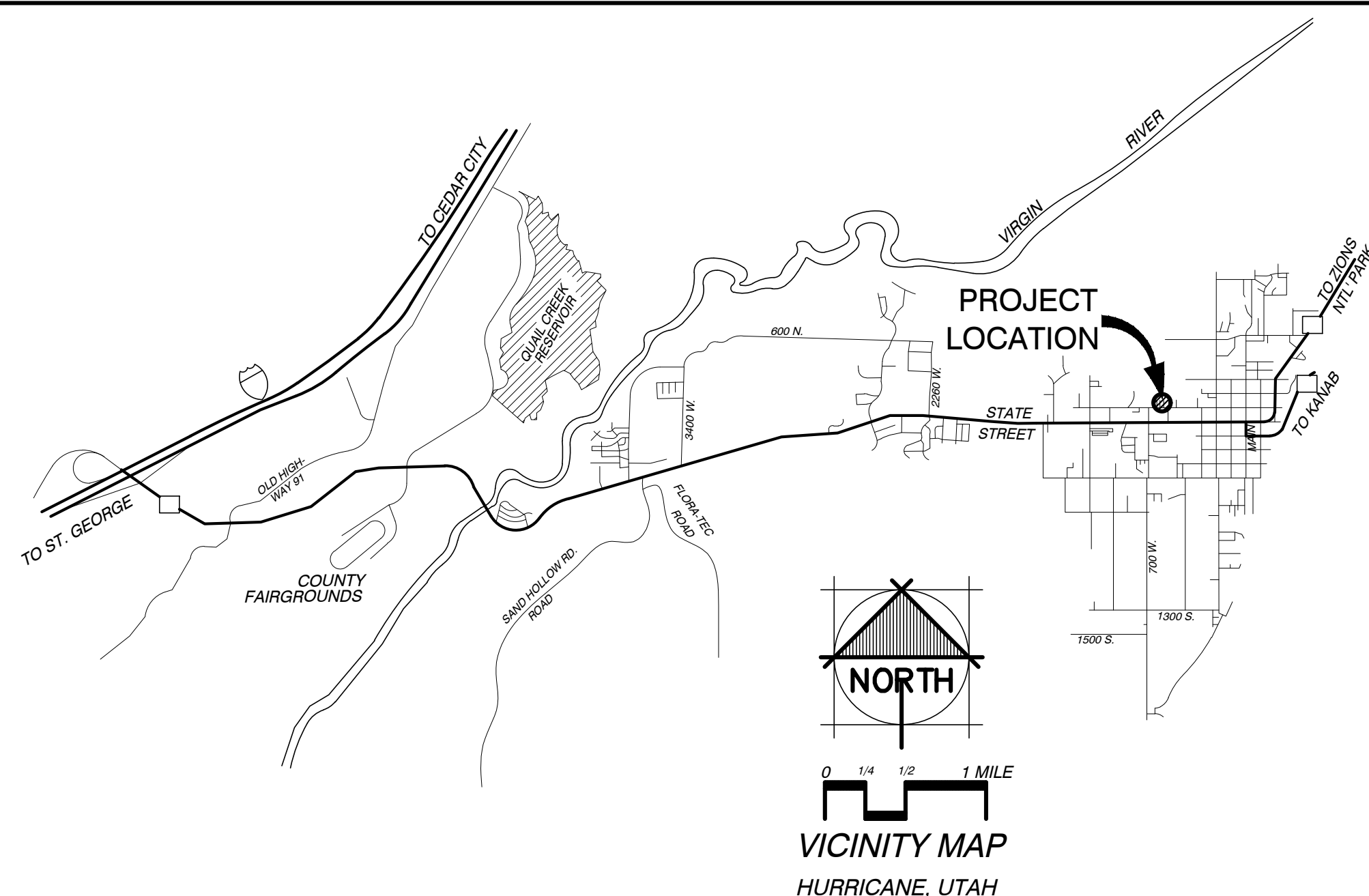
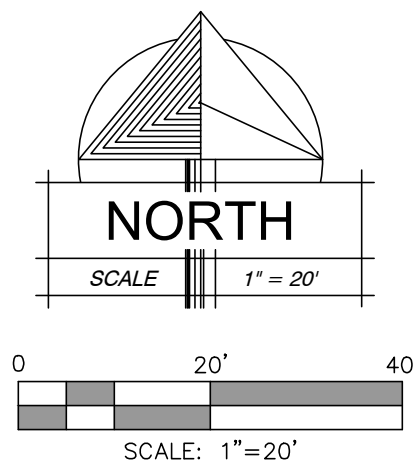
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SITE PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737

AS THIS IS A SITE REFURBISHMENT OF SURFACE IMPROVEMENTS, THERE ARE NO NEW UTILITY CONNECTIONS. IN THE PRELIMINARY DESIGN REVIEW MEETING, ARTHUR AND MIKE DIRECTED US TO JUST SUBMIT THE DESIGN FOR FINAL SITE PLAN APPROVAL WITHOUT NEEDING TO GO THROUGH THE FULL J.U.C. PROCESS.



