



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

April 14, 2022
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Public Hearings

1. A Zone Change Amendment request located at approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, to PF, public facility for a power substation. Parcel number H-3-2-3-3319.
2. A Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial. Parcel number H-3-1-32-440112.
3. A Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park. Parcel number H-QCIP-3-16.
4. A Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial, for the property to be used as a vacation rental or a commercial retail or restraint space. Parcel number H-55.

Planning Commission Items

1. 2022-ZC-11: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, to PF, public facility for a power substation. Parcel number H-3-2-3-3319. Hurricane City Power Applicant. Jared Ross Agent
2. 2022-ZC-12: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial. Parcel number H-3-1-32-440112. Swiss Seven LLC Applicant. Kent Frei Agent.
3. 2022-ZC-13 2022-PSP-12: Discussion and consideration of a recommendation of approval of A Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park. Discussion and consideration of a preliminary site plan approval for Fairgrounds RV Park on the remainder of the property. Parcel number H-QCIP-3-16. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
4. 2022-ZC-14: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial, for the property to be used as a vacation rental or a commercial retail or restraint space. Parcel number H-55. Jeremy and Laurie Scholzen Applicant.
5. 2022-CUP-08: Discussion and consideration of possible approval of a conditional use permit for a building of greater height located at 917 N 300 W. Melvin Terry Applicant
6. 2022-CUP-09: Discussion and consideration of an approval of a conditional use permit for a building of greater height located at 831 S 920 W. Rick and Kathy Stout Applicant.
7. 2022-CUP-10: Discussion and consideration of a possible approval of a conditional use permit for a greater height wall located at 2790 S 3200 W. Thomas Gainer Applicant
8. 2022-CUP-11: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 4331 S 1100 W. Derral Eves Applicant
9. 2022-FSP-04: Discussion and consideration of a possible approval of a final site plan for Pecan Valley Resort located at 2320 S 5140 W. Chris Wyler Applicant. Civil Science Agent
10. 2022-ZC-10: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per 8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104. Swiss Seven LLC Applicant. Kent Frei Agent.

11. 2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of a preliminary plat for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. and sensitive lands updated application for Hideaway Ridge Phase 1 and 2. Tim & Kris Eden and Todd Trane-Millhaven Development Applicant Todd Trane-Millhaven Development Agent.
12. 2022-PP-07: Discussion and consideration of a recommendation of approval of a preliminary plat for Desert Bloom, a 576 lot subdivision, located at 600 S and 3500 W. DR Horton (Don Beam) Applicant. Adam Allen Agent
13. 2022-PP-09: Discussion and consideration of a recommendation of approval of a preliminary plat for Quail Creek Industrial Phase 5-8, a 63 lot industrial subdivision located at Regional Park Road and 1000 S. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
14. 2022-ZC-09: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.
15. 2022-PP-13: Discussion and consideration of a recommendation of approval of a preliminary plat for Sky Valley West, a 24 lot single family subdivision, located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
16. 2022-PP-14: Discussion and consideration of a recommendation of approval of a preliminary plat for Cordero Phase 2, a 40 lot subdivision, located at 2100 W 3900 S. Brent Tuttle, Northern Engineering Applicant.
17. 2022-PP-15: Discussion and consideration of a recommendation of approval of a preliminary plat for Horseman's Edge, a 40 lot single family subdivision, located at 3053 S 1100 W. Diamond Edge Construction Applicant. Scott Stratton Agent.
18. 2022-PSP-13: Discussion and consideration of an approval of a preliminary site plan for Sunnie LLC, a residential four-plex located at 217 W 100 S. Sunnie LLC Applicant. Scott Stratton Agent.
19. 2022-LUCA-04: Discussion and consideration of a recommendation of a proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards. Ishraj Singh Applicant. Steve Beesley Agent.

Planning Commission Business:

1. City Council Recap
2. Growth Workshop Recap
3. Site Plan Design

Approval of Minutes:

1. March 24, 2021

Adjournment

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2622-2C-11

Receipt No. NO CHARGE

Name: City of Hurricane Telephone: 435 635 5536
Address: 526W 600N Hurricane UT Fax No. 435 635 4127
Agent (If Applicable): Jared Ross Telephone: 435-669-5262
Email: powerjared@cityofhurricane.com Agent Email: powerjared@cityofhurricane.com
Address/Location of Subject Property: Aprox 1250 S 1150 W
Tax ID of Subject Property: H-3-2-3319 Existing Zone District: RA-1
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Public Facility (Substation)

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



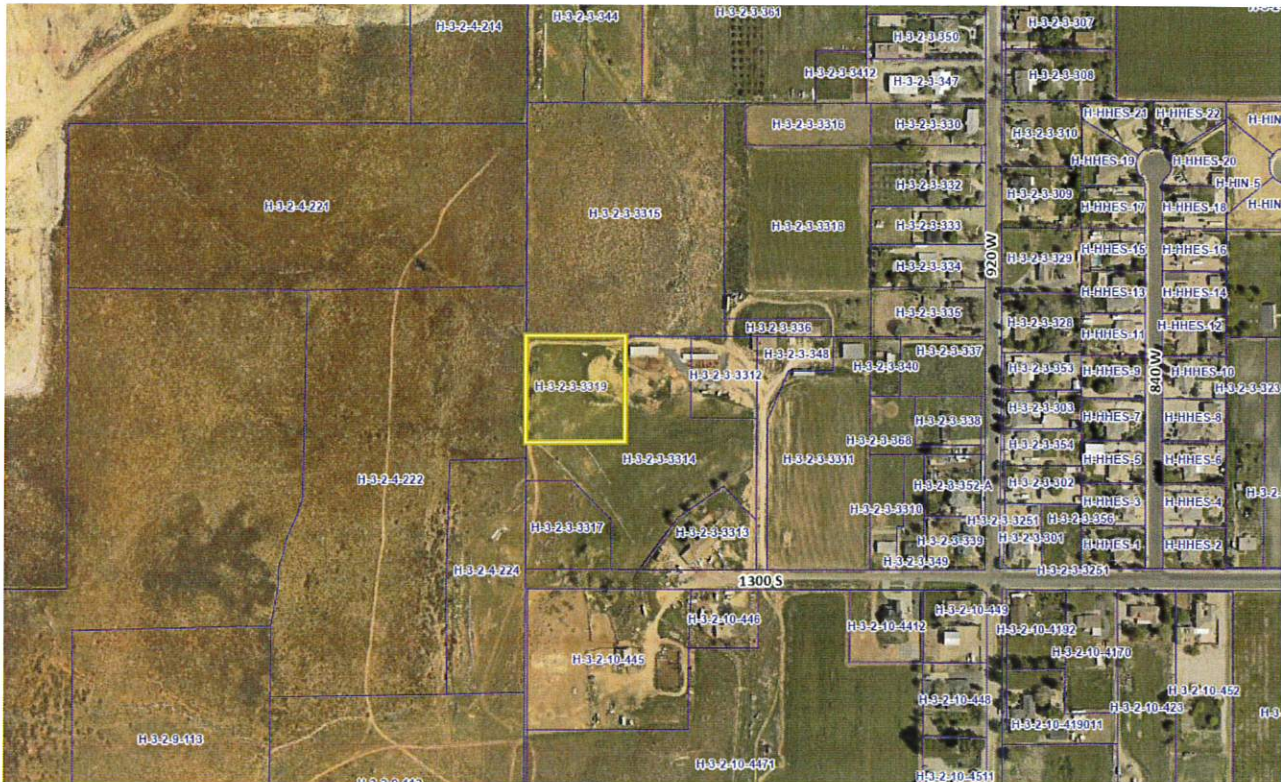
STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-ZC-11
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	City of Hurricane
Agent:	Jared Ross
Request:	A Zone Change from RA-1 to Public Facility
Location:	Approximately 1250 S 1150 W
Zoning:	RA-1
General Plan Map:	Single Family

Discussion:

The City is building a new power substation at the current western end of 1300 S near its future intersection with 1100 W. This power substation will eventually serve the Bench Lake area. Hurricane City Power had originally purchased a nearby parcel but has traded parcels with a neighboring property owner that will be more advantageous for the future power infrastructure. Hurricane City Power plans to have this substation complete by May 2023. This parcel currently has an Agriculture Protection Overlay which is being removed.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped
East	RA-1 APO	Agricultural, single family homes
South	RA-1	Agricultural, single family homes
West	R1-10	Undeveloped



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

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

Response: The General Plan includes the following. *Goal VII: Public Services Ensure that public facilities, services, and utilities are adequate to meet the needs of present and future residents.*

Additionally, the capital facilities plan for Power anticipates the construction of this substation.

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

Response: The area is currently undeveloped with scattered agricultural and large single family homes throughout. This is a relatively small substation and will have limited visibility from nearby existing city streets and limited maintenance traffic will be coming in and out.

3. Will the proposed amendment affect the adjacent property?

Response: Most of the adjacent property is undeveloped or owned by the property owner the city bought the parcel from. The existence of this substation will have to be accounted for when these properties develop.

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

Response: Yes. JUC had no major concerns.

JUC Comments

Construction drawings for this project have already been submitted

Public Works: How will access be provided to the property?

Power: No comments

Water: No issues. 1300 S has a 12" water line that will need to be extended past 920 W. This has been added to the red lines. May have fire flow issues.

Streets: No issues as long as access gets figured out

Sewer: No service out that far. They will need to put in a stub for future use.

Engineering: Road on west side needs to be addressed

Fire: Need to provide sufficient fire flow

Other Considerations

1. Section 10-21-7 of the Hurricane City Code states

1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the City Council;

2. The City Council shall:

a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by this chapter as the minimum; and

b. In order to give constructive notice of the removal to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the county recorder of deeds and the Planning Commission.

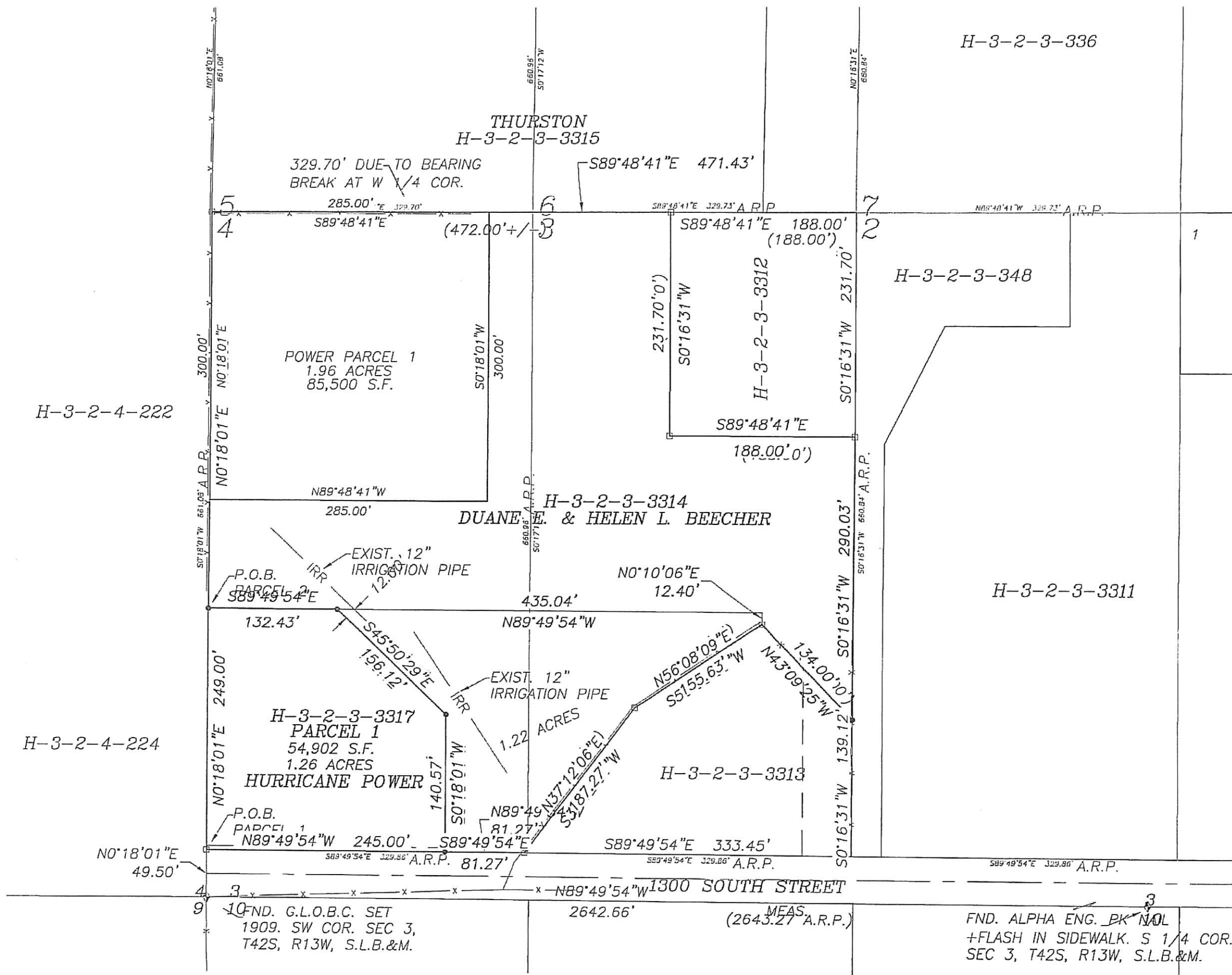
c. The remaining land in the agriculture protection area is still an agriculture protection area.

2. The City traded property with the property owner for the Agriculture Protection Overlay. The property owner has not petitioned the city to add the previously city-owned parcel to their Agriculture Protection Overlay.
3. There is a 60' master planned roadway on the western edge of the property (Future 1100 W). This roadway needs to be dedicated. Construction plans show this area.

Findings: Staff makes the following findings:

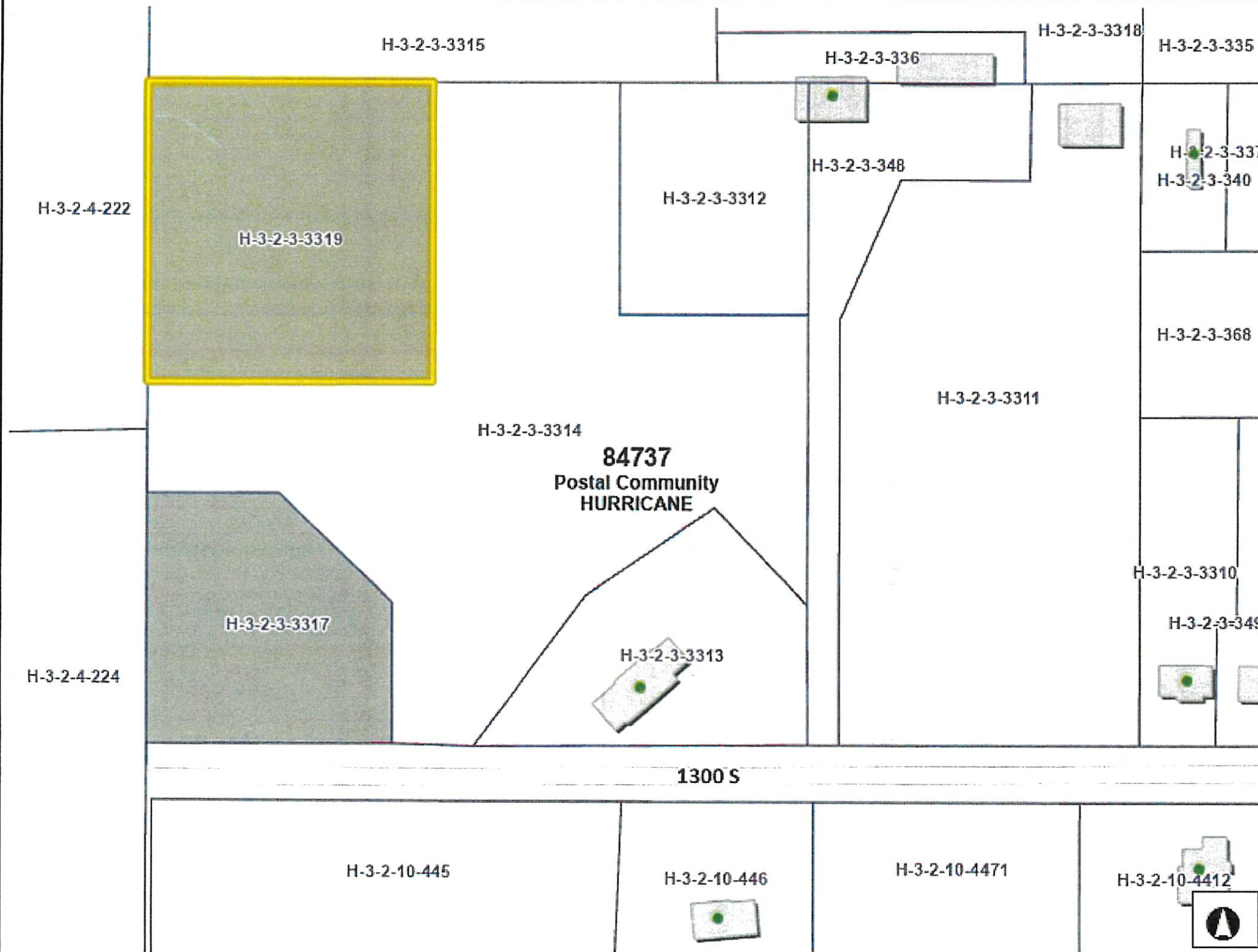
1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses.
4. Public facilities are adequate.

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval.