SITE PLAN
SCALE: 1" = 20'



- LEGEND:
- FINISHED GROUND 1' INTERVAL
 - FINISHED GROUND 5' INTERVAL
 - EXISTING GROUND 1' INTERVAL
 - EXISTING GROUND 5' INTERVAL
 - GRADE BREAK, RIDGE, OR FLOW LINE
 - GRADE ELEVATION, TO FINISHED SURFACE
 - *FIELD VERIFY AND TIE INTO EXISTING
 - ACCESSIBLE ROUTE 5% MAX RUN SLOPE AND 2% MAX CROSS SLOPE

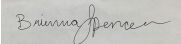
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	1" = 20' SCALE:
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	CHECKED:

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GRADING PLAN
ROADWAY INN
650 W STATE STREET
HURRICANE UT 84737



Application Accepted Date: 08/28/2023		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: Splitting 2 lots into 3		Planning Fee		\$	150.00
Tenant / Project Name: Walmart Lots 4 and 5		Sub Total:		\$	150.00
Bldg. Address: 3400 W 900 N		Permit Total:		\$	150.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	150.00
Subdivision: Hurricane Wal-Mart Phase:		Remaining Due:		\$	0.00
Block: Lot #: 4,5 Parcel #: H-Walm-4, H-Walm-5		 			
Property Owner: Chasebrook Hurricane LLC					
Permit Contact: Jay Larsen P:(801) 364-2602					
Email: jay@chasebrookco.com					
CONTACT INFORMATION					
Engineer of Record: McNeil Engineering David Draper					
Email: dave.d@mcneileng.com P: (801) 984-2857					
General Contractor: Walmart Lots 4 and 5 / Jay Larsen					
License #: P: (801) 364-2602					
City: State: Zip:					
Email: jay@chasebrookco.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 0 custom text:					
APPLICATION NUMBER: PENDAFP23-17					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Jay Larsen					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				08/30/2023	
Application Issued By:				Date:	
				09/01/2023	
Receipt #:					



STAFF COMMENTS

Agenda Date:	09/14/2023
Application Number:	AFP23-16
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Jay Larsen
Agent:	David Draper-McNeil Engineering
Request:	Approval of an Amended Final Plat
Location:	3400 W 90 N
Zoning:	HC
General Plan Map:	General Commercial

Discussion: The applicant is requesting an amended final plat for the Walmart subdivision to turn two lots into three lots. The applicant has an approved preliminary site plan for three retail/restaurant buildings on this property that was approved in April of 2023.