Zone Change



Legend

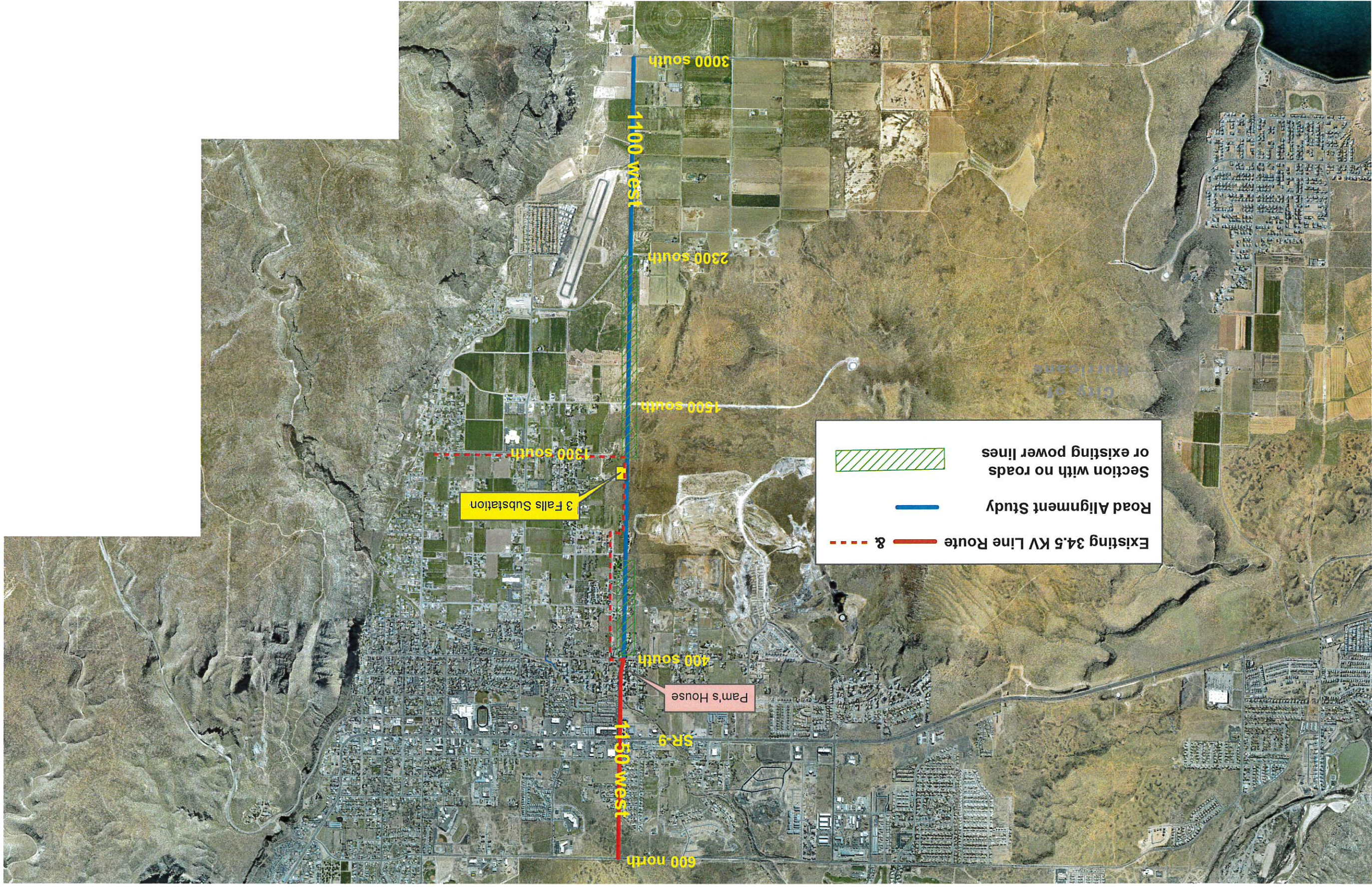
- Site Address Points
- ZIP Codes
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation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

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-ZC-12

Receipt No. 8157017

Name: Swiss Seven, LLC Telephone: 435-680-3090

590 E St. George, BLVD
Address: St. George, Ut 84770 Fax No. _____

Agent (If Applicable): Kent Frei Telephone: 435-680-3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: 27 North 2800 West - Hurricane

Tax ID of Subject Property: H-3-1-32-440112 Existing Zone District: R-1-8

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

HC - Highway Commercial

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



STAFF COMMENTS

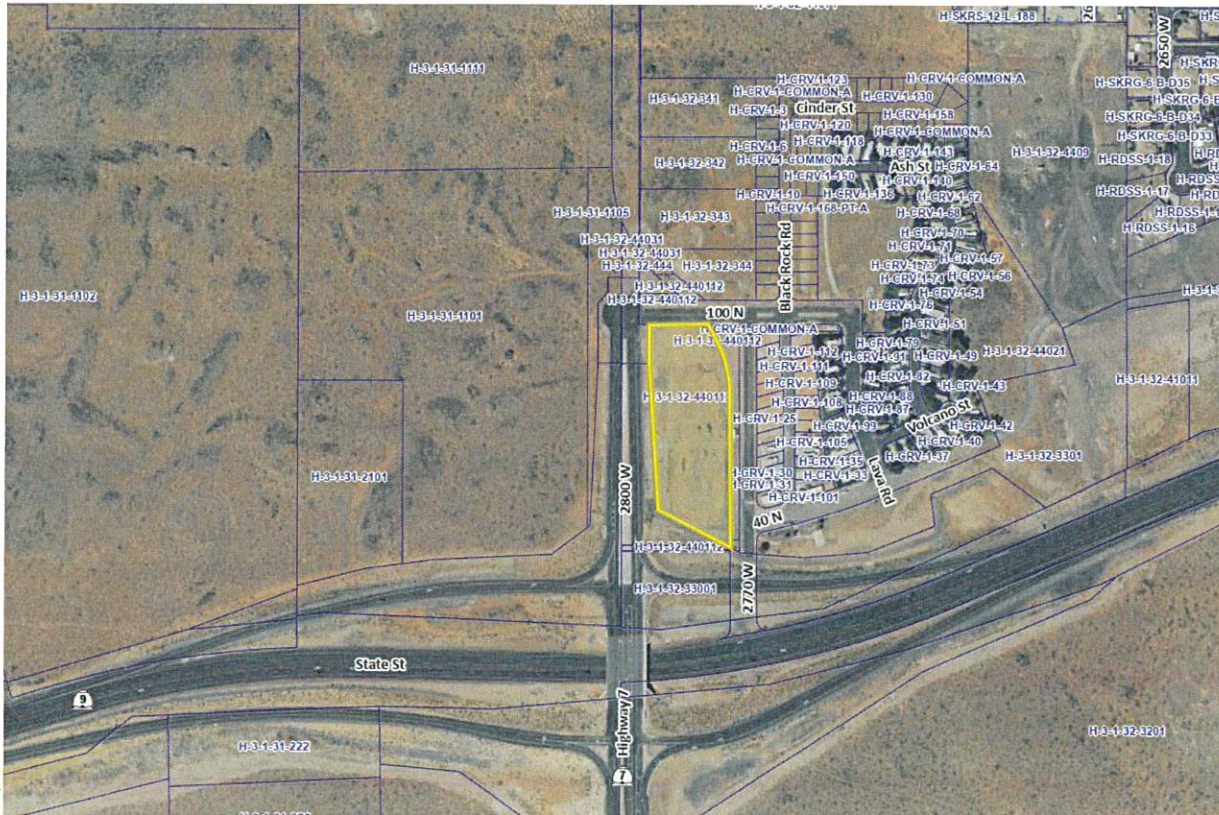
Agenda Date:	04/14/2022
Application Number:	2022-ZC-12
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Swiss Seven LLC
Agent:	Kent Frei
Request:	A Zone Change from R1-8 to Highway Commercial
Location:	27 N 2800 W
Zoning:	R1-8
General Plan Map:	General Commercial

Discussion:

The applicant is wanting to change 3.55 acres from R1-8 to Highway Commercial. This property is located near the SR-7/SR-9 interchange and along the future 2800 W. The applicant has not proposed any potential uses for the property beyond what the new zoning would allow.

	Zoning	Adjacent Land Use
North	R1-8, MH/RV PDO	Undeveloped, Canyons RV PDO
East	MH/RV PDO	Canyons RV PDO
South	R1-8, PF	Undeveloped, SR-9
West	R1-8, PF	Undeveloped, future 2800 W

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



Zone Change Factors:

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

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

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

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

Response: The [General Plan Map](#) shows this area as General Commercial:

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors

The Highway Commercial zone is designed: *“to provide commercial areas with visibility and access from Interstate 15 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.” (Hurricane City Code 10-11-2)*

This property’s location on the intersection of two of the largest roadways in the city off a brand new interchange make it a prime location for commercial to support the many people who drive on SR-9 through town every day.

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

Response: The only development in the vicinity is the Canyons RV development. There is a lot of residential approved up and down 2800 W.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but growth is anticipated for the area. Canyons RV and surrounding developments may benefit from having commercial development in the area.

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

Response: Services are currently inadequate but will be with the buildout of 2800 W the utilities will be there.

JUC Comments

1. **Power:** No problem with zone change. Will need a future line in 2800 W.
2. **Water:** No problem, water is on 2770 W, need 2800 W to be completed for looping.

Other items to consider

1. Highway Commercial allows for a wide variety of commercial uses, not storage units, that one would typically see along major corridors

Findings:

Staff makes the following findings:

1. The zone change does comply with the General Plan map and goals
2. The proposed amendment is generally in harmony with the overall character of all of the surrounding development.
3. The proposed zone change will have an impact on the area, but development is anticipated for the area and commercial may be beneficial for the area.
4. Services and facilities will be adequate for this project with the buildout of 2800 W.

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

WEST QUARTER CORNER SECTION 32,
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
FOUND 1978 BLH BRASS CAP MONUMENT



LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT IS ON THE EASTERLY LINE OF UTAH STATE ROAD 7, UDOT PROJECT NO 5-0007(21)5 AND THE SOUTH LINE OF 100 NORTH STREET, SAID POINT ALSO LIES SOUTH 00°54'16\"/>

CONTAINING 154,812 SQUARE FEET OR 3.55 ACRES.

CURRENT ZONE: R-1-B
PROPOSED ZONE: HC
3.55 ACRES TOTAL



VICINITY MAP (N.T.S.)

REV. DATE REVISION



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

ZONE CHANGE MAP
FOR
KENT FREI
HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

ZC-1

SHEET: 1 of 1

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:
File No. 2022-ZC-13
Receipt No. 7-692206

Name: Dennett Construction Telephone: 435-703-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 Fax No. _____

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

Email: dennettconstruction@gmail.com Agent Email: bwalker@civilsience.com

Address/Location of Subject Property: Regional Park Road 700 South

Tax ID of Subject Property: A portion of H-QCIP-3-16 Existing Zone District: M-1

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

The existing zoning of M-1 is being proposed to HC to allow a small area that was removed from the industrial subdivision to be part of the proposed RV park having the existing zone of HC.

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-12

Receipt No. 7.692207

Name: Dennett Construction Telephone: 435-702-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 Fax No. _____

Agent (If applicable): Civil Science - Brandee Walker Agent's Phone: 435-668-4023

Email: dennettconstruction@gmail.com Agent Email: bwalker@civilsience.com

Address/Location of Subject Property: Regional Park Road 700 South

Tax ID of Subject Property: H-4-2-3-32012 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary) A RV park is being proposed on approximately 9.53 acres containing 117 stalls with office and amenity areas.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-ZC-13 2022-PSP-12
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Dennett Construction
Agent:	Civil Science - Brandee Walker
Request:	A Zone Change from M-1 to Highway Commercial
Location:	Regional Park Road 700 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion:

The applicant is seeking a zone change and preliminary site plan for the Fairgrounds RV park. The zone change is only for a small, 0.83 acre portion that was zoned M-1, of an adjacent parcel to be added to the RV park. RV parks are not a permitted use in M-1 zoning. This property is adjacent to the Washington County Fairgrounds and the Quail Creek Industrial Park. The applicant has also submitted a preliminary site plan for the entire project.

This chart is for the section under consideration for a zone change

	Zoning	Adjacent Land Use
North	Public Facility	Washington County Legacy Park
East	M-1	Quail Creek Industrial Park

Response: The General Plan Map shows this area as Light Industrial/Business. The General Plan defines this as:

Uses include general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.

This zone change would not comply with the literal language of the General Plan, however the difference between light industrial and a more commercial use like this one is minimal. The General Plan also recommends that the city “[capitalize] on the local tourism industry to bring in new strings of revenue” putting an RV park near a major tourist attraction like the fairgrounds and equestrian park makes a certain amount of sense

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

Response: Yes. The surrounding properties contain commercial and industrial uses, and the location of the Fairgrounds and Equestrian Park nearby would blend in with the RV park.

3. Will the proposed amendment affect the adjacent property?

Response: There would be an effect. RV parks do tend to bring in traffic; however, this zone change only pertains to a small section of the proposed RV park. Also, this is not near any residential areas.

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

Response: Services are adequate in the area. JUC only had concerns with some of the layout not the plan itself.

Preliminary Site Plan

The applicant has also submitted a preliminary site plan for the entire Fairgrounds RV Park development with 117 stalls over 9.59 acres.

JUC Comments

Power: No major concerns. They will likely need multiple master meters and temporary power pedestals at each one.

Water: No major concerns. Fire hydrants and water lines will need to be privately owned. Same as power with a few main meters to service the project. Need a water loop and likely a redraw of the lines

Fire: Check if the rezoned area needs fire turnarounds. Red curb the entire area for 26’ streets

Sewer: Private sewer agreement. Sewer line in southeast corner needs to have a 25’ easement or be moved to a roadway

Gas: High pressure line on the property

Water Conservancy: RV pads planned on top of line. Needs further review.

Staff Comments

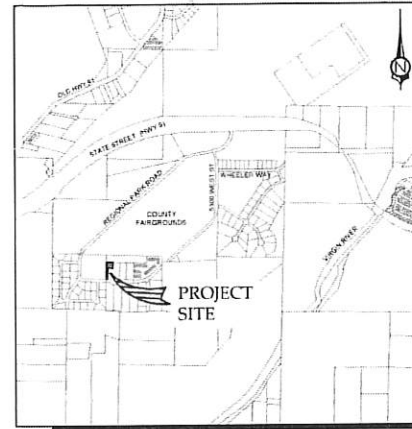
1. RV parks are a permitted use in Highway Commercial zoning. It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities 10-43-6-A(2b).*
2. Staff would prefer the emergency secondary access line up with 5620 W this may also help with utility connections.
3. All internal streets will be private and parking will not be allowed on-street
4. Landscaping: A 10' landscape buffer is required along all streets. This space is shown, a more detailed landscape plan will be required with the final site plan
5. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.*" The development would require at least 3 of each. This will need to be verified with the final site plan
6. Minimum size for an RV pad is 1000 sq ft. Size of the pads is not shown on plan but it appears to meet this code.

Findings:

Staff makes the following findings:

1. The application does not meet the standards of the General Plan Map however since most of the zoning is already in place and this helps with other goals of the General Plan staff finds it acceptable. This area was zoned as HC to allow the RV park to be built next to the fairgrounds.
2. Most of the surrounding property is zoned for industrial use, plus the fairgrounds and equestrian park that this development will serve
3. The proposed amendment will likely have no noticeable impact on the area.
4. Services are adequate to serve the area and proposed project.

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



VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING N 88°58'24" W 1351.17 FEET ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND N 1°51'36" E 748.59 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3, AND RUNNING THENCE N 88°21'22" W 27.47 FEET, THENCE N 0°48'39" E 413.72 FEET, THENCE S 88°21'22" E 173.49 FEET, TO THE NORTHWEST CORNER OF LOT 15 OF QUAIL CREEK INDUSTRIAL PARK, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE S 1°38'38" W 168.68 FEET ALONG THE WEST LINE OF SAID LOT 15, THENCE N 88°21'22" W 140.00 FEET, THENCE S 1°38'38" W 245.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 35.224 SQ FT OR 0.63 ACRE MORE OR LESS

NARRATIVE

THE EXISTING ZONING OF M-1 IS BEING PROPOSED TO HC TO ALLOW A SMALL AREA THAT WAS REMOVED FROM THE INDUSTRIAL SUBDIVISION TO BE PART OF THE PROPOSED RV PARK HAVING THE EXISTING ZONE OF HC.

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



HC ZONE CHANGE REQUEST
LOCATED IN
SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

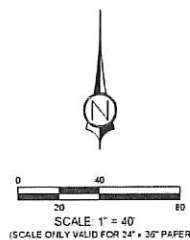
PROJ # FF21291.00
DRAWN BY: AWS
DATE: 03/22/2022
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 40'

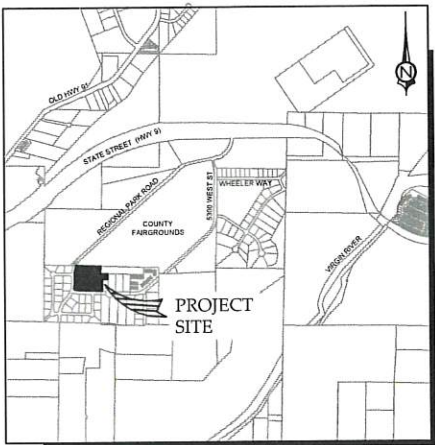
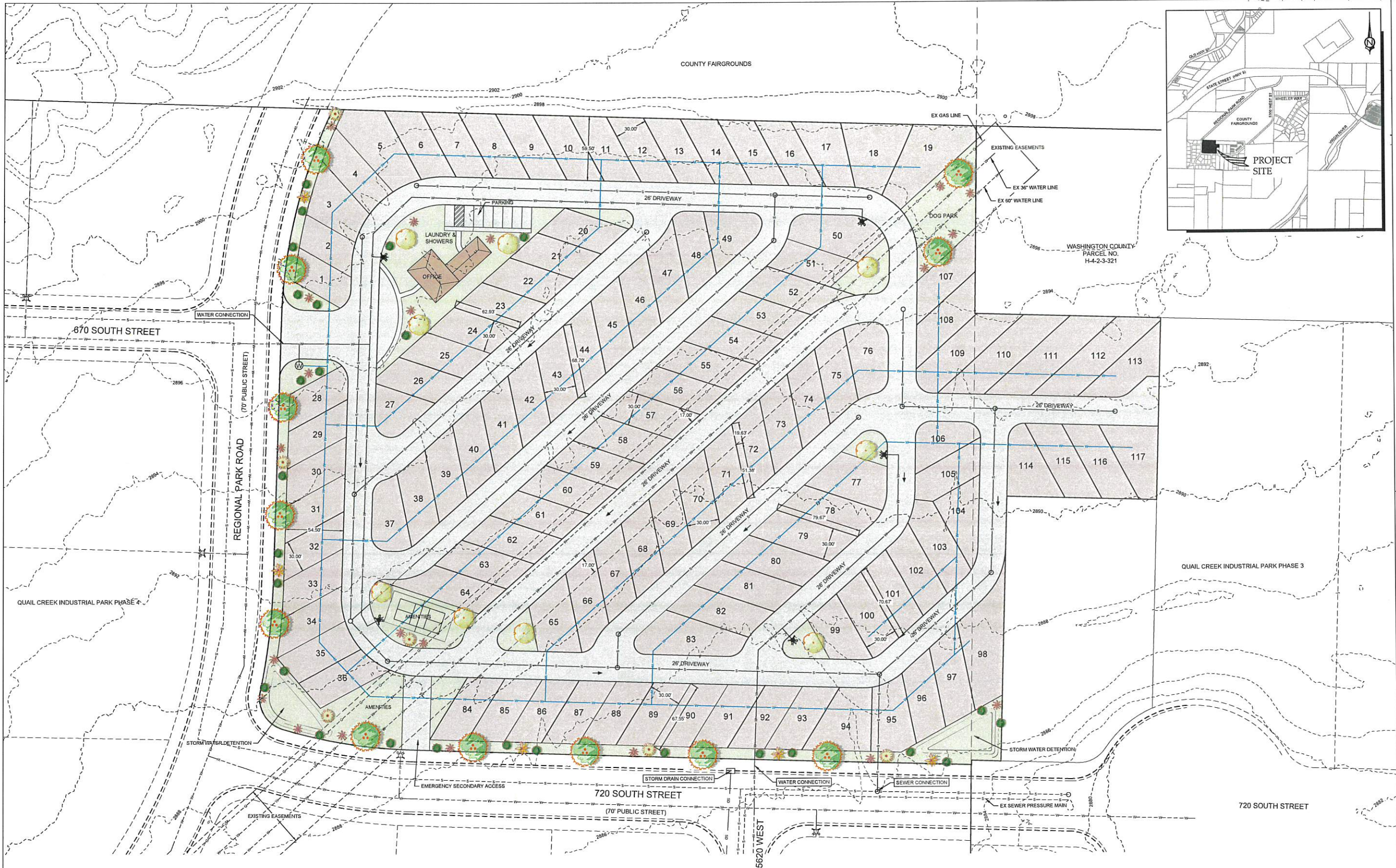
SHEET
1
OF
1

OWNER / APPLICANT
DENHETT CONSTRUCTION
1412 S. SANDHILL DR
WASHINGTON, UT 84780
DENHETTCONSTRUCTION@GMAIL.COM

ZONE CHANGE EXHIBIT

HC ZONE CHANGE REQUEST
QUAIL CREEK INDUSTRIAL PHASE 3 - LOT 16 REMAINDER





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

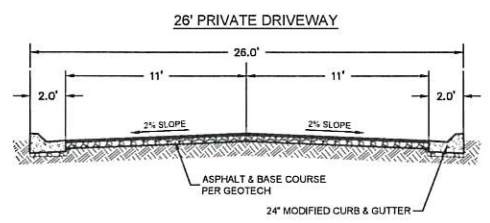
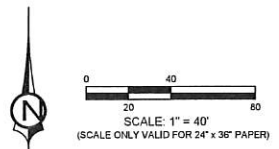


FAIRGROUNDS RV PARK
LOCATED IN

SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. # FF21291.00
DRAWN BY: BLW
DATE: 03/23/2022
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1



- LEGEND
- EXISTING GROUND CONTOUR
 - PROPOSED 6" WATER MAIN
 - PROPOSED 4" WATER SERVICE LINE
 - EXISTING WATER
 - PROPOSED SEWER
 - EXISTING SEWER
 - EXISTING STORM DRAIN
 - FIRE HYDRANT
 - DRAINAGE FLOW DIRECTION