JUC Comments

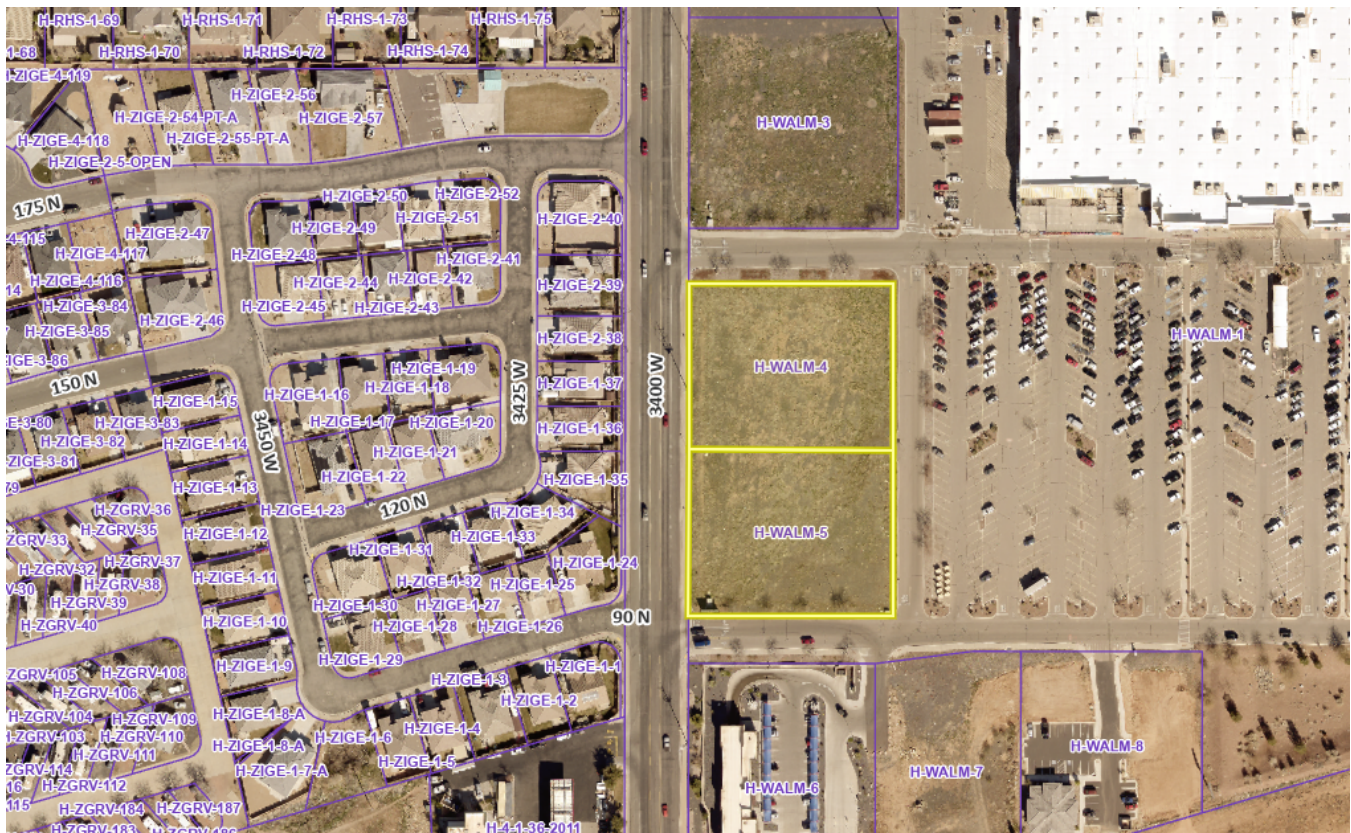
1. **Public Works:** No comments
2. **Power:** No concerns with lot split. May require additional infrastructure to accommodate three units instead of two. 15' utility easement on 3400 W?
3. **Water:** Water meters required for each lot
4. **Streets:** Okay with amendment.
5. **Sewer:** Currently only Lot 4 has a sewer stub. No comment on the lot amendment.
6. **Engineering:** Subdivision description needs updating. It appears a public utility easement should be added along the south and west property lines to protect existing power. Existing easements depicted on the original plat for the Hurricane Wal-Mart subdivision are missing. Owner's dedication needs updating. Engineering is okay with the intent of the application; however the proposed final plat amendment document is incomplete. The applicant should visit HCC 10-39-10 and Engineering would suggest coordinating dedicatory and acceptance language with the City Attorney.
7. **Fire:** Okay
8. **Cable:** No comments
9. **Phone:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not

determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat does not meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. 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. An amendment note needs to be added.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The applicant or their engineer should remove the signature box for the Planning Commission and add a signature box for the Washington County Treasurer.

These issues are minor, and staff anticipates that they can be easily addressed prior to recordation of the amended final plat.

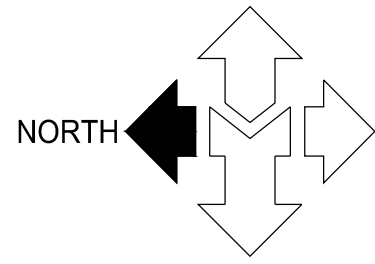


Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff recommends approval of this item subject to staff and JUC comments.

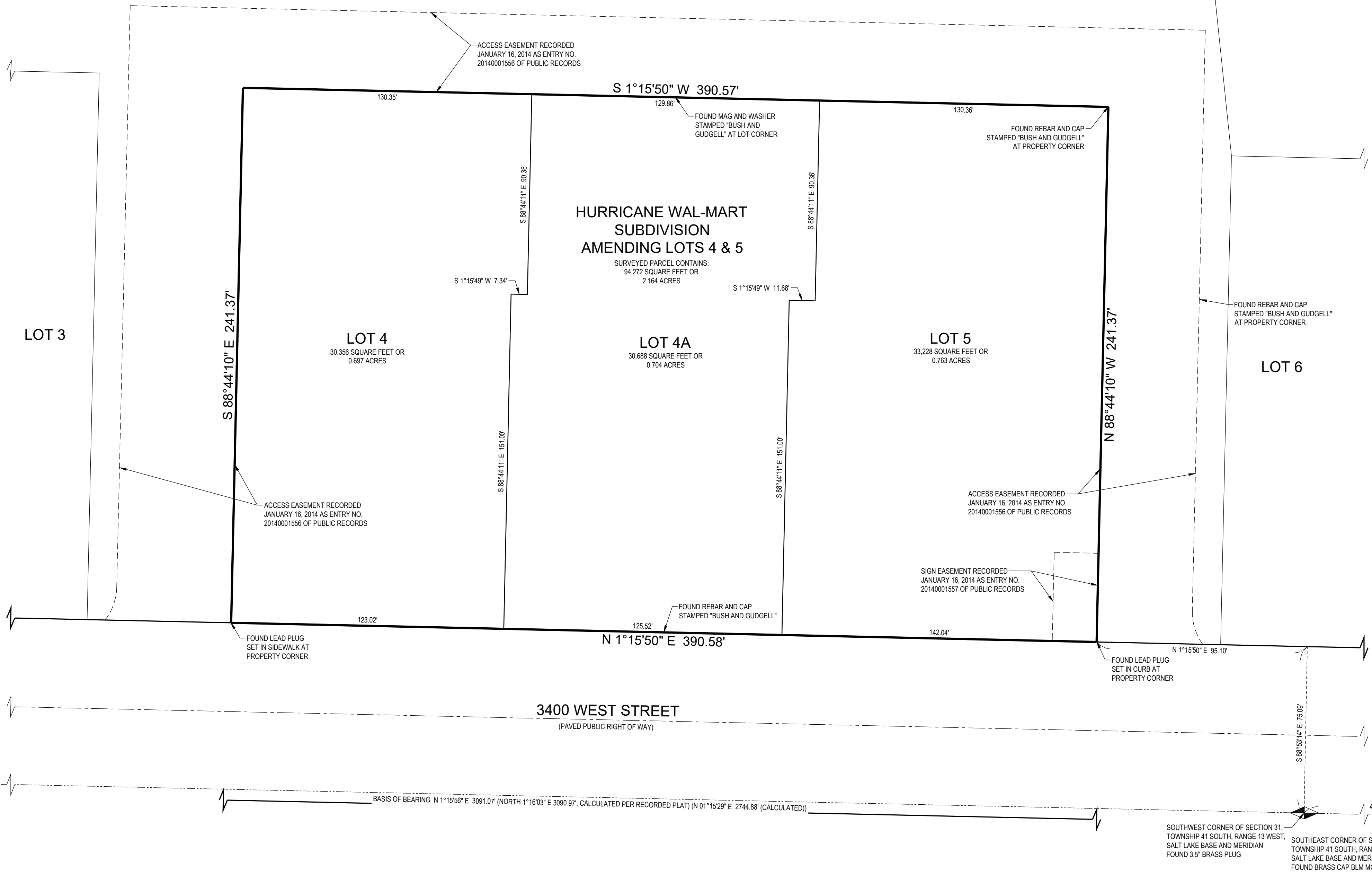
HURRICANE WAL-MART SUBDIVISION AMENDING LOTS 4 & 5

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31

TOWNSHIP 41 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY
HURRICANE, UTAH



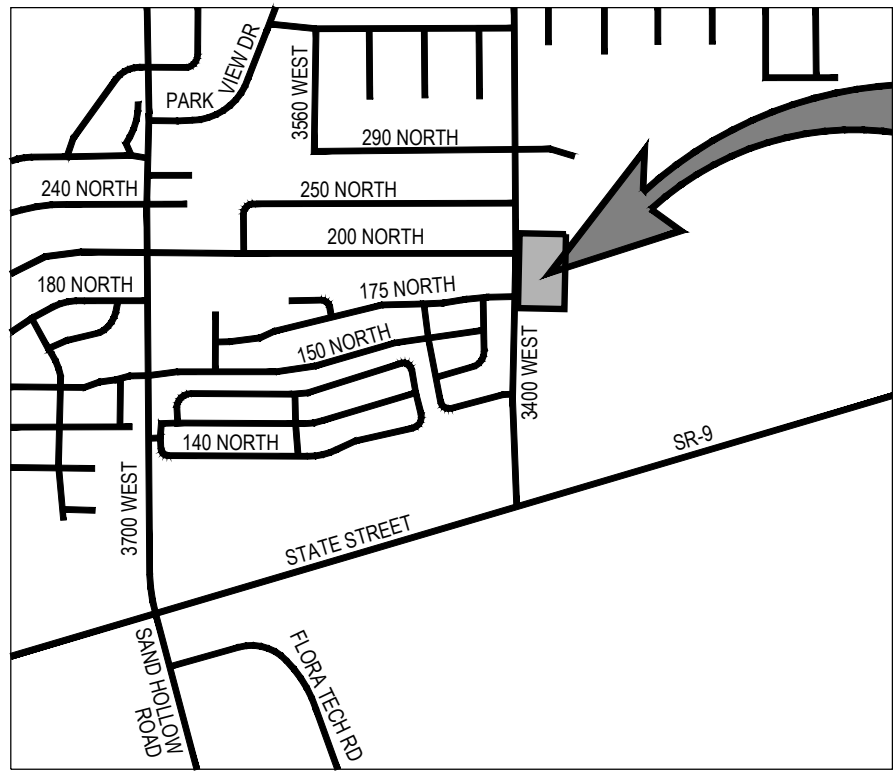
SCALE: 1" = 30'