OWNER / APPLICANT
DENNETT CONSTRUCTION
1413 S SANDHILL DR
WASHINGTON, UT 84780
DENNETTCONSTRUCTION@GMAIL.COM

UNITS = 117 TOTAL STALLS
AREA = 9.59± ACRES
ZONING = HC

FAIRGROUNDS RV PARK PRELIMINARY SITE PLAN

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-2C-14

Receipt No. 8-157033

Name: Jeremy and Laurie Scholzen Telephone: 435-619-5501
Address: 870 S. 400 W. / Hurricane, UT Fax No. 435-627-2592
84737
Agent (If Applicable): N/A Telephone: N/A
Email: lauriekay_s@hotmail.com Agent Email: —
Address/Location of Subject Property: 208 South Main Street
Tax ID of Subject Property: H-55 Existing Zone District: —

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

Purchased the property and would like to be used as a
vacation rental or as a commercial retail space or restaurant space - GC

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



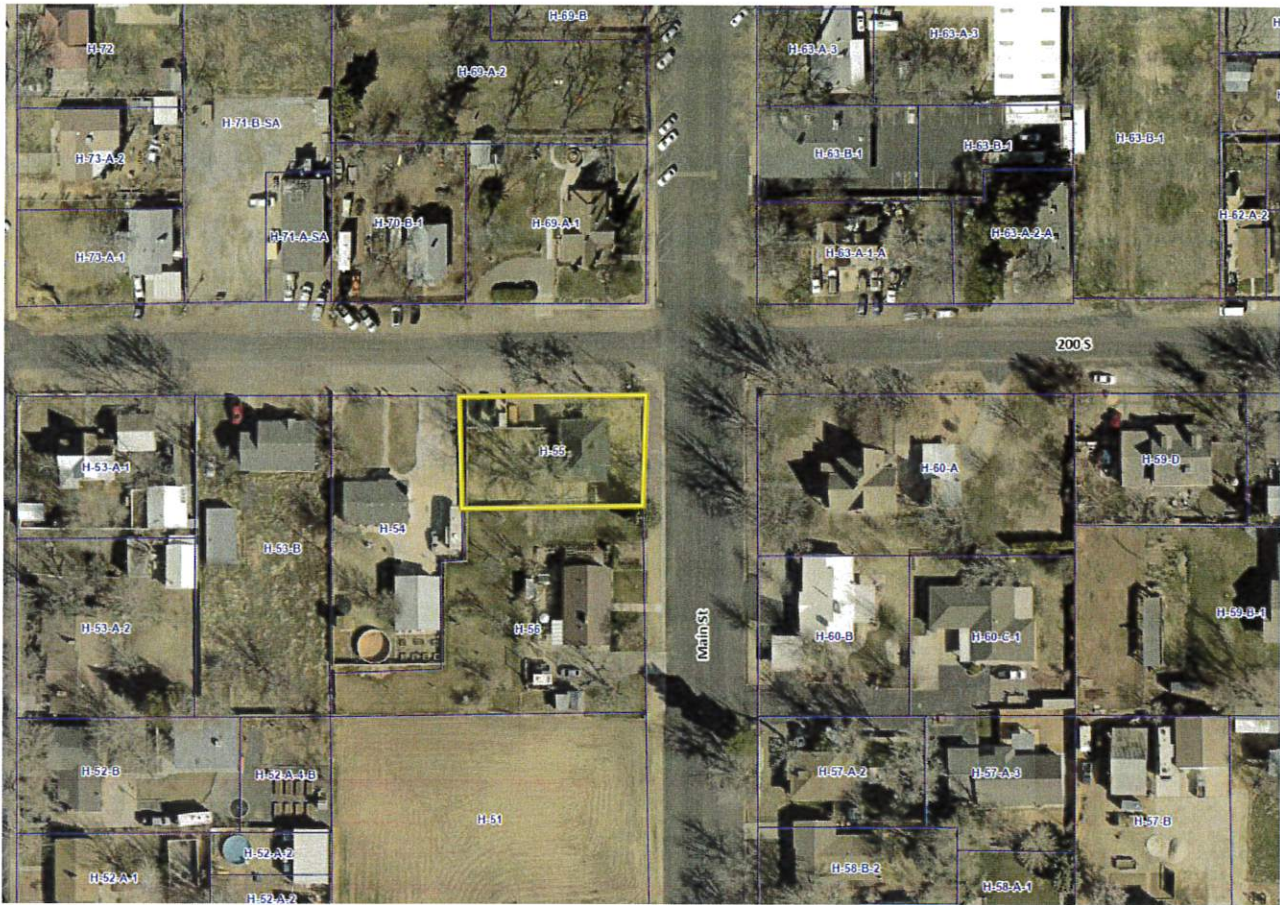
STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-ZC-14
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Jeremy and Laurie Scholzen
Agent:	
Request:	A Zone Change from R1-10 to General Commercial
Location:	208 S Main St
Zoning:	R1-10
General Plan Map:	Downtown

Discussion:

The applicant is seeking a zone change from R1-10 to General Commercial on .26 acres of property. The applicants are proposing a vacation rental, a commercial retail space, or restaurant space on the property using an 1185 sq ft historic home built in 1909. This property is located within the Hurricane downtown approximately 350 feet south from Main Street Cafe.

	Zoning	Adjacent Land Use
North	GC, RM-1	Single family homes, commercial
East	R1-10	Single family homes
South	R1-10	Single family homes
West	R1-10	Single Family Homes,



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

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

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

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

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

Response: The General Plan Map shows this area as a part of our Downtown. The 2021 General Plan defines the Downtown as follows:

Downtown

This land use is concentrated in Hurricane's historic downtown district. Desired uses downtown include retail, residential, dining, public, and entertainment. Development in this area should build on Hurricane's unique character and heritage; reusing existing buildings where possible. This area is held to a higher standard of design and strives to create a safe and inviting environment for pedestrians.

This property is located in the heart of downtown Hurricane, down the street from commercial and civic uses. This is a popular part of town that the city has wanted to revitalize for decades now. The General Plan calls on the city to "*protect and revitalize*" the historic downtown and allowing for a new life to come from one of the historic buildings in town may be a way to do that.

The General Commercial zoning purpose is: "*to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.*" (HCC 10-11-2) Staff believes that these types of uses would be good in the downtown, maybe more integrated into the existing commercial areas.

Some of the General Plan's Policies with regards to the historic downtown:

Policy 2.1: Hurricane supports the preservation, restoration, renovation, and adaptive re-use of historic buildings

Policy 2.2. Hurricane's history and historic buildings should be accessible to the general public, through such means as historical markers, scenic tours, authentic re-creations, and enactments

Policy 2.3. New development should be planned and designed to enhance the qualities and character that Hurricane residents and visitors value

Policy 3.1. Hurricane will strive to preserve the small town feel and rural character of its historic Downtown area

Policy 3.2. Hurricane supports infill development and redevelopment in the Downtown.

Policy 3.3. New development and redevelopment in the Downtown should be planned and designed to be compatible with the character of the historic period architecture and should be landscaped to enhance the pedestrian experience and overall look of the area.

Policy 3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle connectivity to the surrounding neighborhoods.

Policy 3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

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

Response: The property is right on the edge of the more commercial development and the more residential portion of Hurricane's historic downtown. The zone map shows 200 S as the southern boundary of the more commercial part of downtown but the General Plan has no such distinction.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will create much more traffic to the property than a residential zoning would. However, Main Street already sees a good amount of traffic with two state highways going through the area.

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability. Any change in the use will require utility upgrades and site improvements.

Other Considerations

Vacation Rentals

The city has 4417 vacation rentals built or approved in the past few years. Generally, staff would not recommend the approval of any more vacation rentals unless some amenities or other attractions are included in the proposal. The property's location within Downtown Hurricane could count towards that factor.

The City Council is currently considering a proposal that would eliminate all new vacation rentals within single family zoning. This proposal would seem to conflict with the idea that we want to restrict vacation rentals to resort areas of town

Parking

Depending on the proposed use there are different off-street parking requirements. There is no lined on-street parking along the property but the streets are wide enough that it could be accommodated. Judging by maps provided by the applicant there is space for on-site parking.:

Use	Parking Calculation	Number of Parking Spaces Required
Vacation Rental	1 space per bedroom All parking must be located on-site	2
Restaurant	1 space per 100 sq ft of floor area	11

Retail space	1 space per 250 sq ft of floor space	4
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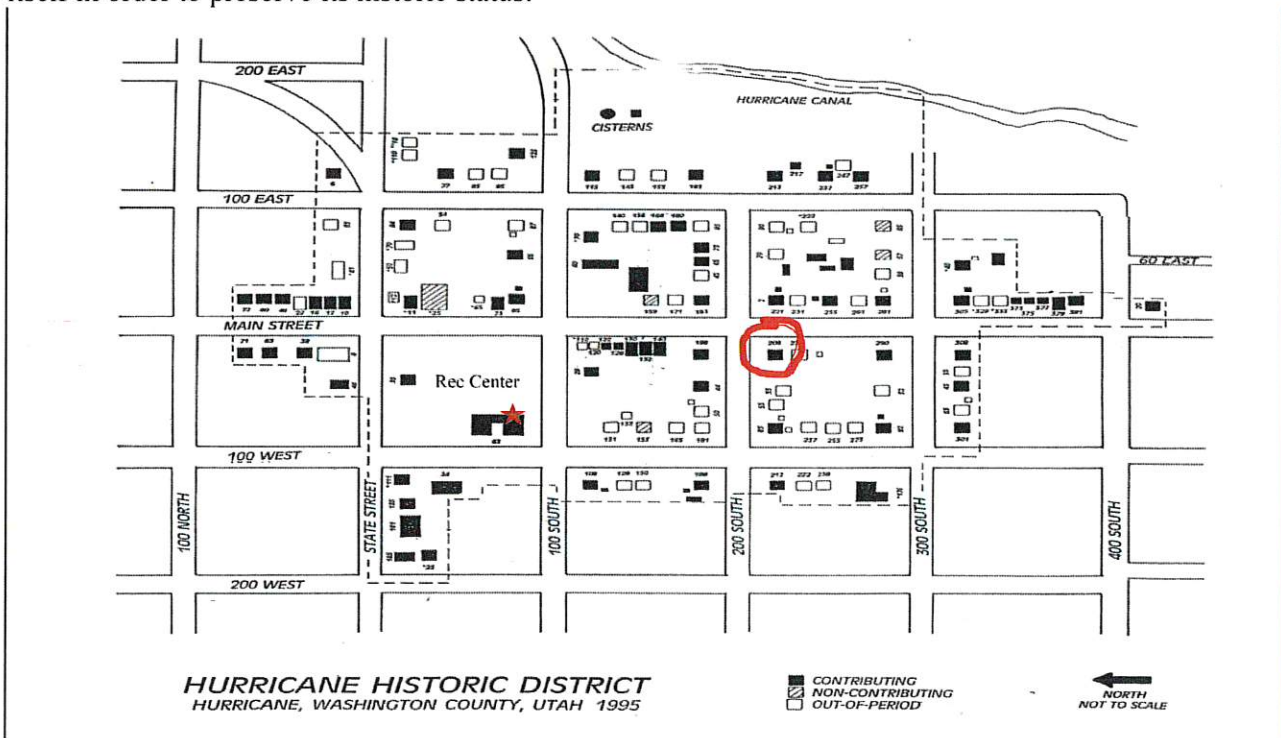
As this building is not an existing commercial building this project would not qualify for a modification by the Planning Commission unless a parking study was prepared.

Downtown Master Plan

The City has budgeted money for a downtown master plan to plan for the future of this area of town. Staff has done some preliminary surveys but the other actions have been put on hold while we await the results of a grant application with UDOT, which should be known by the end of this month. As part of the master plan items such as design standards and mixed use overlay zones may be considered, including items that may conflict with this zone change or make this zone change irrelevant. Staff would not recommend any major changes to city policy until the downtown master plan is complete.

Historic Buildings

The home on the property, built in 1909, is the sixth-oldest home in the city. It is a contributing property of the Downtown Hurricane Historic District listed with the National Register of Historic Places listed in 1995. Being part of the Historic District does not provide any protections in federal, state, or city law but can help qualify for tax incentives. Staff would not recommend any significant changes to the building itself in order to preserve its historic status.



JUC Comments:

Power: Good

Water: Any change of the use may need a larger water meter

Streets: No comments

Sewer: May need a grease trap if doing a restaurant

Engineering: May need to do improvements to 200 S and Main St

Fire: Commercial uses will require sprinklers

Findings:

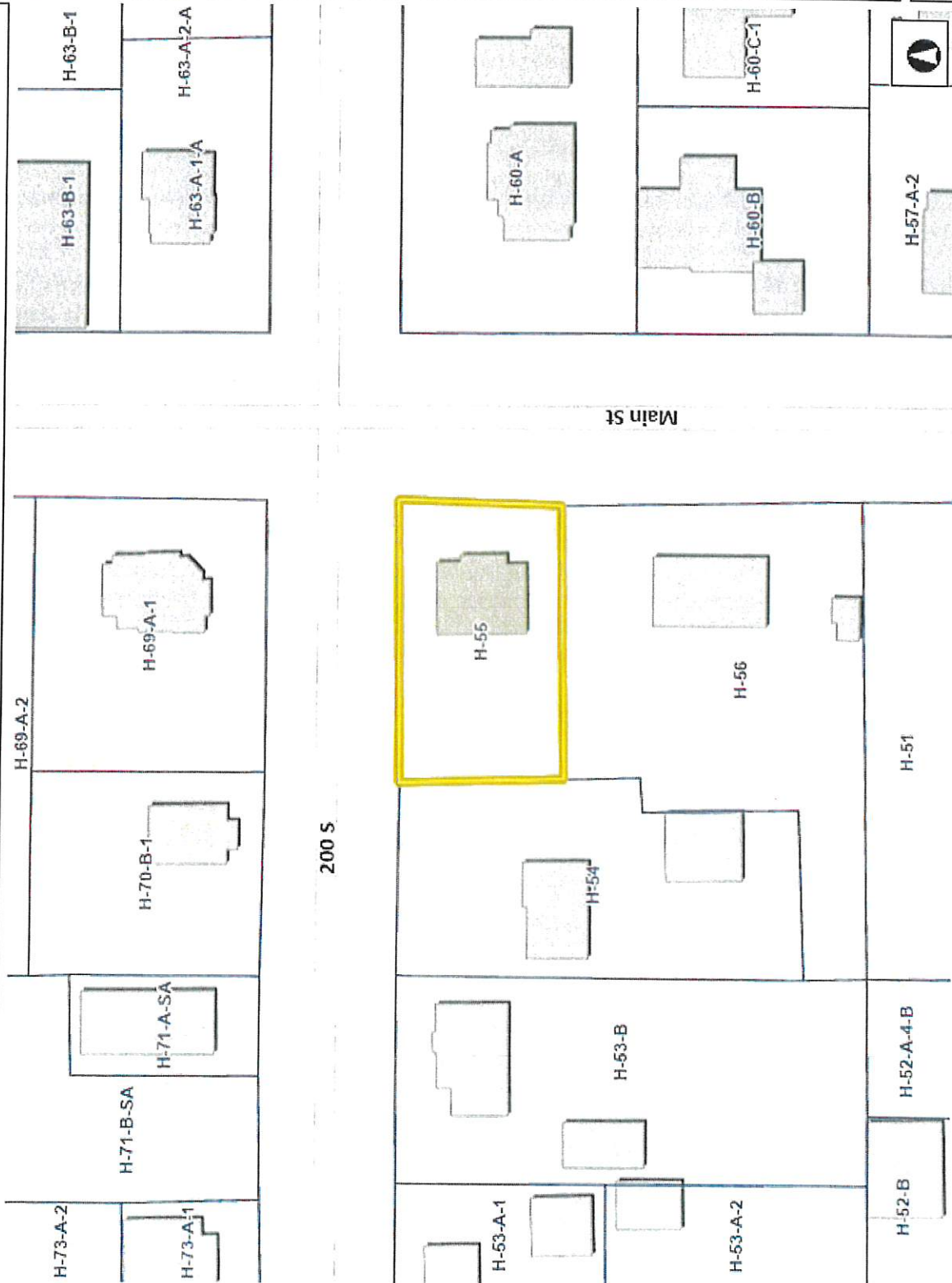
Staff makes the following findings:

1. The application meets some of the standards within the General Plan and General Plan Map.
2. This zone change is harmonious with some of the surrounding development to the north but not to the south.
3. The proposed amendment will have an impact on the area, but that will depend on the use the property is used for.
4. Services are adequate to serve the property.

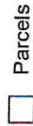
Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend the Planning Commission weigh the benefits and disadvantages as well as the General Plan goals for the area before making a decision.



Scholzen Zone Change



Legend



Ownership

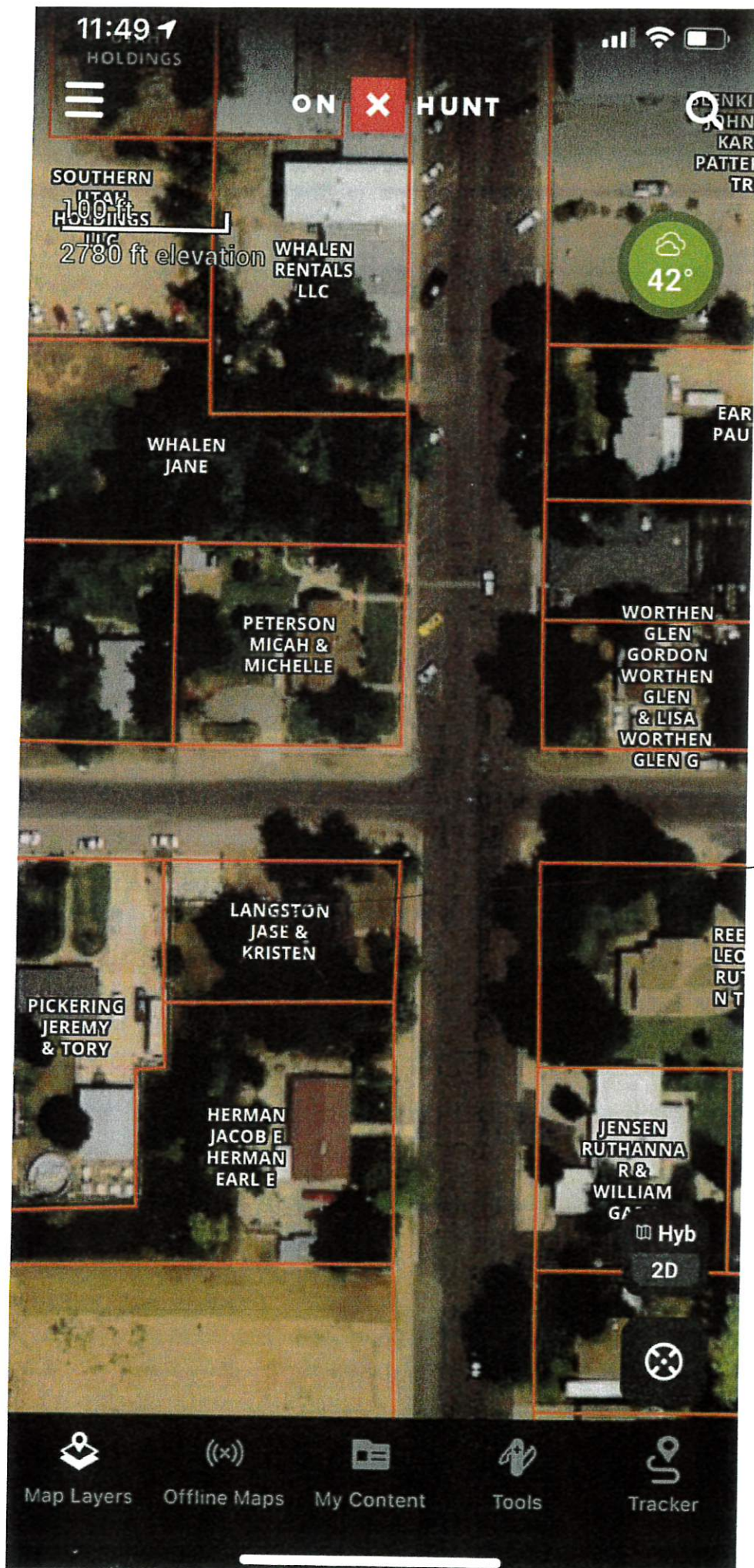
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwiits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally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