EAST QUARTER CORNER OF SECTION 36,
TOWNSHIP 41 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, NOT
FOUND

346.09'
(S 01°20'02" E)

WEST QUARTER CORNER OF SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT



VICINITY MAP
SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED 'MCNEIL ENGR'
- P&DE PUBLIC UTILITIES & DRAINAGE EASEMENT
- () DENOTES RECORD INFORMATION

NOTES

SHEET

1
OF
1

PREPARED BY:

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO.: 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

HURRICANE WAL-MART SUBDIVISION AMENDING LOTS 4 & 5

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

SUBDIVISION DESCRIPTION

A PARCEL OF LAND AMENDING LOTS 4 AND 5 OF HURRICANE WAL-MART SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS ENTRY NO. 20070034350, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION, SAID POINT BEING NORTH 1°15'56" EAST ALONG THE SECTION LINE 450.62 FEET AND SOUTH 88°53'14" EAST 75.09 FEET AND NORTH 1°19'30" EAST 95.10 FEET FROM THE WASHINGTON COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 1°15'50" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 390.58 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE SOUTH 88°44'10" EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION 241.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING FROM SAID CORNER SOUTH 1°15'50" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 390.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE DEPARTING FROM SAID POINT NORTH 88°44'10" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 241.37 FEET TO THE POINT OF BEGINNING. SURVEYED PARCEL CONTAINS 94,272 SQUARE FEET OR 2.164 ACRES.



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

HURRICANE WAL-MART SUBDIVISION AMENDING LOTS 4 & 5

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____ A.D. 20____

ENTITY NAME _____ INDIVIDUAL
BY: _____ (PRINT NAME) _____ BY: _____ (PRINT NAME) _____
ITS: _____ (TITLE) _____ BY: _____ (SIGNATURE) _____
BY: _____ (SIGNATURE) _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO AFTER BEING DULY SWORN OR AFFIRMED, ACKNOWLEDGED TO ME THAT _____ IS THE _____ OF _____ AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED ON BEHALF OF THE SAID _____ EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN HURRICANE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO AFTER BEING DULY SWORN OR AFFIRMED, ACKNOWLEDGED TO ME THAT _____ IS THE _____ OF _____ AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED ON BEHALF OF THE SAID _____ EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN HURRICANE COUNTY

HURRICANE WAL-MART SUBDIVISION AMENDING LOTS 4 & 5

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31
TOWNSHIP 41 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY
HURRICANE, UTAH

WASHINGTON COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ WASHINGTON COUNTY RECORDER

ASH CREEK SPECIAL SERVICE DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY ASH CREEK SPECIAL SERVICE DISTRICT.

ASH CREEK SPECIAL SERVICE DISTRICT

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.

HURRICANE CITY ENGINEER _____ DATE _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE HURRICANE CITY PLANNING.

CHAIRMAN, HURRICANE CITY PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

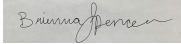
HURRICANE CITY ATTORNEY

HURRICANE CITY COUNCIL

PRESENTED TO THE HURRICANE CITY COUNCIL THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HURRICANE CITY RECORDER _____ MAYOR, HURRICANE CITY

**Application**Permit #:
Issue Date:AFSP23-01
09/05/2023

Application Accepted Date: 09/01/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Amended)		PERMIT FEES			
Description: Developing 3 concrete pads with hookups (electrica		Planning Fee		\$	250.00
Tenant / Project Name: WillowWind RV Park		Sub Total:		\$	250.00
Bldg. Address: 80 S 1150 W		Permit Total:		\$	250.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: Willow Park RV Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-WPRV		 			
Property Owner: VJE LLC					
Permit Contact: Steven Kramer P:(702) 341-8300					
Email: steven@blacklv.com					
CONTACT INFORMATION					
Engineer of Record: Jared Bates					
Email: jaredb@racivil.com P: (435) 673-8586					
General Contractor: WillowWind RV Park / Steven Kramer					
License #: P: (702) 341-8300					
Address: 4511 W. Cheyenne Ave. Suite 702					
City: North Las Vegas State: NV Zip: 89032					
Email: steven@blacklv.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 2 custom text:					
APPLICATION NUMBER: PENDAFSP23-01					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Steven Kramer					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				09/05/2023	
Application Issued By:				Date:	
				09/05/2023	
Receipt #: 8.171954-09/05/23					



STAFF COMMENTS

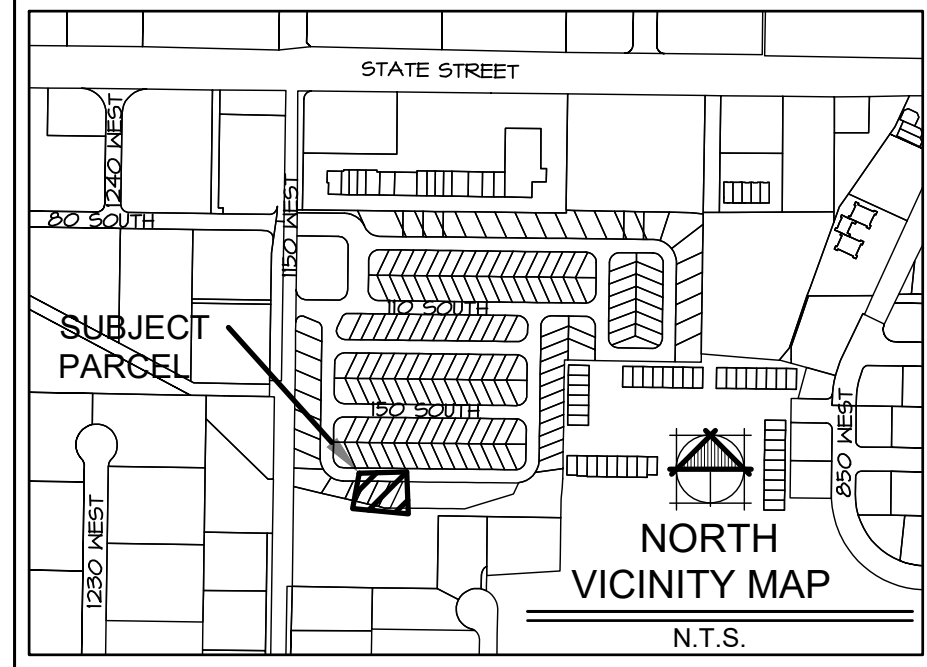
Agenda Date:	09/14/2023
Application Number:	AFSP23-01
Type of Application:	Amended Final Site Plan Application
Action Type:	Administrative
Applicant:	Steven Kramer
Agent:	
Request:	Approval of an Amended Final Site Plan
Location:	80 S 1150 W
Zoning:	MH/RV
General Plan Map:	Single Family

Discussion:

The applicant has filed to amend the final site plan for Willowind RV park to add three additional RV spots along Gould's Wash.

JUC Comments

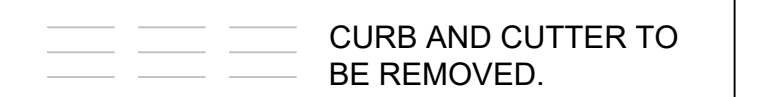
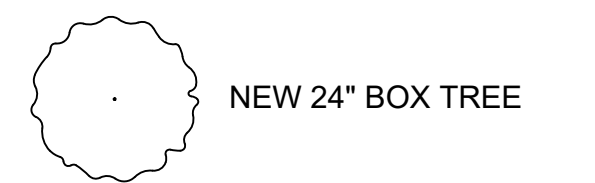
Construction drawings were signed off in July of 2023



WILLOW RV PARK

HURRICANE, UTAH

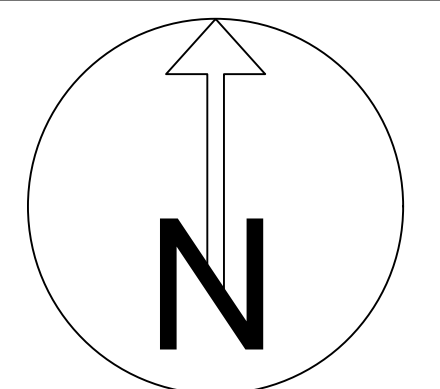
LEGEND



SHEET NAME:

LANDSCAPE PLAN

SOUTH VALLEY LANDSCAPE
2306 E 3860 S
ST. GEORGE, UT 84790
435-294-3723



SHEET NUMBER:

L1.0

LOT 169
(EXISTING)

LOT 170
(EXISTING)

LOT 171
(EXISTING)

LOT 172
(EXISTING)

LOT 173
(EXISTING)

LOT 174
(EXISTING)

LOT 175
(EXISTING)

LOT 176
(EXISTING)

EXISTING CURB AND GUTTER

EXISTING STREET

PROPOSED CURB AND GUTTER

EXISTING CURB AND GUTTER

LOT 65
(EXISTING)

LOT 64
(EXISTING)