Notes

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

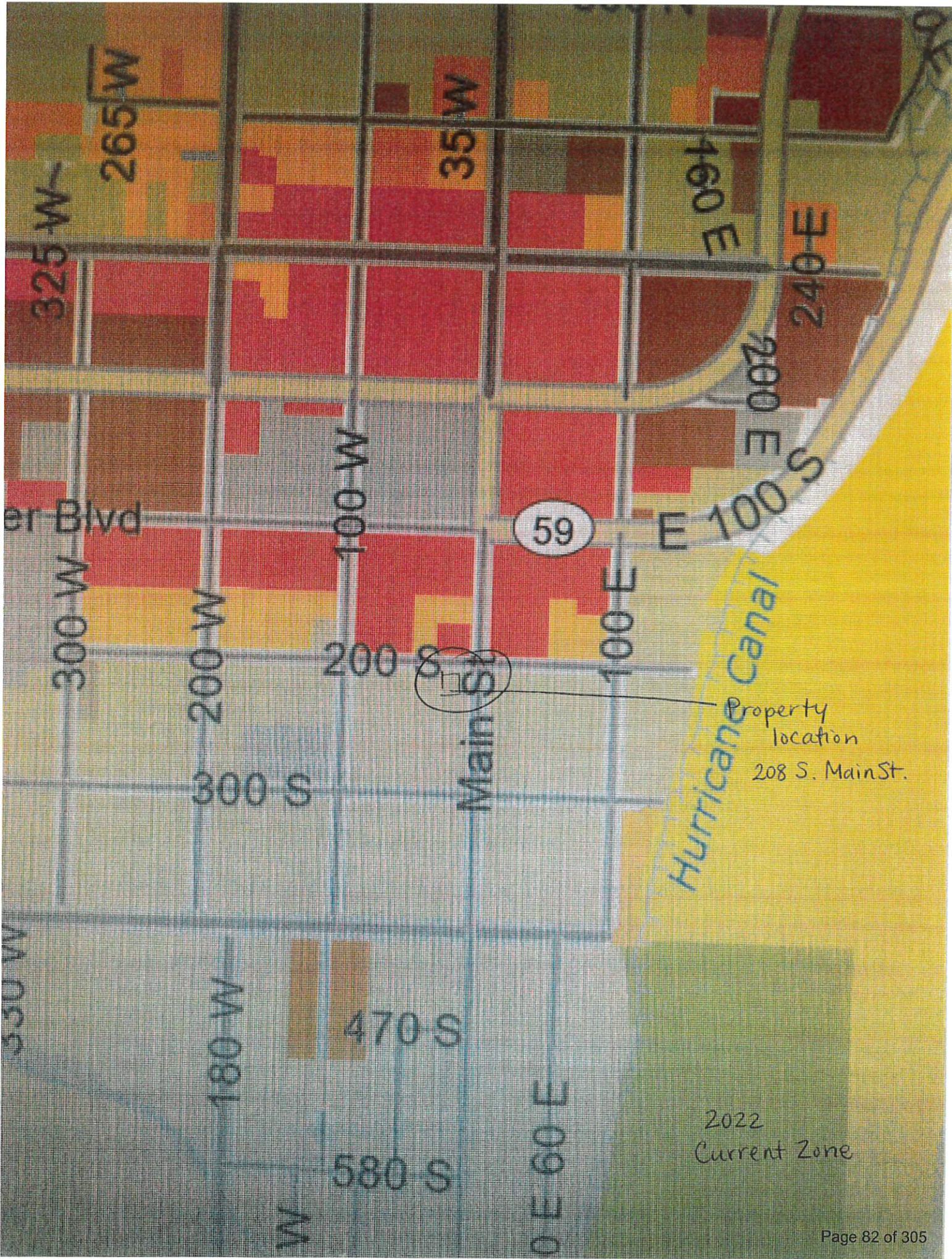
188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



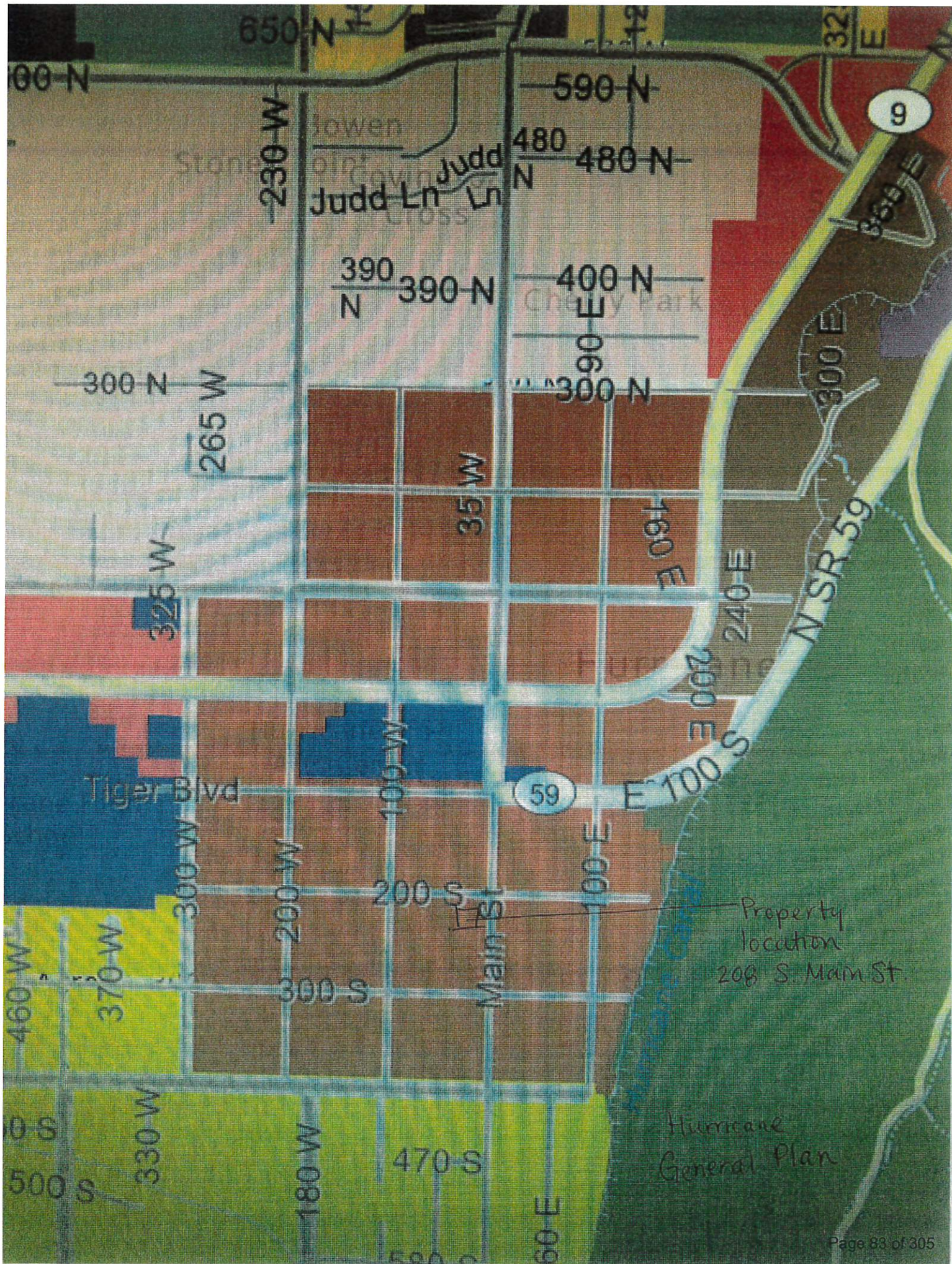
Property location
208 S. Main St.
New Owners:
Laurie and
Jeremy
Scholzen

2022
Property
Surrounding
owners



Property location
208 S. Main St.

2022
Current Zone



CONDITIONAL USE PERMIT

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

Fee: \$ 250

For office use only:
File No: 2622-CUP-08
Receipt: 8-157034

APPLICATION & SUBMITTAL CHECKLIST

Name: Melvin Terry Telephone: 435-668-1430
Address: 917 N. 300 W. Fax No. _____
Email: desertplumbing@gmail.com
Agent (If applicable): _____ Agent's Phone: _____
Agent email: _____
Address of Subject Property: 917 N. 300 W.
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) pool house

This application shall be accompanied by the following:

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

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

(Office Use Only)

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



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-CUP-08
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Melvin Terry
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	917 N 300 W
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 768 sq. ft. and 26' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a taller building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

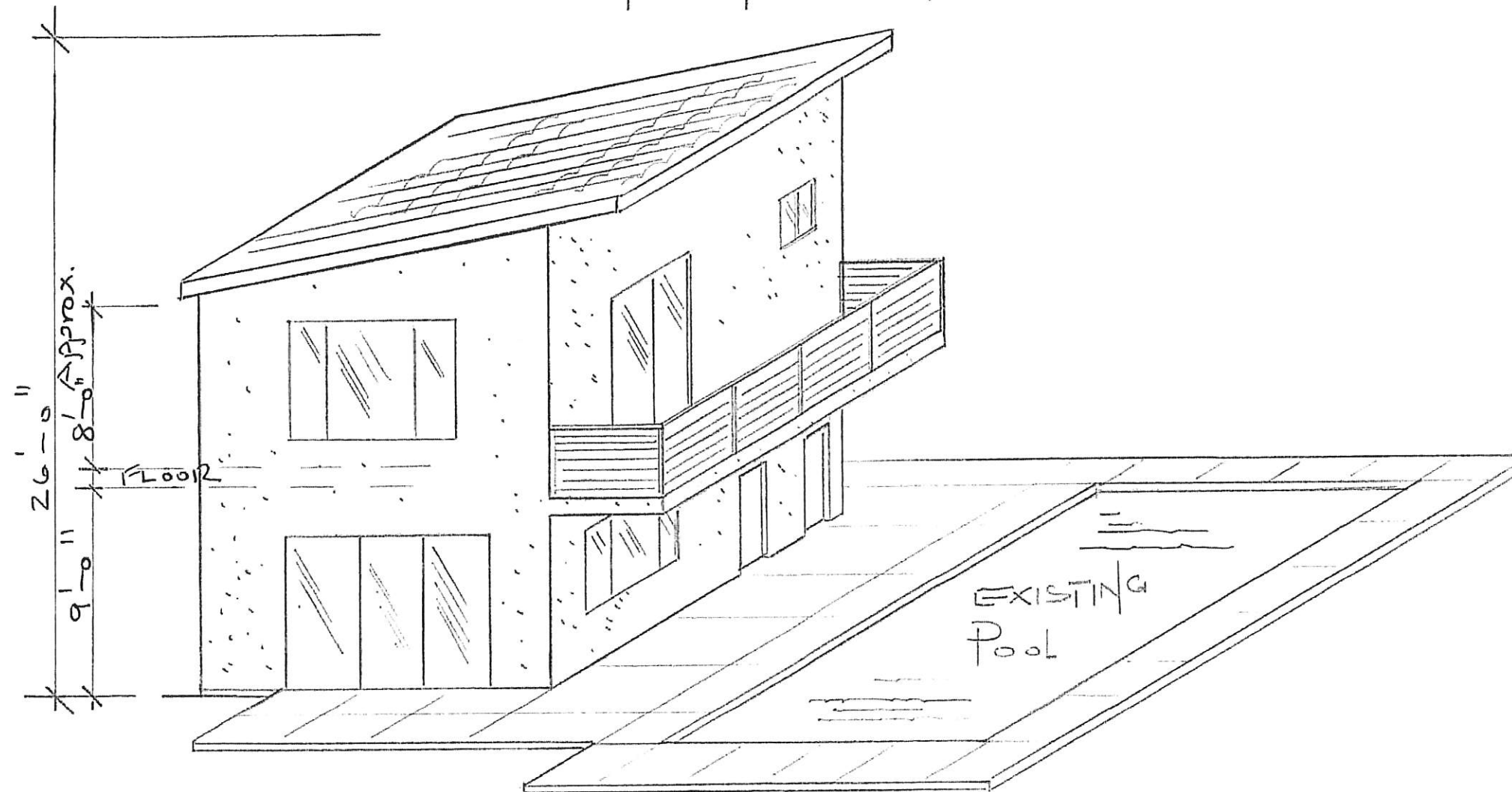
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

Findings:

1. The proposed building is not greater than two stories.
2. The building is set back a minimum of 5' from the side property lines and 5' off the back.

Recommendation: Staff recommends approval of the conditional use permit.

PROPOSED POOLHOUSE MELVIN TERRY JOB



NOTES

24' x 32'

TWO LEVEL

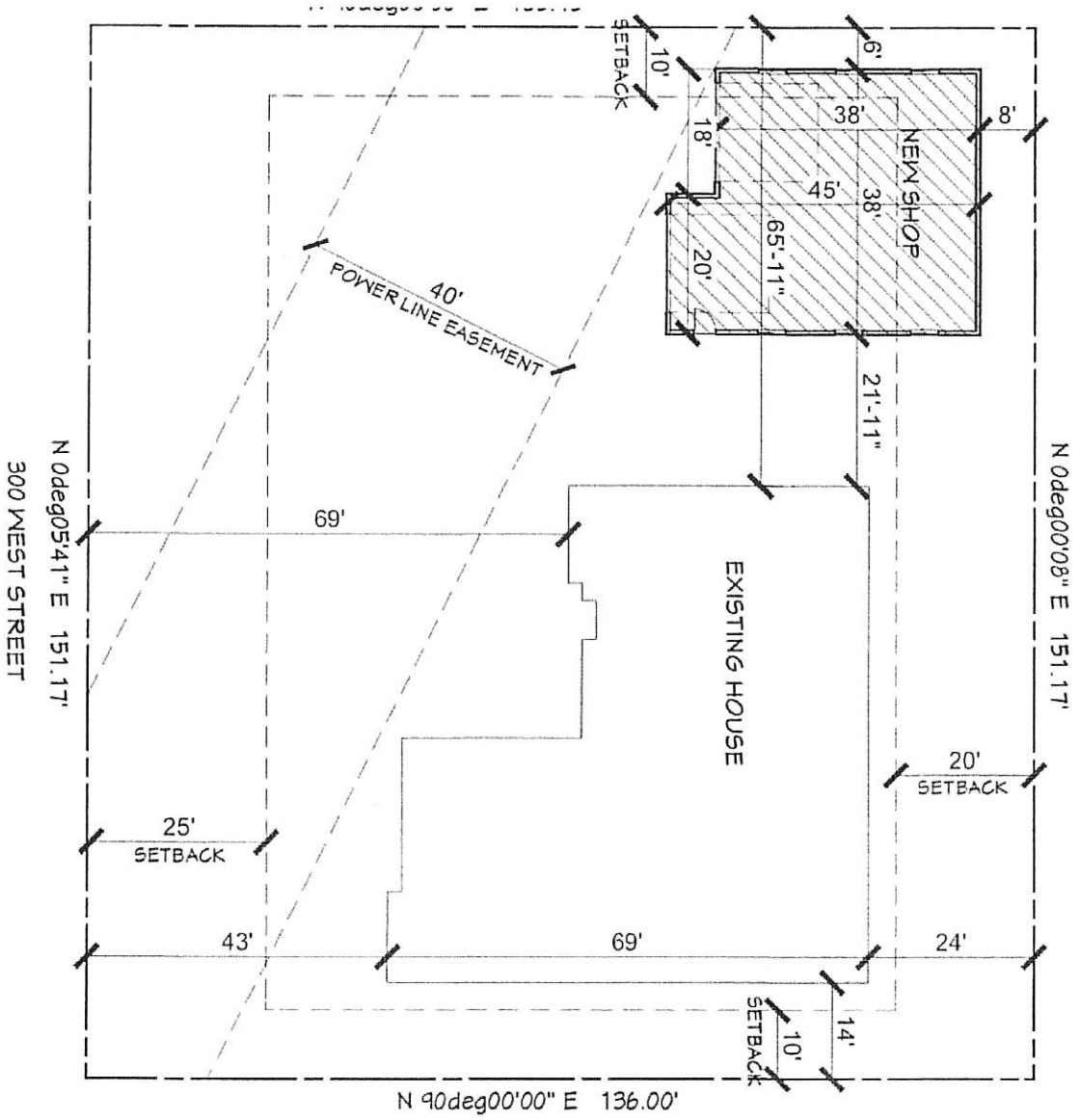
STUCCO FINISH

TILE ROOF

2x4 CONSTRUCTION

FLOOR TRUSS W/ CANTILEVER DECK

METAL RAILINGS



PLOT PLAN
SCALE: 1"=20'



E:\Draw Works\Sub\Draw\2020\2023\Newn & Conda Terry Shop & Casual Addition\21



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-CUP-09
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Rick Stout
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	831 S 920 W
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 1,840 sq. ft. and 25' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

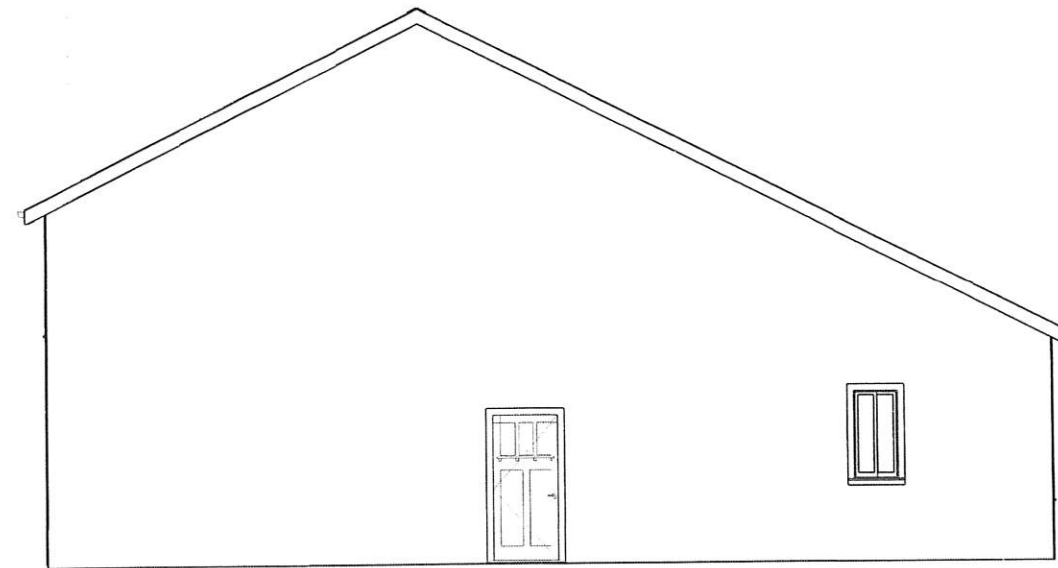
Findings:

1. The proposed building is not greater than two stories.
2. The building is set back a minimum of 5' from the side property lines and 5' off the back.

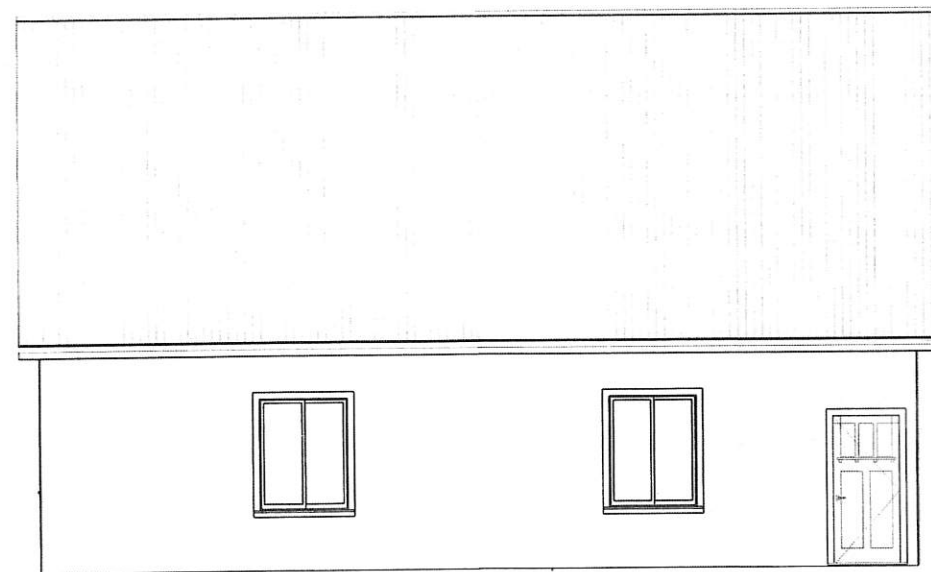
Recommendation: Staff recommends approval of the conditional use permit.