CONCRETE RV PAD

CONCRETE RV PAD

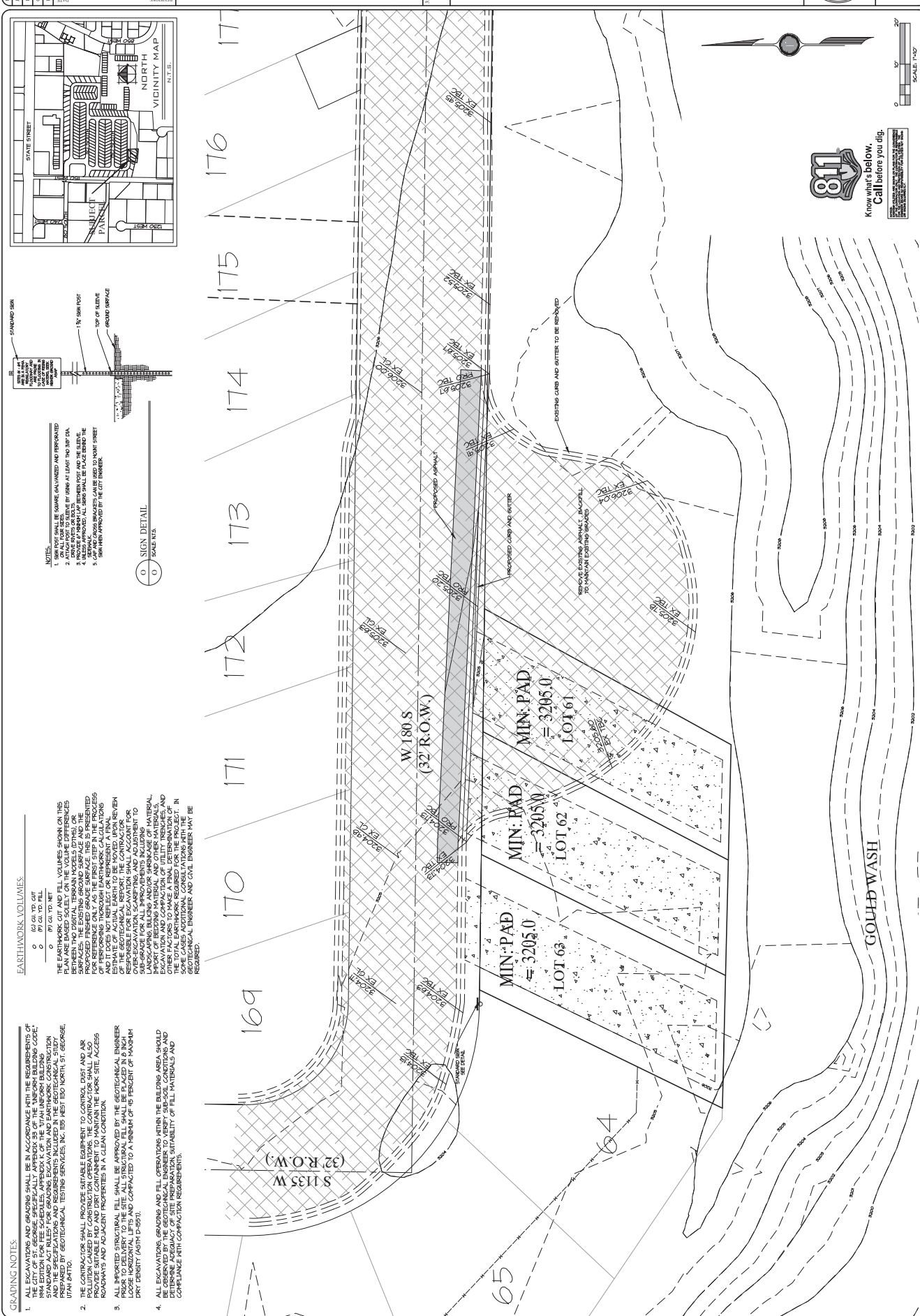
CONCRETE RV PAD

REMOVE EXISTING ASPHALT. BACKFILL TO MAINTAIN EXISTING GRADES.

REMOVE EXISTING CURB AND GUTTER

EXISTING TRUCK/TRAILER PARKING

PROPOSED LOTS



- [illegible]

PROJECT.
CONTRACTOR/ORGANIZATION AT 1985W14-444 TWO WEEKS DESIGNED TO BEING DEADLINE FOR
PREPARED TO COMPLY WITH THE ABOVE NOTED ALL RESULTS IN DESIGN OF WORK SERVICES TO THE

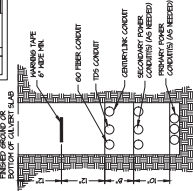
- [illegible]

WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS BEFORE THE START OF THE SERVICE INTERRUPTIONS OF SERVICE.