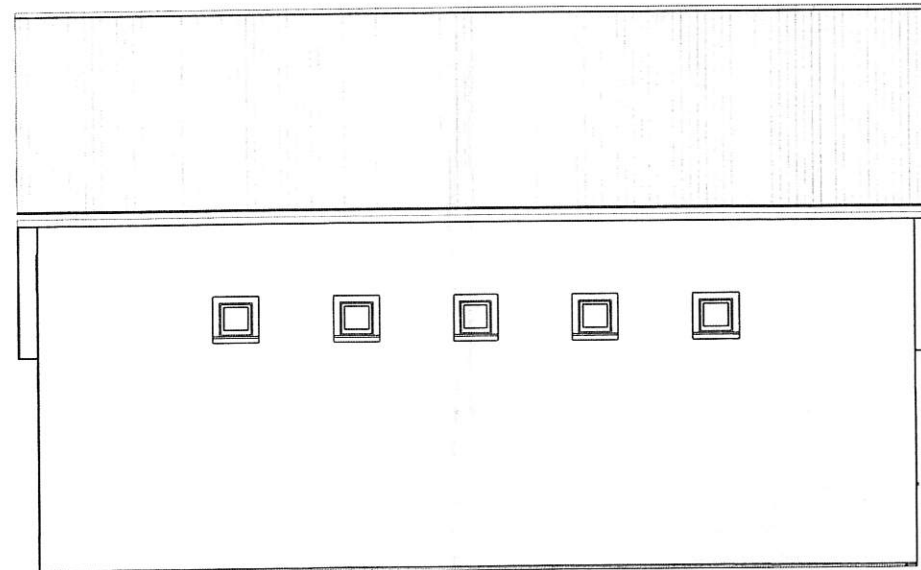
Elevation 1



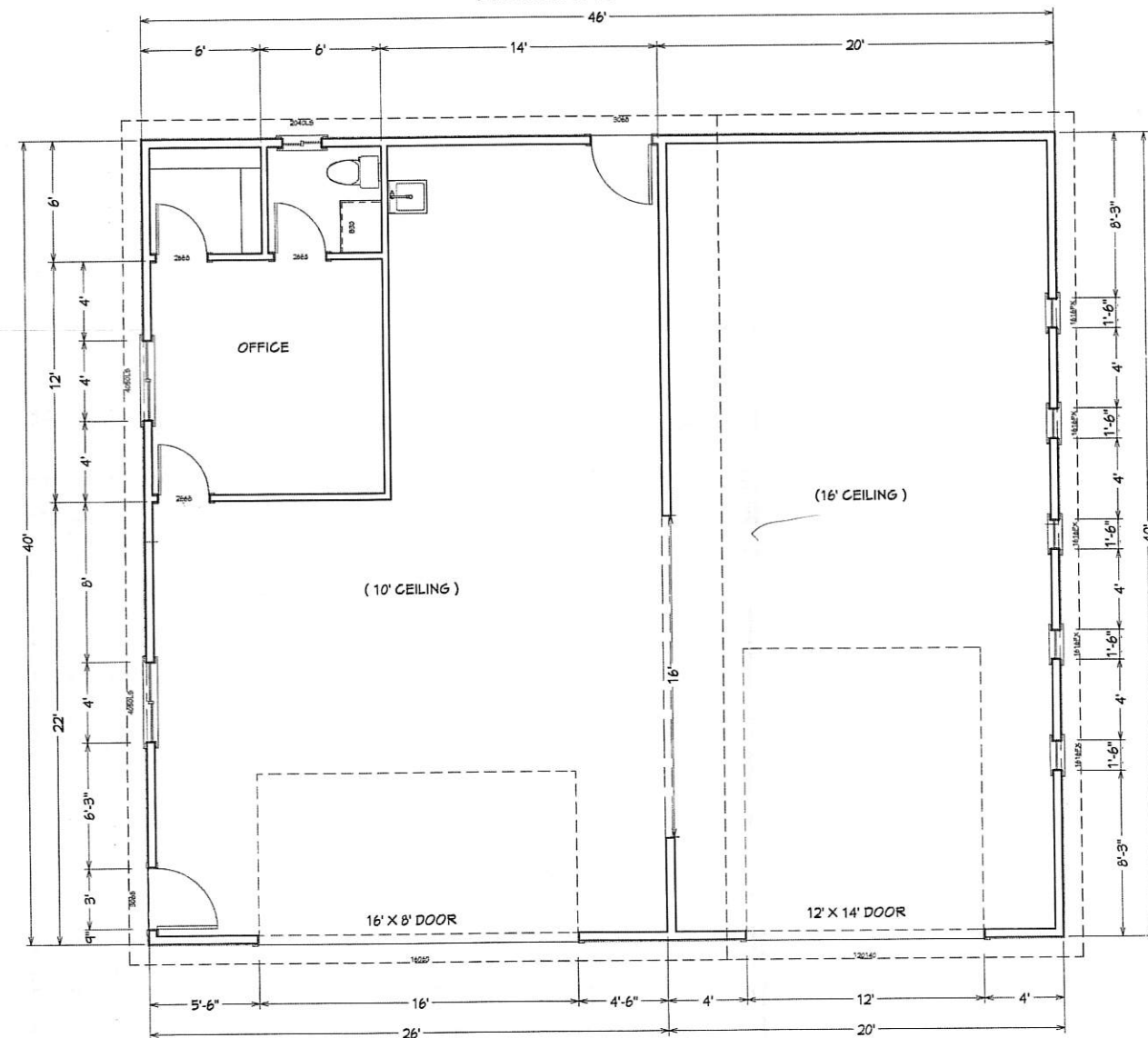
Elevation 2



Elevation 3



Elevation 4



RV GARAGE

LIVING AREA
1840 SQ FT

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Rick/Kathy Stout
831 S. 920 W.
Hurricane

DRAWINGS PROVIDED BY:

DATE:

12/2/2021

SCALE:

SHEET:

CONDITIONAL USE PERMIT

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

Fee: \$ 250

For office use only:

File No: 2022-CUP-10

Receipt: 8157047

APPLICATION & SUBMITTAL CHECKLIST

Name: THOMAS & CHRISTINE GAINER Telephone: 806-367-0707

Address: 2790 S 3200 W HURRICANE 84737 Fax No. _____

Email: TTFNS@AOL.COM

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

Agent email: _____

Address of Subject Property: 2790 S 3200 W HURRICANE 84737

Tax ID of Subject Property: 0586316 Zone District: DIXIE SPRINGS
PARCEL # H-DSP-F-56

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

SEE ATTACHED

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

March 23, 2022

City of Hurricane
Application for conditional Use Permit

Proposed Conditional Use:

Background:

I am a Marine Corps infantry veteran who served in combat operations in Vietnam in 1966. During this time, I participated in over 20 operations against enemy forces.

Midway in my tour of duty I was severely wounded and sent back home. In 1968 when I was discharged from the Marines I was awarded VA disability for my injuries as well as for PTSD.

In 2005 I received an updated VA award rating of 100% total and permanent disability because of these injuries as well as for PTSD.

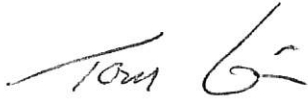
Request:

I am requesting approval to increase the height of my rear block wall by 3 block or a total of 26 inches. Currently the wall is 67 inches in height from my property grade. New total height to be 93 inches using rebar and concrete reinforcement inside the block. Total length is 728 inches. Work to be completed by a qualified stone mason. It should be noted the back wall is entirely on my property and its actually 5 feet in (east) from the back-property line.

Reason:

The neighbor's yard behind me (west) sits about 5 feet lower than my property. They have a pool and hot tub. On the weekends when they come down from north Utah its party central in their backyard, loud music, yelling etc. This goes on sometimes until midnight or after. I have filed 2 noise complaints with the police department, but the problem does not resolve. The neighbor and I do not communicate because he feels that he has the right to do whatever he wants, as he has stated to me, while on his property.

Because of my PTSD sleep is difficult at best and the noise adds to my inability to get satisfactory sleep. My hope is the additional wall height will have an impact on the noise coming up from their property.

A handwritten signature in black ink, appearing to read "Tom G." with a stylized flourish at the end.

Property Record Card

Washington County

**GAINER THOMAS &
CHRISTINE**

2790 S 3200 W
HURRICANE, UT 84737

Account: 0586316

Tax Area: 03 - Hurricane City

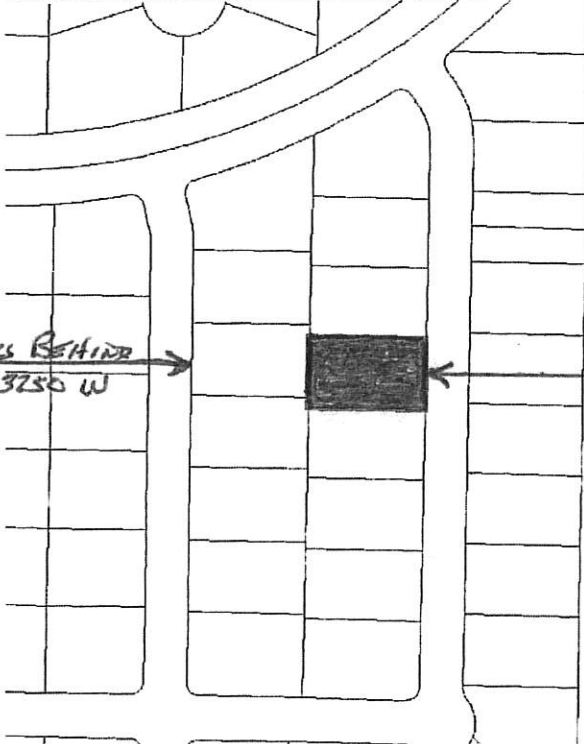
Acres: 0.250

Parcel: H-DSP-F-56

Situs Address:
2790 S 3200 W
HURRICANE, 84737

Legal Description

Subdivision: DIXIE SPRINGS F AMD & EXT (H) Lot: 56



Transfer History

Entry Number	Date Recorded	Deed Type
20210039395	Jun 4, 2021	Warranty Deed
20170004991	Feb 3, 2017	Corporate Warranty Deed
20130034110	Sep 6, 2013	Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
20080025452	Jun 23, 2008	Resolution
20060058673	Dec 19, 2006	Ordinance
00677055	Feb 24, 2000	Special Warranty Deed
00601386	May 1, 1998	Special Warranty Deed
00601291	May 1, 1998	Map (Conveying Property)

Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$95,000	\$52,250
11A	RES IMPROVEMENT-PRIMARY	\$433,400	\$238,370
Total		\$528,400	\$290,620

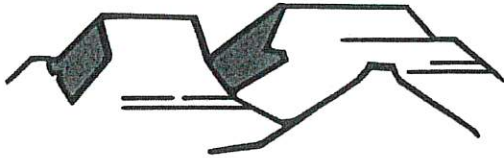
Agenda Date:	04/14/2022
Application Number:	2022-CUP-10
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Tom Gainer
Agent:	
Request:	A conditional use permit for a wall of greater height
Location:	2790 S 3200 W
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 93” or 7.75’ wall along the western edge of their property. Hurricane City Code (HCC) 10-37-9 states that: *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.* However, Title 10 Chapter 7 of the Hurricane City Code has no standards by which to approve walls and fences of a greater height than six feet. In this case staff would recommend approval of any request that could be seen as reasonable.

Findings:

1. The added wall height of about 21 inches of wall height
2. Wall is not facing the street

Recommendation: Staff recommends approval of the conditional use permit.



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee

File No. 2022-CUP-11

Receipt No. 8157090

APPLICATION & SUBMITTAL CHECKLIST

Name: Derral Eves Telephone: 435-680-0580
Address: 4331 South 1100 West Fax No. _____
Email: derraleves@gmail.com Agent Email: dave_eveski@yahoo.com
Agent (If applicable): David Eves Agent's Phone: 435-229-3401
Agent email: dave_eveski@yahoo.com
Address of Subject Property: 4331 South 1100 West Hurricane, UT 84737
Tax ID of Subject Property: H-MOF-15 Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) Guest house / Casita
Garage

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-CUP-11
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Derral Eves
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	4331 S 1100 W
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 3,317 sq. ft. and 21' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

f. Standards for greater size than permitted by this Code.

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

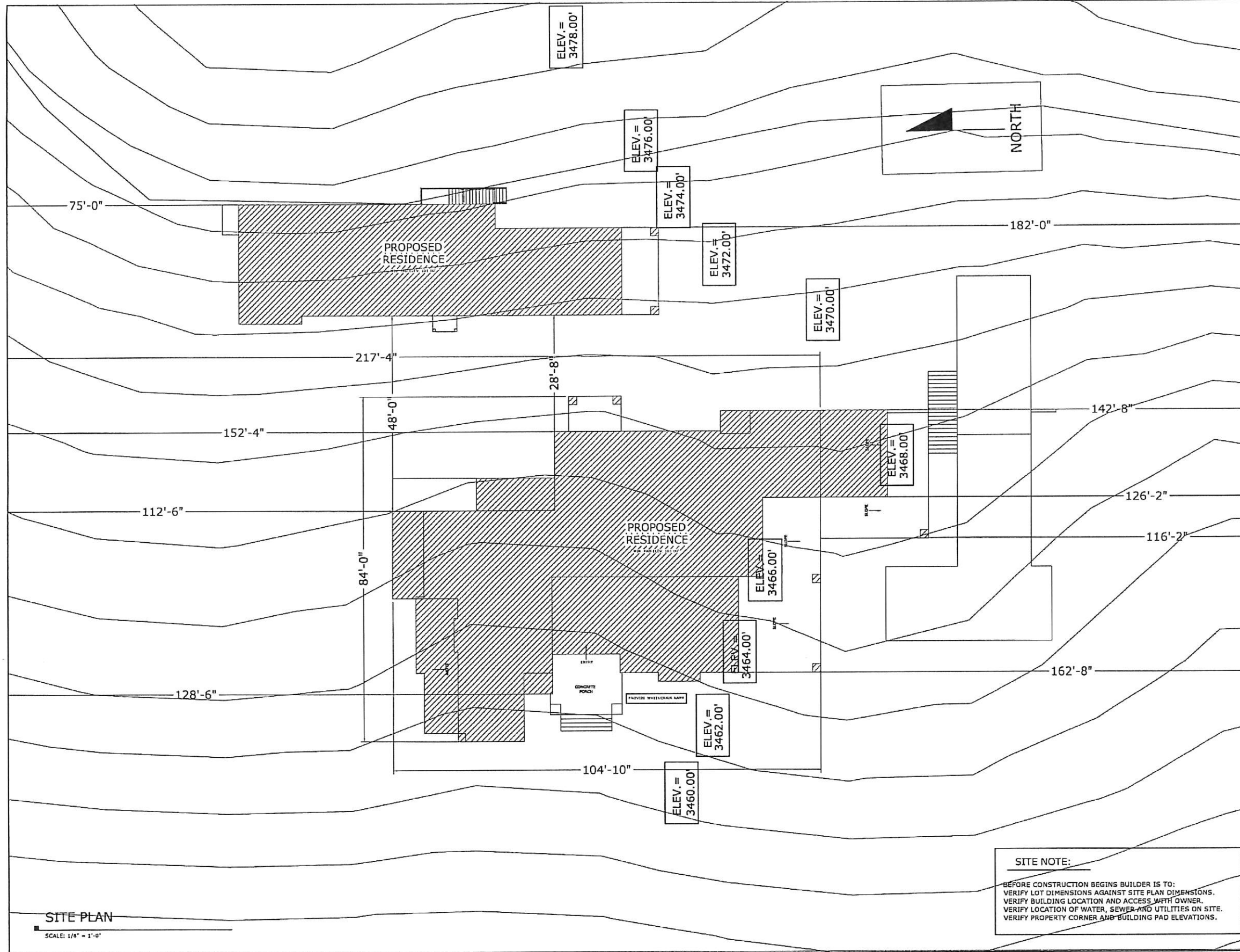
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories.
2. The total building coverage from the two buildings is approximately 12,000 sq ft which is approximately 2.6% of the lot
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.

Recommendation: Staff recommends approval of the conditional use permit.



CORTNEY HASLEM DESIGNS

CUSTOM HOME PLANS
1240 E. 100 S. #7
ST. GEORGE, UT 84790
435-656-8777

SITE PLAN

EVES RESIDENCE
MOCCASIN FLATS, LOT 15
HURRICANE, UTAH

COPYRIGHT ©
CORTNEY HASLEM DESIGNS
2021

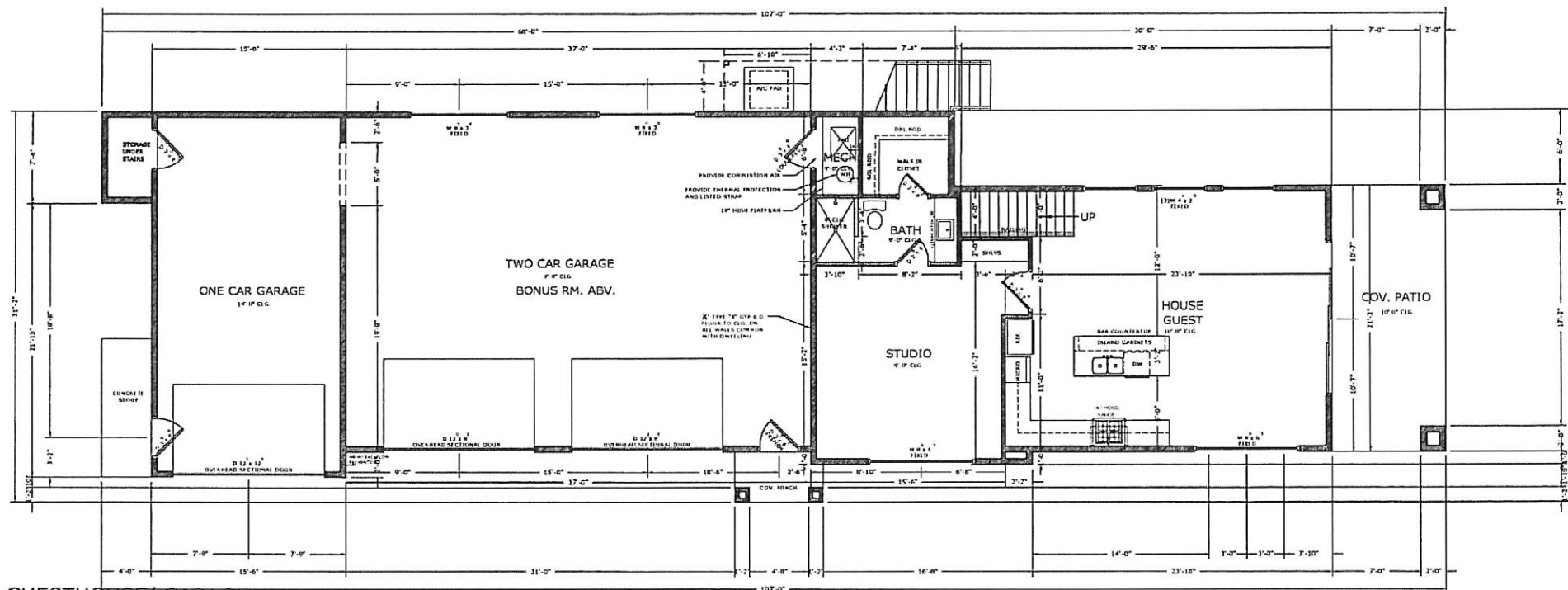
DATE: 4-29-21

REVISED:
7-8-21

JOB #: MF-15

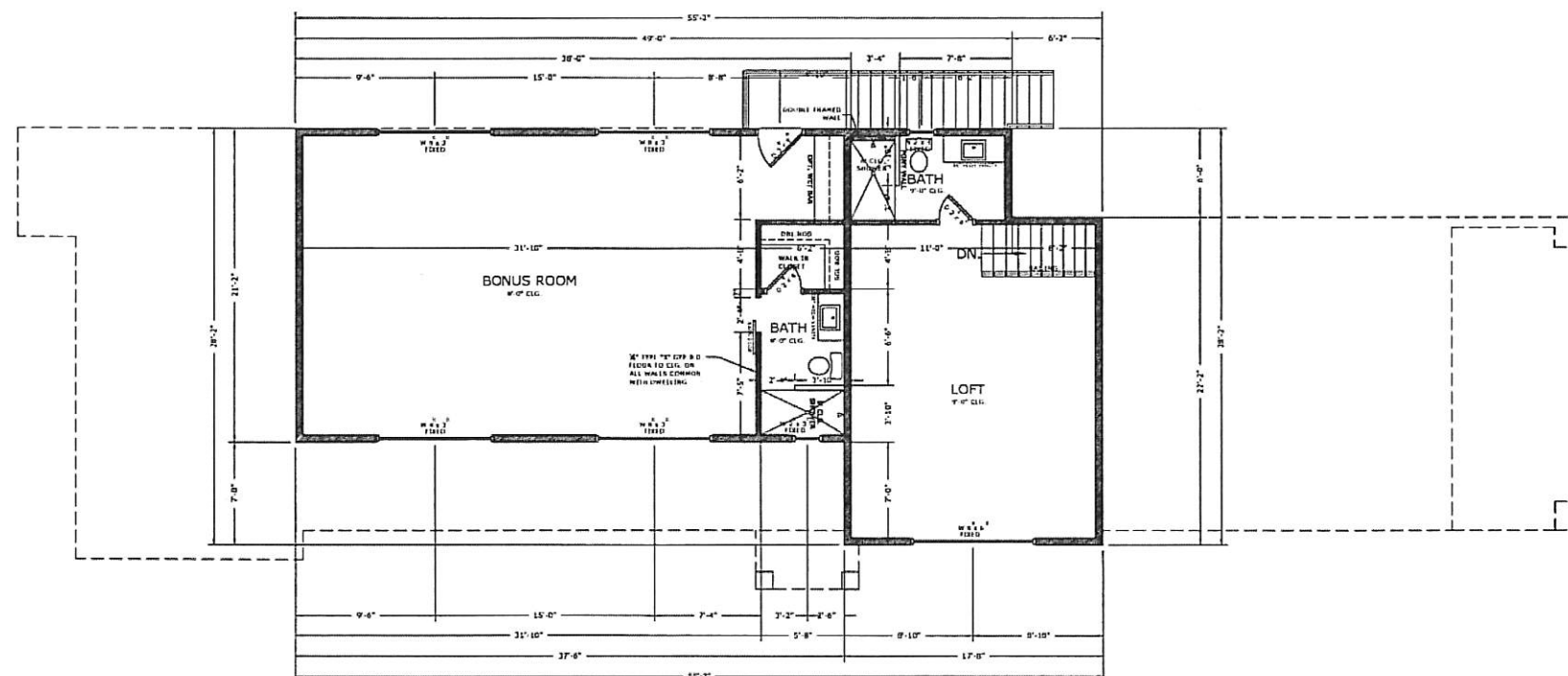
BY: C. HASLEM

C-1.1
SHEET SCALE: 1/8" = 1'-0"



DETACHED GUESTHOUSE/ GARAGE
MAIN LEVEL FLOOR PLAN

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



DETACHED GUESTHOUSE/ GARAGE
UPPER LEVEL FLOOR PLAN

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

MAIN LEVEL LIVING	937
UPPER LEVEL LIVING	1,222
TOTAL LIVING AREA	2,159
GARAGE/MECH	1,512
ENTRY PORCH	27
LOWER PATIO/PLANT AREA	191
TOTAL FLOOR AREA	3,889

CORTNEY HASLEM DESIGNS
CUSTOM HOME PLANS
1240 E. 100 S. #7
ST. GEORGE, UT 84790
435-656-8777

DETACHED GARAGE
MAIN LEVEL/UPPER
LEVEL FLOOR PLAN

EVES RESIDENCE
MOCCASIN FLATS, LOT 15
HURRICANE, UTAH

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CORTNEY HASLEM DESIGNS
2021

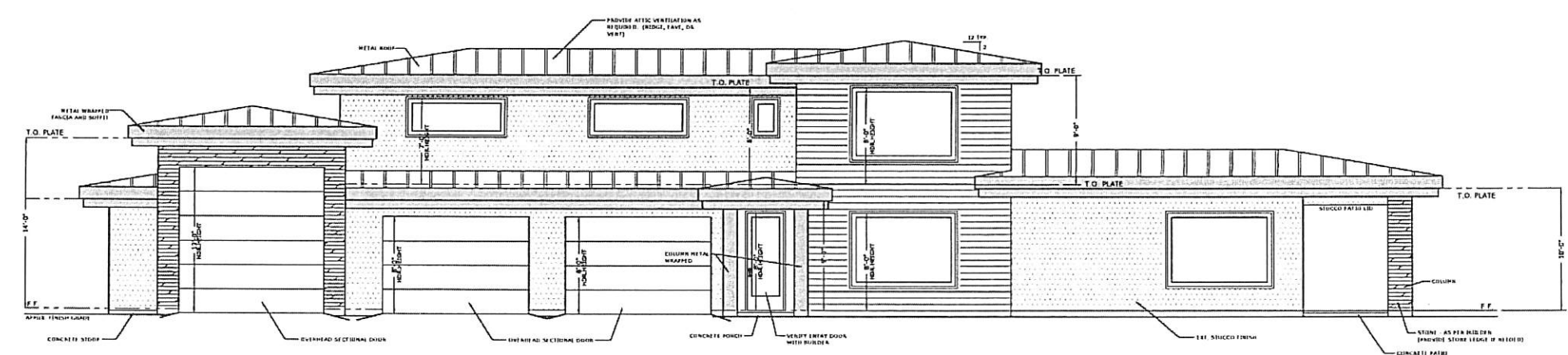
DATE: 4-29-21

REVISED:
7-8-21

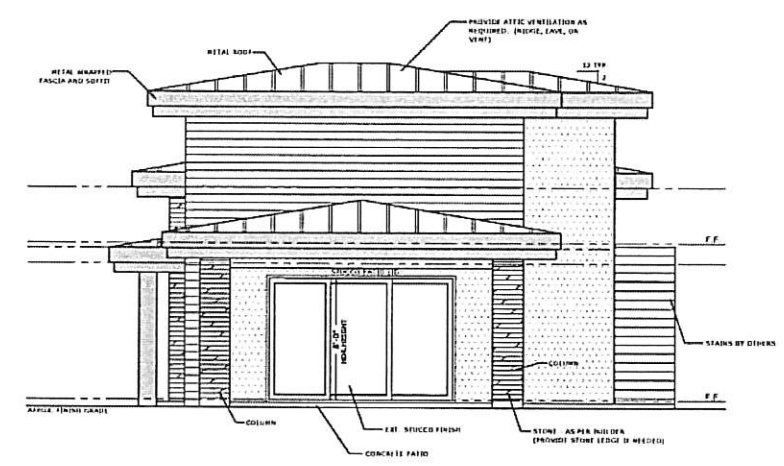
JOB #: MF-15

BY: C. HASLEM

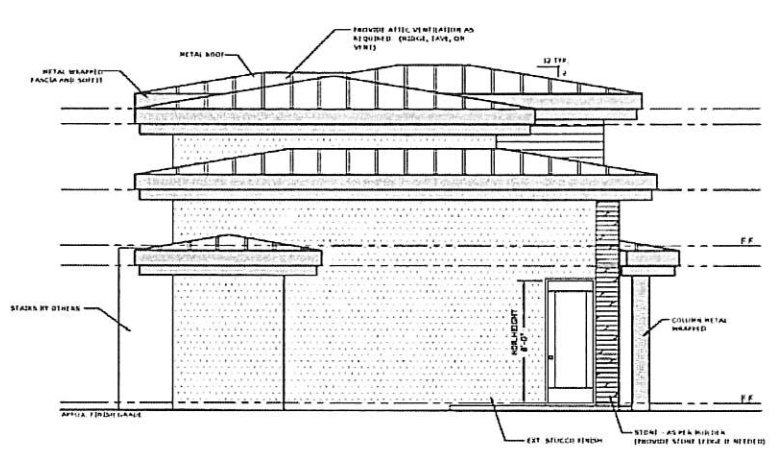
DG-1
SHEET SCALE: 1/4" = 1'-0"



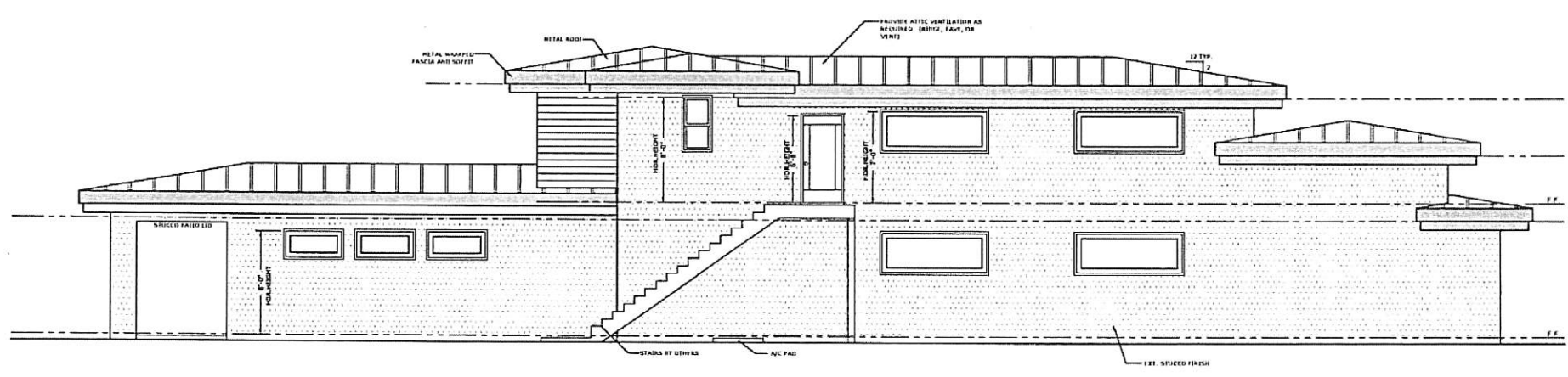
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

DETACHED GUESTHOUSE/ GARAGE
ELEVATIONS
SCALE: 1/4" = 1'-0"

CORTNEY HASLEM DESIGNS
CUSTOM HOME PLANS
1240 E. 100 S. #7
ST. GEORGE UT 84790
435-656-8777

DETACHED GARAGE
ELEVATIONS

EVES RESIDENCE
MOCCASIN FLATS, LOT 15
HURRICANE, UTAH

COPYRIGHT ©
CORTNEY HASLEM DESIGNS
2021
DATE: 4-29-21
REVISED:
7-8-21
JOB #: MF-15
BY: C. HASLEM
DG-3
SHEET SCALE: 1/4" = 1'-0"

FINAL SITE PLAN APPLICATION

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

Pecan Valley Resort

Fee: \$250.00

For Office Use Only:

File No.

Receipt No.

2022-FSP-04
8-154751

Name: Chris Wyler Telephone: 435-467-2216

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

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

Email: wyltile@gmail.com Agent Email: bwalker@civilsience.com

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

Tax ID of Subject Property: H-4138-B Zone District: Resort Rec

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

Construct 222 townhomes, clubhouse, and amenities on approximately 24.87 acres for a resort style community.

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

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

The following shall be shown on separate sheets:

1) Site plan including:

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



STAFF COMMENTS

Agenda Date:	4/14/2022
Application Number:	2022-FSP-04
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Civil Science
Request:	Approval of a Final Site Plan and Plat
Location:	5200 W 2500 S Pecan Valley
Zoning:	Recreation Resort
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan for 24.87 acres, containing 181 townhomes for the first four phases.

JUC Comments

The Joint Utility Committee has signed off on the construction drawings for this project.

Staff Comments: Final Site Plan

1. The lot layout and sizes comply with zoning standards.
2. Landscaping: The applicant is required to have one tree and two shrubs for each unit. The current plan shows 158 trees with 181 units planned. The applicant will need to add an additional 23 trees to come into compliance. There is also very limited landscape planning for the club house.
3. The applicant has added an outdoor lighting standard note to the final site plan.
4. The site plan shows the preliminary layout for the northwest section of the development, including an amenity area and 28 additional units. This area has not received JUC approval at this time and should not be considered part of this application. The submitted plan does indicate that it is a future phase.
5. Parking: The application received approval of the preliminary plat and site plan before the City updated the parking requirements for Recreation Resorts, and has been grandfathered in. The applicant is providing a small two-car garage, but with driveways that are 25' deep. This meets the old code. The applicant has indicated providing RV and additional overflow parking in a future phase. The applicant has requested to be able to provide for the updated parking standard for the

clubhouse, allowing for perpendicular parking. Planning, Engineering, and Public Works were okay with the applicant proceeding with this type of parking to allow for more room for the clubhouse and pool area. The new parking standard requires the following:

Diagonal and perpendicular street parking is permitted within recreation resort zone, but shall comply with following standards:

- a. Shall only be located on local or residential roadways*
- b. Shall be maintained by a homeowners association or other private entity and shall be paved with concrete.*
- c. After every 10 spaces, there shall be a bulb-out that is a minimum of 20' in length and landscaped with shrubs no higher than two feet, and at least a single tree pruned and located to ensure proper line of sight is maintained.*
- d. Parking shall not cross the sidewalk, and sidewalks shall wrap around the outside of parking areas.*
- e. Parking areas shall be located 50' away from any intersection of public roadways.*
- f. The City Engineer must approve the proposed cross-section during the preliminary plat process.*

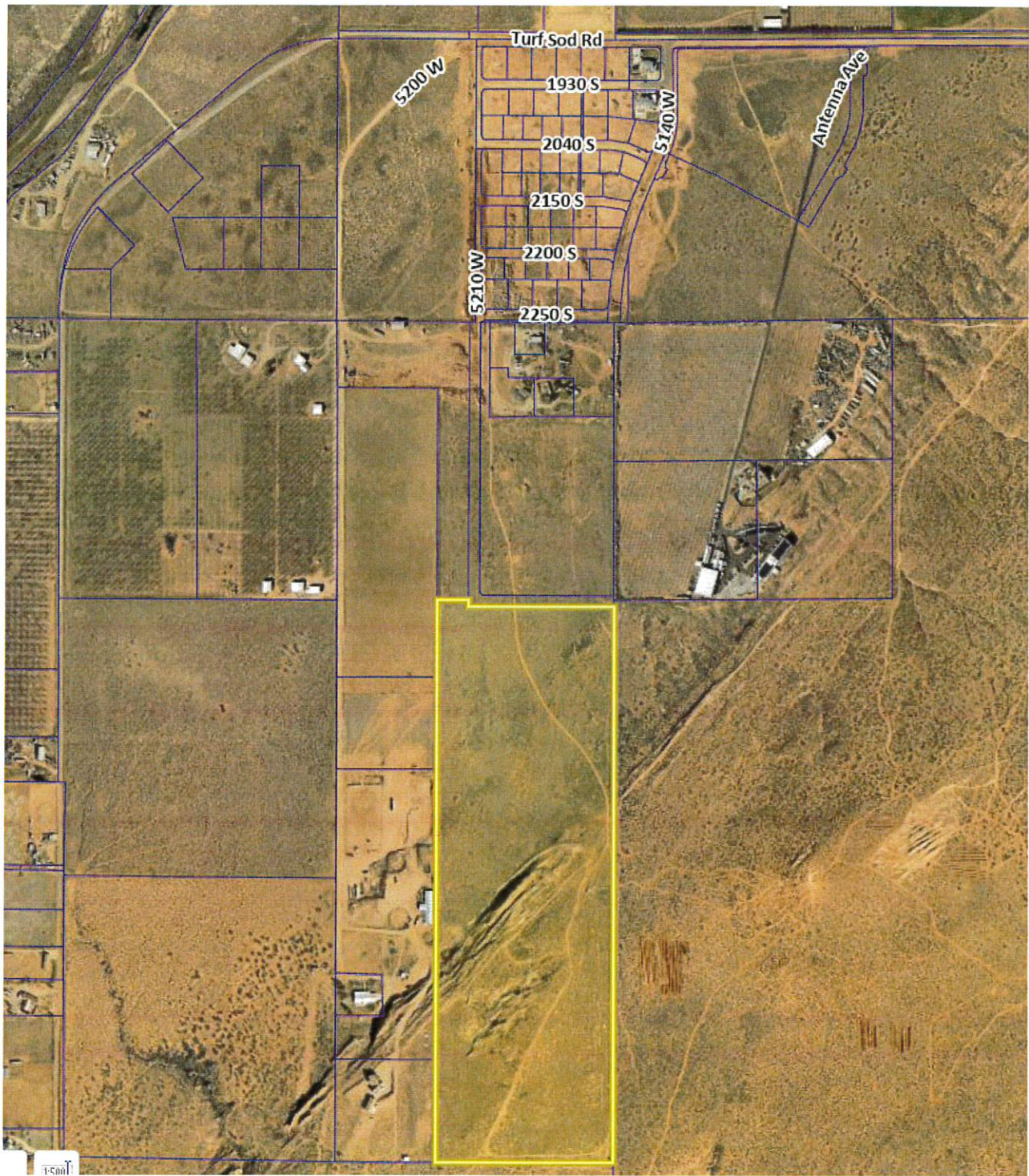
The applicant has not provided for a landscaping plan within the bulb-out, which requires a single tree, and these bulb-outs need to be at least 20' wide, which based on the scale is only about 13' or 14' wide. Though this parking area was widely discussed during the review of the construction drawings, it does not seem that it was part of the approved construction drawings. The staff has reached out to the applicant to discuss this issue.

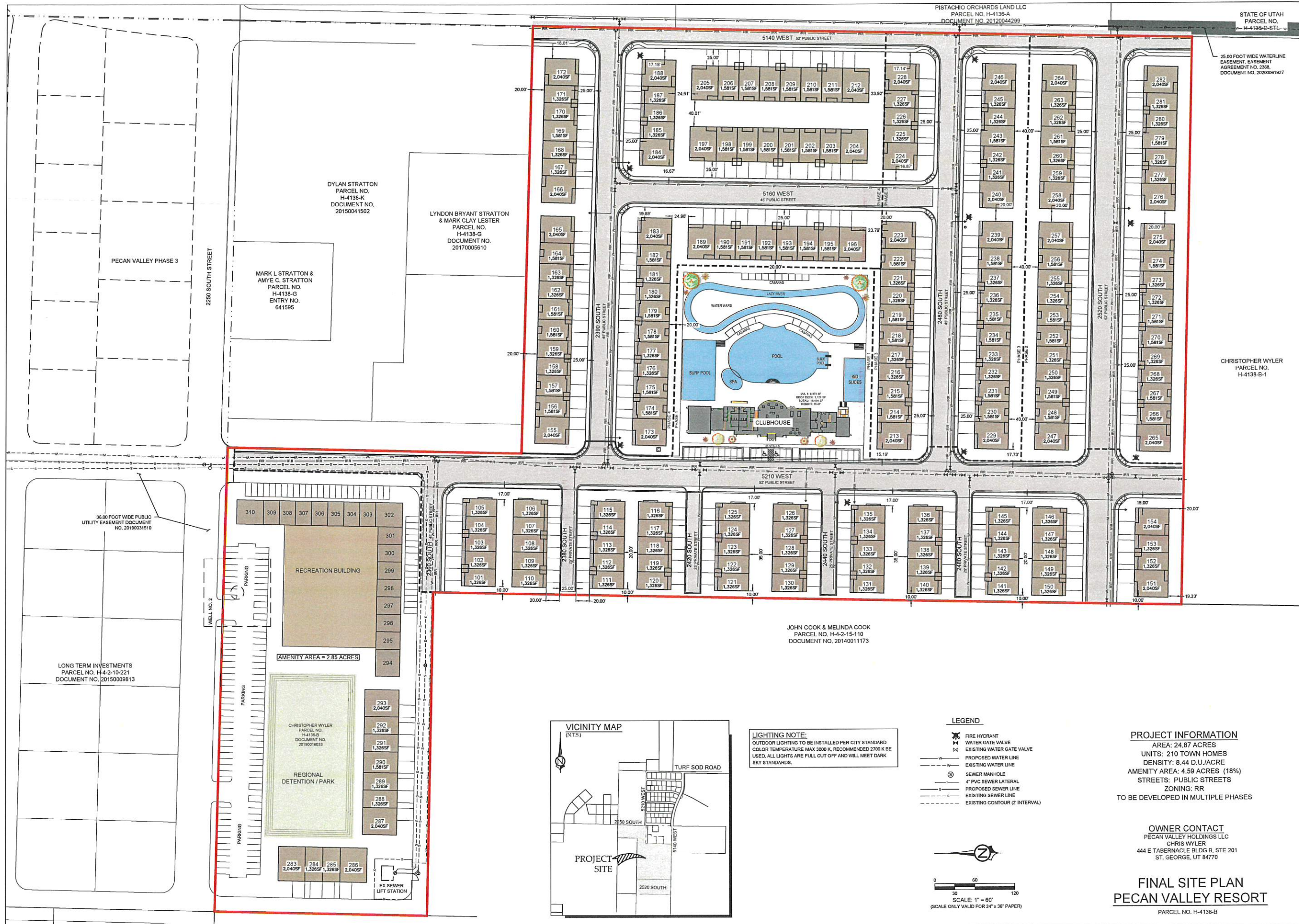
6. The applicant has provided a building rendering for the townhome complex, but not for the clubhouse at this time. This will need to be provided.