- [illegible]

SECONDARY CONDUITS

1. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT TO THE DISTRICT ENGINEER FOR REVIEW AND COMMENT.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT TO THE DISTRICT ENGINEER FOR REVIEW AND COMMENT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT TO THE DISTRICT ENGINEER FOR REVIEW AND COMMENT.
4. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT TO THE DISTRICT ENGINEER FOR REVIEW AND COMMENT.
5. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT TO THE DISTRICT ENGINEER FOR REVIEW AND COMMENT.

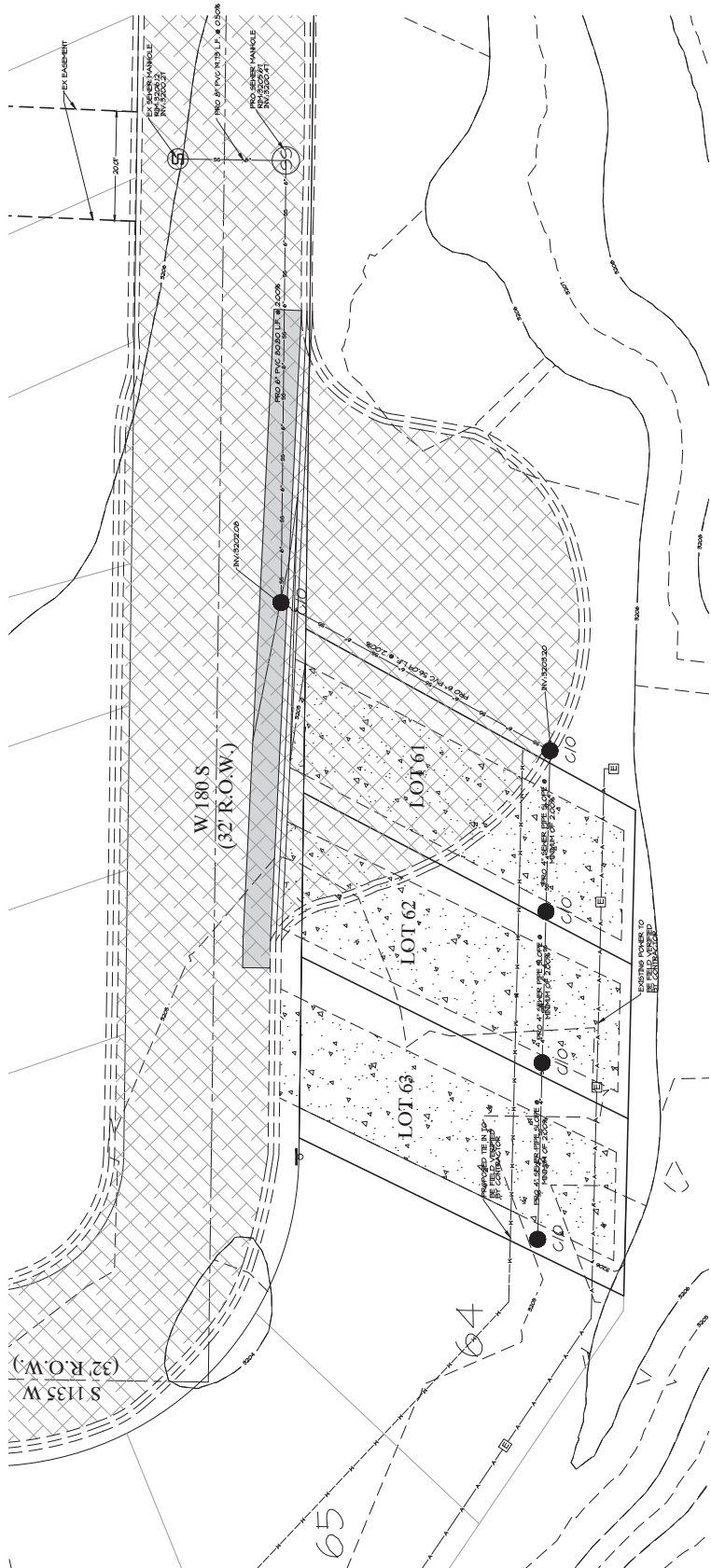


**Know what's below.
Call before you dig.**

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JOINT UTILITY TRENCH DETAIL.

SCM-B. NT6



DATE	02/22/2022
DESIGNED BY	ASH CREEK
CHECKED BY	ASH CREEK
CONCRETE	4000 PSI
FINISH	CON. FIN.
REVISIONS	
DATE	
BY	
REVISION	



ROSENBERG
 ENGINEERING & LAND SURVEYORS
 100 East Research Drive, Suite 100
 Provo, Utah 84601
 801.733.1111 www.rosenberg.com

DETAIL SHEET
 FOR
 WILLOW PARK RV
 HURRICANE
 UTAH



SHEET
 4.0
 1 OF 4 SHEETS