(5) Building elevations for all buildings showing the following:

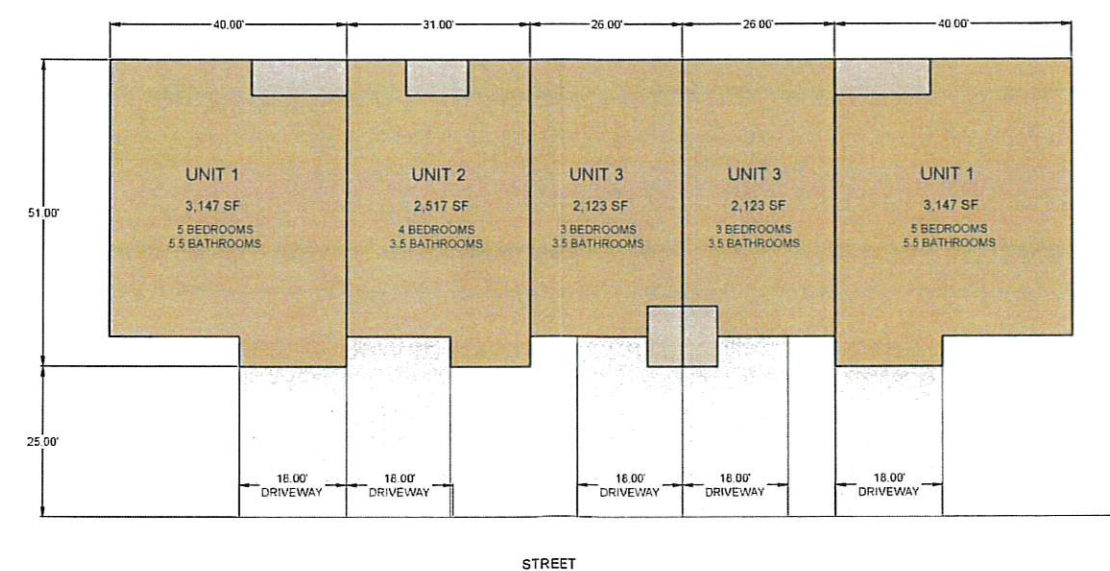
- (A) Accurate front, rear, and side elevations drawn to scale;*
- (B) Exterior surfacing materials and colors, including roofing material and color;*
- (C) Outdoor lighting, furnishings and architectural accents; and*
- (D) Location and dimensions of signs proposed to be attached to the building or structure.*

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. There are few items that staff believes the applicant should address before approval, including landscaping, clubhouse building elevations, and the clubhouse parking.





PECAN VALLEY RESORT
TOWN HOMES



PECAN VALLEY RESORT
TOWN HOME BUILDINGS

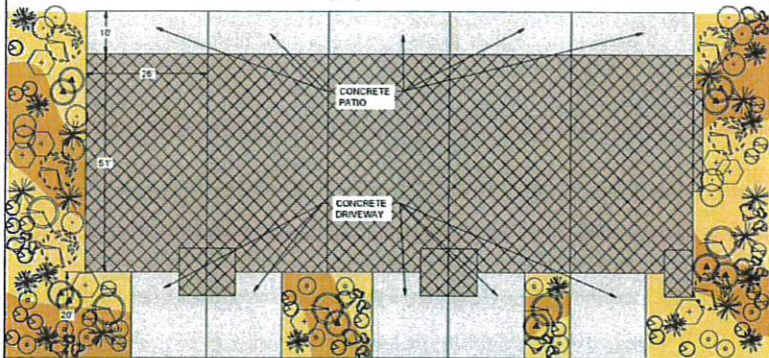
DATE: 1/10/2022

LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
Trees					
	Maverick Mesquite	Prosopis grandulosa 'Maverick'	42	24" Box	Staked
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	62	24" Box	Staked
	Southern Live Oak	Quercus virginiana	54	24" Box	Staked
Shrubs					
	Yellow Bird of Paradise	Caesalpinia gilliesii	5	5 Gal	
	Arizona Rosewood	Vauquelinia californica	6	6 Gal	
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	7	8 Gal	
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	10	10 Gal	
	Dwarf Red Oleander	Nerium oleander 'Petite'	12	12 Gal	
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	12	13 Gal	
	Gray Desert Spoon	Dasylium wheeleri	9	9 Gal	
	Red Yucca	Hesperaloe parviflora	12	12 Gal	
	Desert Daisy	Monopetilon bellidiflorae	9	9 Gal	
	Germander	Teucrium chamaedrys	16	19 Gal	
	Boulders	Beige Sandstone	7	8 Gal	
	Rock Mulch Type 1	3/4" Capped - Light Brown	154,771 sq ft	1/2" Minus, 3" Depth	
	Rock Mulch Type 2	1.5" - 6" Light Brown Fractured Cobble	7,735 sq ft	3" - 6" Dia, 3" Min. Depth	

*Quantities of shrubs were counted within areas adjacent to driveways & along sides of building units.

YARD DETAIL
(R.T.S.)



GENERAL CONSTRUCTION NOTES:

- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT "AS-IS".
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HANDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

LANDSCAPE NOTES:

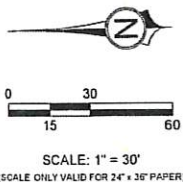
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HANDSCAPE.
- TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE 3 PARTS TOPSOIL, 1 PART NUTRIENT RICH BARK MULCH OR APPROVED EQUAL.
- ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770 PHONE: (435) 673-2149. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
- GRAVULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND BAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/PROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/MOW CURB INSTALLATION.
- REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

MAINTENANCE & GUARANTEE:

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FIVE (5) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD SHALL BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- PLANTS NOT IN HEALTHY CONDITION OVER A ONE YEAR WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY WATER FEATURE, IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
- AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ACTUAL AS BUILT CONDITIONS ON SITE AS IT RELATES TO THE LANDSCAPE AND IRRIGATION SYSTEM. THESE PLANS SHALL BE SUBMITTED TO THE OWNER AT FINAL INSPECTION.

LEGEND

- IRRIGATION LATERAL & METER WITH BOX
- EXISTING IRRIGATION LINE
- 6" C-900 IRRIGATION LINE
- IRRIGATION CONTROLLER & PEDESTAL
- BUILDING AREA
- CONCRETE AREA
- ASPHALT AREA



LANDSCAPE PLAN & DETAILS

PECAN VALLEY RESORT - PHASES 1-4
LOCATED IN HURRICANE, UTAH

FILE #:	EX-21188
DATE:	09/11/2022
DESIGN BY:	AWIS
CHECKED BY:	LCS
SCALE OF SHEET:	1" = 30'
VERTICAL SCALE:	N/A
SHEET:	C21



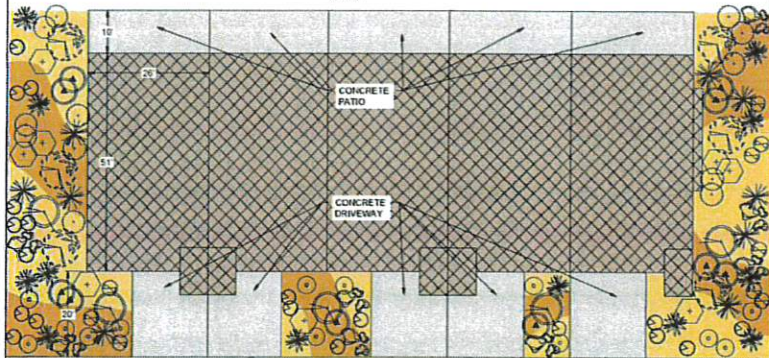
REVIEW OF DRAWINGS	
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LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
Trees					
	Maverick Mesquite	Prosopis grandulosa 'Maverick'	42	24" Box	Staked
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	62	24" Box	Staked
	Southern Live Oak	Quercus virginiana	54	24" Box	Staked
Shrubs					
	Yellow Bird of Paradise	Caesalpinia gilliesii	15	Gal	
	Arizona Rosewood	Vauquelinia californica	15	Gal	
	Thunder Cloud Texas Ranger	Leucophyllum confidum 'Thunder Cloud'	5	Gal	
	Silver Cloud Texas Ranger	Leucophyllum confidum 'Silver Cloud'	5	Gal	
	Dwarf Red Oleander	Nerium oleander 'Petite'	5	Gal	
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	5	Gal	
	Gray Desert Spoon	Dasylium wheeleri	5	Gal	
	Red Yucca	Hesperaloe parviflora	5	Gal	
	Desert Daisy	Monopetilon Bellidiflorae	2	Gal	
	Germanium	Teucrium chamaedrys	1	Gal	
	Boulders	Beige Sandstone	7	8' 10' 11' 16'	3'-5' Dia. Refer to Detail
	Rock Mulch Type 1	3/4" Capetino - Light Brown	154,771 s/f	1/2" Minus, 3" Depth	
	Rock Mulch Type 2	1 1/2" Light Brown Fractured Cobble	7,735 s/f	3"-6" Dia. 3" Min. Depth	

*Quantities of shrubs were counted within areas adjacent to driveways & along sides of building units.

YARD DETAIL (N.T.S.)



GENERAL CONSTRUCTION NOTES:

- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT 1:1.3"
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

STRATTON FAMILY

MATCHLINE SHEET C21

LANDSCAPE NOTES:

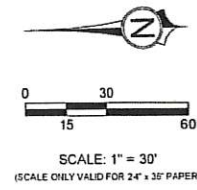
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SOL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NUTRIENT RICH GROUND BARK MULCH OR APPROVED EQUAL.
- ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE, 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770 PHONE: (435) 673-2346. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
- GRAVULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/MOW CURB INSTALLATION.
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LEGEND

- 1" IRRIGATION LATERAL & METER WITH BOX
- EXISTING IRRIGATION LINE
- 6" C-500 IRRIGATION LINE
- IRRIGATION CONTROLLER & PEDESTAL
- BUILDING AREA
- CONCRETE AREA
- ASPHALT AREA



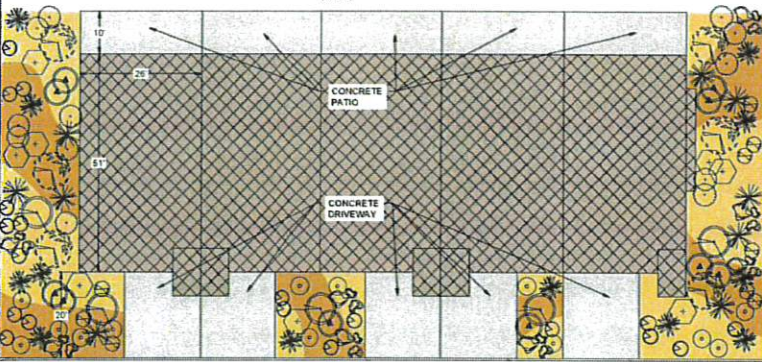
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LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
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	Desert Willow	Chilopsis linearis 'Burgundy Lace'	62	24" Box	Staked
	Southern Live Oak	Quercus virginiana	54	24" Box	Staked
Shrubs					
	Yellow Bird of Paradise	Cassipouia gilliesii	5	5	7 9 15 Gal
	Arizona Rosewood	Vauquelinia californica	6	6	6 6 15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	7	8	8 9 12 5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	10	10	12 12 14 5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	12	12	12 12 12 5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	12	13	17 18 25 5 Gal
	Gray Desert Spoon	Dasylistron wheeleri	9	9	9 9 9 5 Gal
	Red Yucca	Hesperaloe parviflora	12	12	14 14 16 5 Gal
	Desert Daisy	Monardella bellidifolia	9	9	9 9 9 2 Gal
	Germander	Teucrium chamaedrys	16	19	21 24 31 1 Gal
	Boulders	Beige Sandstone	7	8	10 11 16 3'-5" Dia. Refer to Detail
	Rock Mulch Type 1	3/4" Copackara - Light Brown	154,771	s/l	1/2" Minus. 3" Depth
	Rock Mulch Type 2	1.5"-6" Light Brown Fractured Cobble	7,735	s/l	3"-6" Dia. 3" Min Depth

*Quantities of shrubs were counted within areas adjacent to driveways & along sides of building units.

YARD DETAIL (N.T.S.)



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LANDSCAPE NOTES:

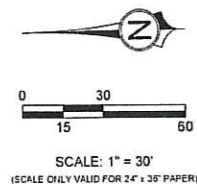
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LEGEND

-



LANDSCAPE PLAN & DETAILS

PECAN VALLEY RESORT - PHASES 1-4
LOCATED IN HURRICANE, UTAH

PRICE \$:	11,218.88
DATE:	02/11/2022
DRAWN BY:	AWS
CHECKED BY:	JCS
SCALE OF SHEET:	1\"/>

C23

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

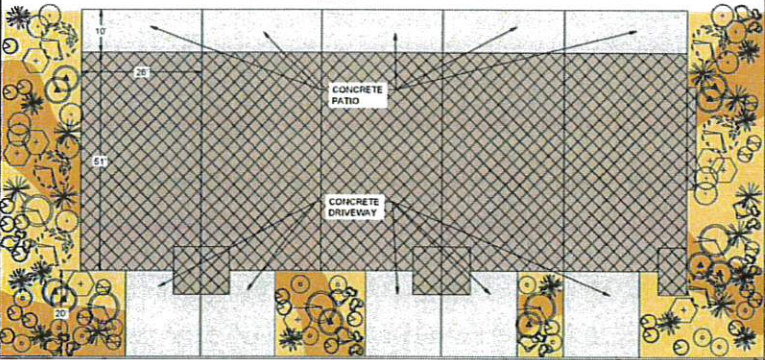


REVISION	DATE	BY	DATE

LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
Trees					
	Maverick Mesquite	Prosopis grandulosa 'Maverick'	42	24" Box	Staked
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	62	24" Box	Staked
	Southern Live Oak	Quercus virginiana	54	24" Box	Staked
Shrubs					
	Yellow Bird of Paradise	Coesepinia gliesii	5	5	7 9 15 Gal
	Arizona Rosewood	Vauquelinia californica	6	6	6 6 15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	7	8	8 9 12 5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	10	10	12 12 14 5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	12	12	12 12 12 5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	12	13	17 18 25 5 Gal
	Gray Desert Spoon	Dasyliion wheeleri	9	9	9 9 9 5 Gal
	Red Yucca	Hesperaloe parviflora	12	12	14 14 16 5 Gal
	Desert Daisy	Monopetilon Bellidiflorae	9	9	9 9 9 2 Gal
	Germander	Teucrium chamaedrys	16	19	21 24 31 1 Gal
	Boulders	Beige Sandstone	7	8	10 11 16 3'-5' Dia. Refer to Detail
	Rock Mulch Type 1	3/4" Copposhio - Light Brown	154,771 s/l	1/2" Minus	3' Depth
	Rock Mulch Type 2	1.5"-6" Light Brown Fractured Cobble	7,735 s/l	3"-6" Dia.	3' Min Depth

*Quantities of shrubs were counted within areas adjacent to driveways & along sides of building units.

YARD DETAIL
(N.T.S.)

GENERAL CONSTRUCTION NOTES:

- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT "AS-IS".
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK, AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
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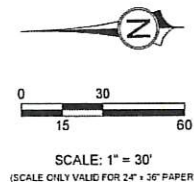
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LEGEND

- IRRIGATION LATERAL & METER WITH BOX
- EXISTING IRRIGATION LINE
- 6" C-500 IRRIGATION LINE
- IRRIGATION CONTROLLER & PEDESTAL
- BUILDING AREA
- CONCRETE AREA
- ASPHALT AREA



LANDSCAPE PLAN & DETAILS

PECAN VALLEY RESORT - PHASES 1-4
LOCATED IN HURRICANE, UTAH

PROJ. # 15-2118
DATE: 09/11/2022
DESIGN BY: AWS
CHECKED BY: LCS
SCALE: 1" = 30'
SHEET C24

CivilScience
Engineers & Surveyors Solutions
1453 S. DOXE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



THIS DOCUMENT AND THE DESIGNS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL SCIENCE, INC.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/11/2022

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-ZC-10

Receipt No. 8156969

Name: SWISS SEVEN LLC Telephone: 435.680.3090

Address: 590 E. ST. GEORGE BLVD Fax No. N/A
ST. GEORGE, UTAH 84710

Agent (If Applicable): KENT FREI Telephone: 435.680.3090

Email: KentFrei@gmail.com

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

Tax ID of Subject Property: 4-3-1-31-1104 Existing Zone District: RA-1

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

RESIDENTIAL TOWNHOMES AND PATIO HOMES WITH COMMON
SPACE AND AMENITY AREAS. /R-8 w/ Pdo overlay

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-11

Receipt No. 8-156908

Name: SWISS SEVEN LLC Telephone: 435.680.3090

Address: 590 E. ST. GEORGE BLVD. Fax No. N/A

ST. GEORGE, UTAH 84770

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

Email: Kent.Frei@gmail.com

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

Tax ID of Subject Property: 4.3.1.31.1104 Zone District: 435.680.3090

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

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____

Received by: _____



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-ZC-10 and 2022-PSP-11
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Swiss Seven LLC
Agent:	Kent Frei
Request:	A Zone Change with a PDO Application from RA-1 to R1-8 PDO
Location:	Approximately 390 N and 2800 W
Zoning:	RA-1
General Plan Map:	Single Family Residential

Update 4/14/2022

Per the discussion with the Planning Commission on March 30th, the applicant was instructed to redesign the project without any attached housing. Applicant has turned in a new design with 106 patio homes and 5 single family homes. This brings the density to 4.26 units per acre which is within the parameters of the R1-8 PDO zoning and no longer requires a density bonus. No other major changes to the layout were presented and staff had no major outstanding concerns. Staff recommends approval of this application subject to staff and JUC comments with the understanding that the layout may need to change once a full sensitive land's application is submitted with a preliminary plat.

Discussion:

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

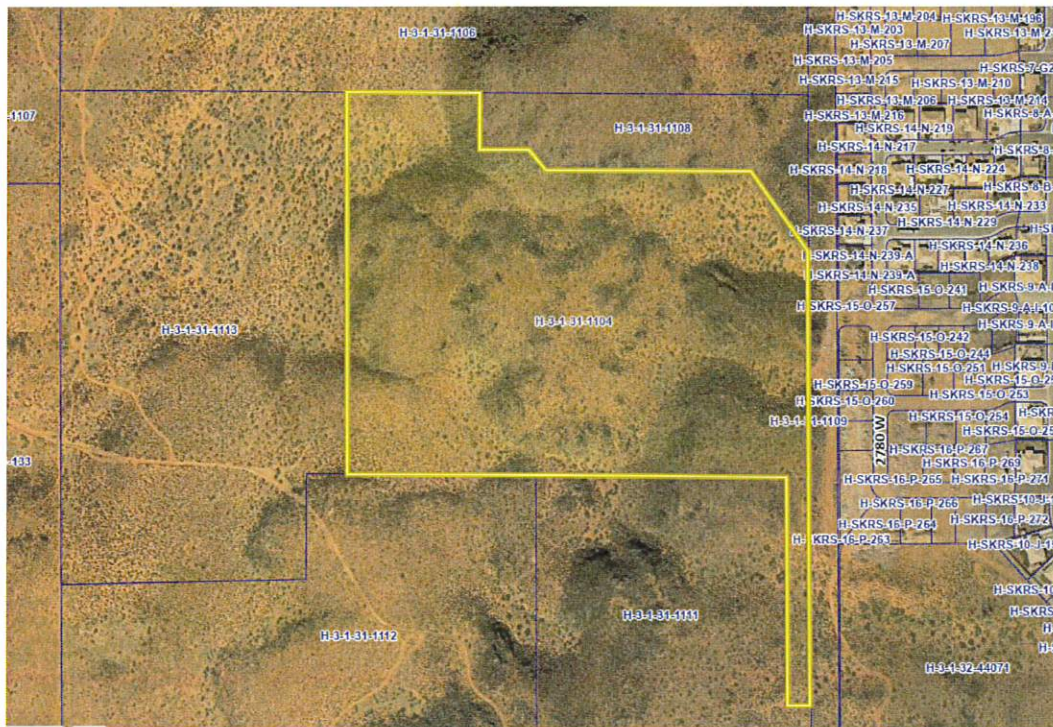
	Zoning	Adjacent Land Use
North	R1-8 PDO	Sky View PDO (duplexes and townhomes)
East	R1-8 PDO	Sky Ridge PDO (single family homes)
South	R1-8 PDO	Paraiso PDO (single family homes)
West	R1-8 PDO	Paraiso PDO (patio homes)

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

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

03/30/2022

2022-ZC-10
2022-PSP-11



Zone Change Factors:

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

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

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

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

Response: The [General Plan Map](#) shows this area as Single Family:

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

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

The following items are recommended for consideration of housing:

HOUSING GOAL 1: PROVIDE CHOICE IN HOUSING OPTIONS

Over the past several years, annual population growth in Hurricane has been between 5.5% and 6.5%, with both “for sale” and rental prices having notably increased. The City desires to provide housing opportunities for a range of incomes and family sizes. Historically, most residential development in Hurricane has been for owner-occupied single family homes, and the large-lot rural residential development patterns in some areas of the City support the agricultural history and character of the area.

In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.

In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:

“While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan.”

(Hurricane City General Plan, 2021, p. 41)

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

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

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

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

3. Will the proposed amendment affect the adjacent property?

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

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

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

Preliminary Site Plan

JUC Comments

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

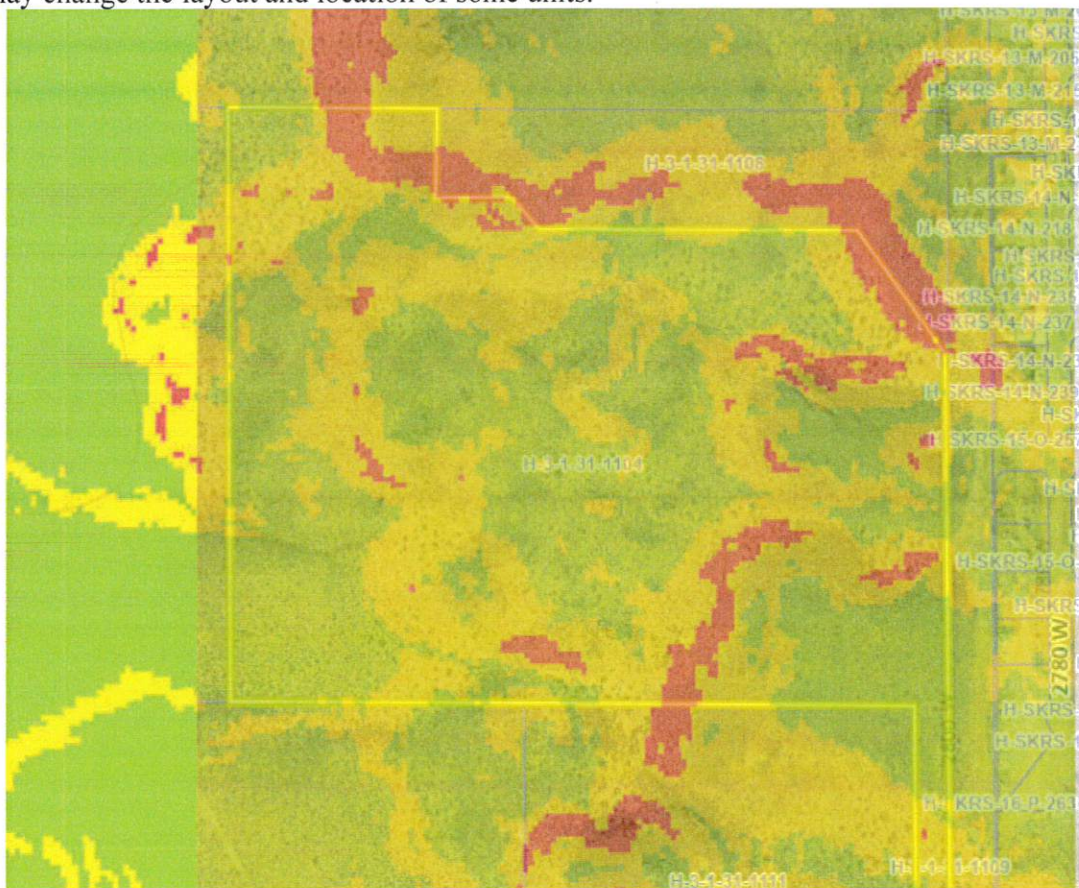
1. **Power:** Dependent on Paraiso which is dependent on Sky Valley.
2. **Water:** Full water model needed. This development is in two pressure zones. They would like to meet with the applicant but it's doable. Need surrounding developments to come in
3. **Streets:** All street connections are through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

Staff Comments on Preliminary Site Plan

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

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

2. Parking: Driveways are provided so all parking will be maintained on the lots
3. Applicant is providing about 38.47% open space within this plan. This includes three pocket park areas that will need to be governed by an HOA
4. The applicant should provide pedestrian connectivity to 2800 W from the main section of development.
5. The parks should remain private and maintain by the HOA.
6. Sensitive Lands: There are some steep slopes in the area, including property over 30%. Staff can't make a recommendation for lot location without a full sensitive lands application. The applicant has taken steps to place units within the flattest areas within the property. If approved, it should be conditioned on completion and compliance with a sensitive lands application, which may change the layout and location of some units.



Map is approximate. Key is below

Slope Percent Rise

Clip_Slope_HC_LID3.img

- ≤ 10
- ≤ 30
- > 30

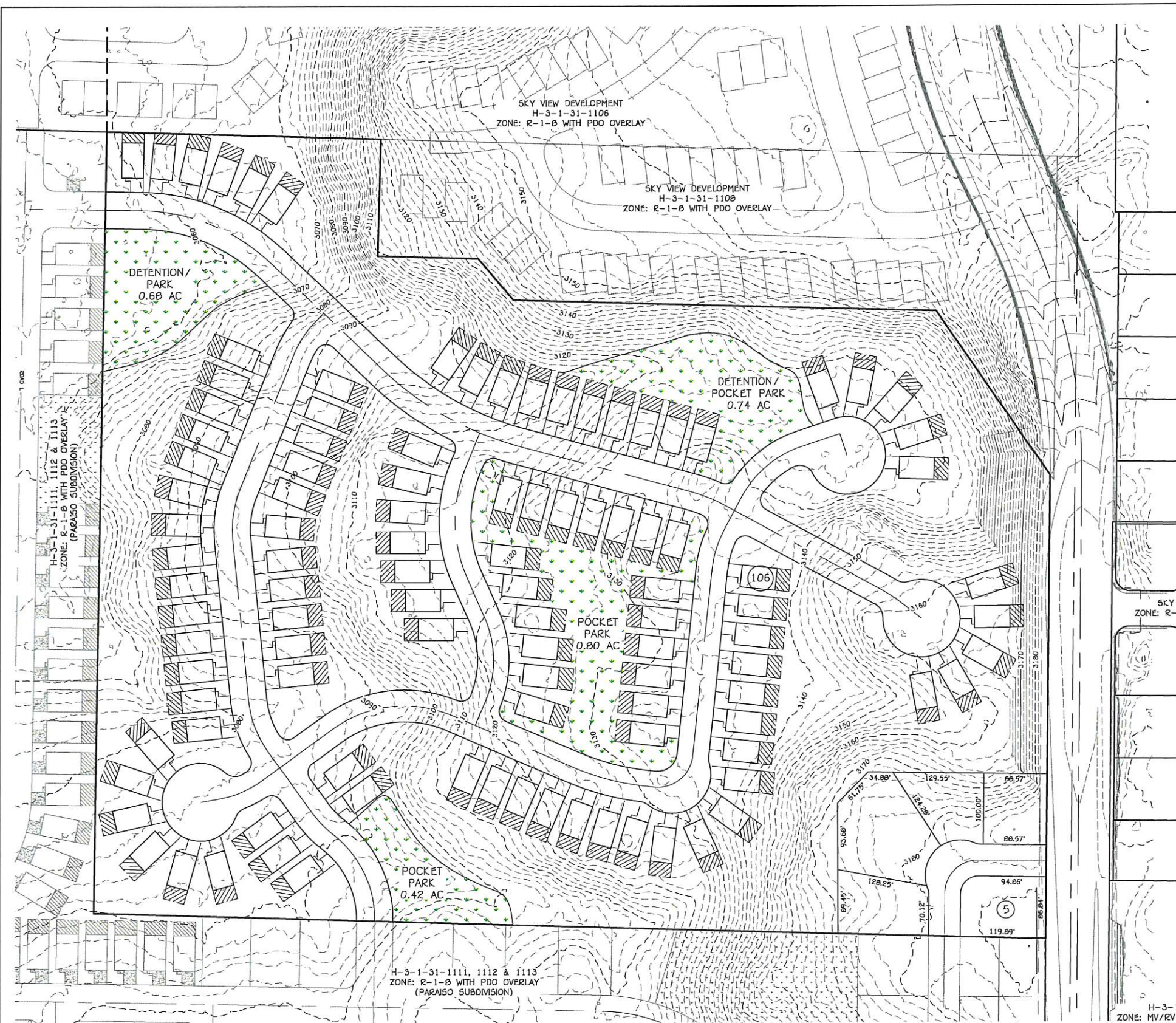
Findings:

Staff makes the following findings:

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

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

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



DENSITY TABLE

106 PATIO HOMES - 1&2 STORY
5 LOTS
111 UNITS TOTAL

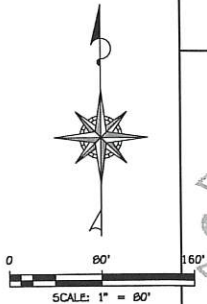
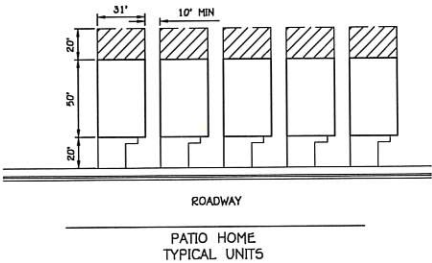
29.16 ACRES
111 UNITS
3.80 DU. ACRE

OPEN SPACE:	10.61 AC.	36.39% *
SLOPE >30%:	3.15 AC.	10.80% **
BUILDINGS:	3.77 AC.	12.93%
PRIVATE AREA:	6.50 AC.	22.29% ***
STREETS:	5.13 AC.	17.59%
TOTAL	29.16 AC.	100%

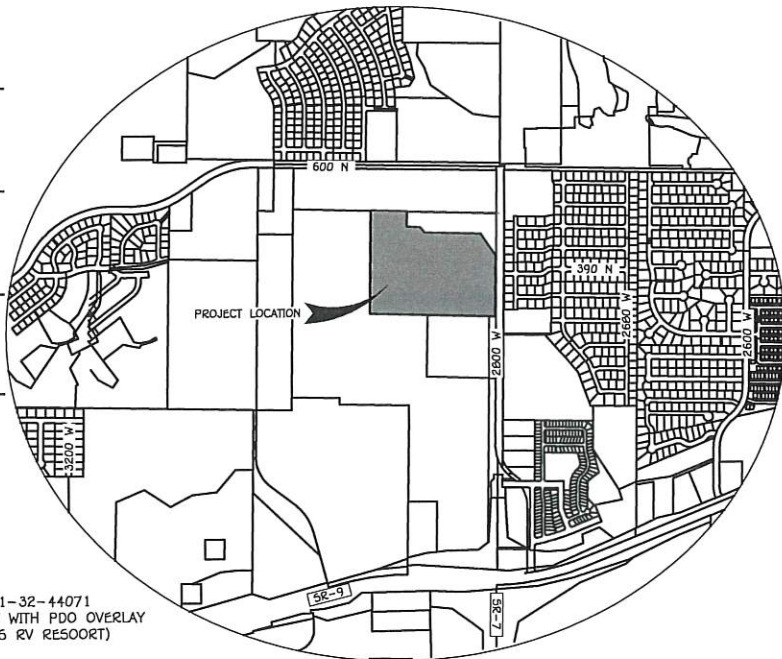
* OPEN SPACE INCLUDES PARK AREAS

** NO UNITS ARE ON 30% OR GREATER SLOPES

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



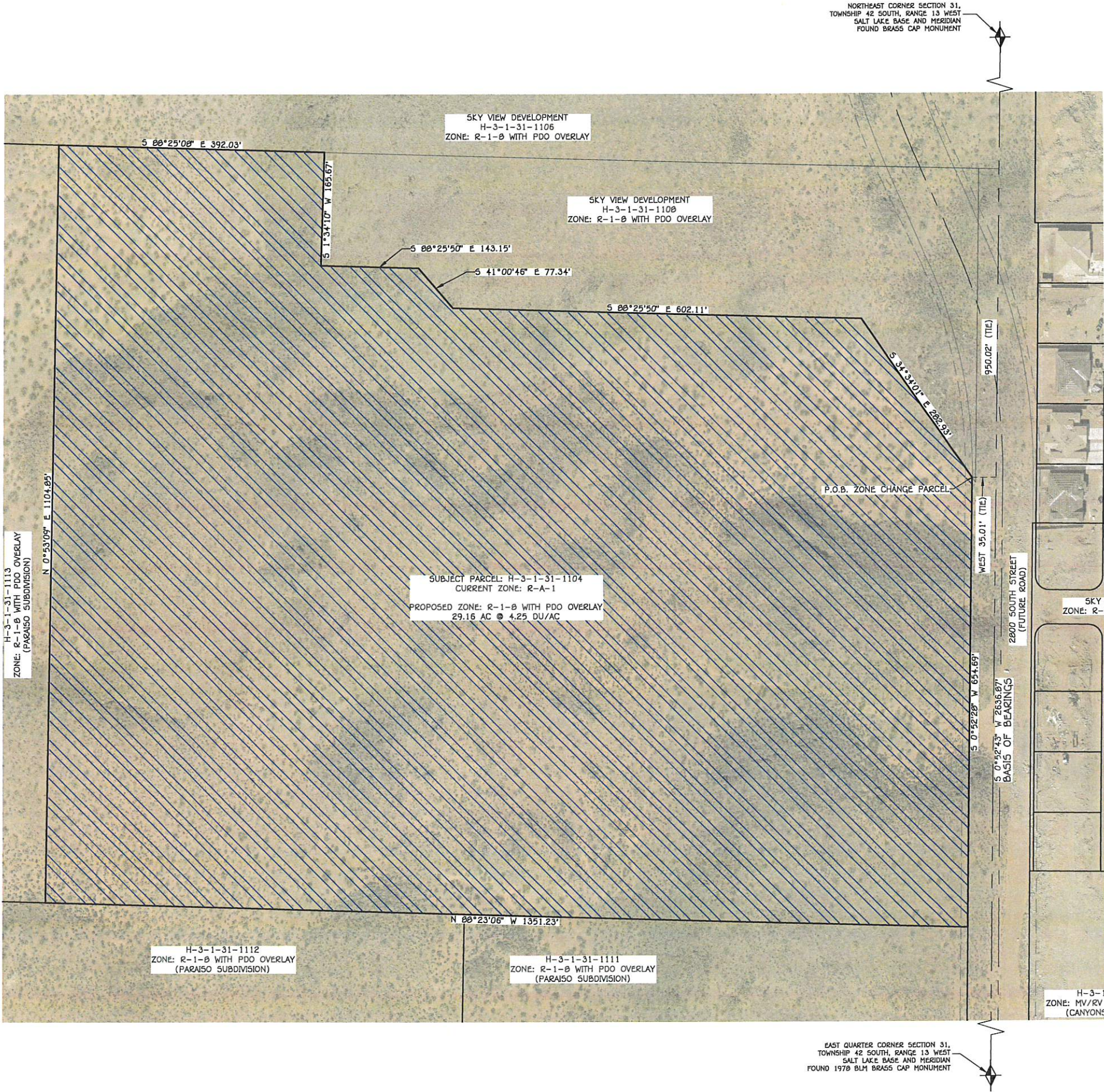
SKY RIDGE SUBDIVISION
ZONE: R-1-B WITH PDO OVERLAY



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

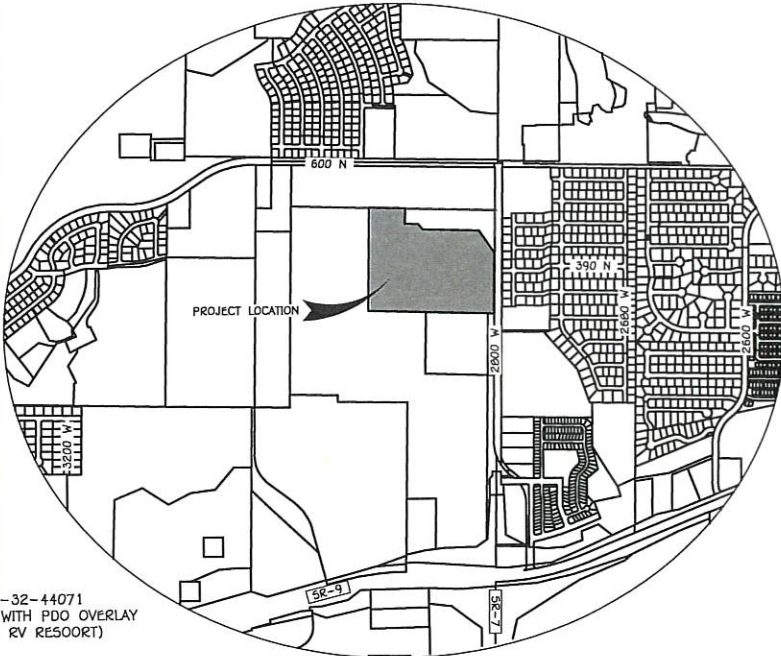
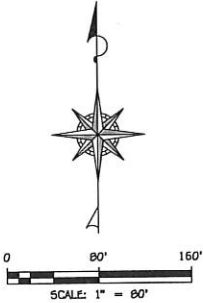
VICINITY MAP (N.T.S.)

REV.	DATE	REVISION	 11723 SOUTHWEST 2500 WEST, SUITE 5004 SALT LAKE CITY, UT 84120	DATE: 3/14/2022
				JOB #
DRAWN BY: ASA				PRELIMINARY SITE PLAN FOR KENT FREI
CHECKED BY: ASA				
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M				2
SHEET: 2 of 2				



LEGAL DESCRIPTIONS:
BEGINNING AT A POINT THAT LIES SOUTH 00°52'43" WEST 950.02 FEET ALONG THE SECTION LINE AND WEST 35.01 FEET; FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 00°52'28" WEST 654.69 FEET; THENCE NORTH 88°23'06" WEST 1,351.23 FEET; THENCE NORTH 00°53'09" EAST 1,104.85 FEET; THENCE SOUTH 88°25'08" EAST 392.03 FEET; THENCE SOUTH 01°34'10" WEST 165.67 FEET; THENCE SOUTH 88°25'50" EAST 143.15 FEET; THENCE SOUTH 41°00'46" EAST 77.34 FEET; THENCE SOUTH 88°25'50" EAST 602.11 FEET; THENCE SOUTH 34°34'01" EAST 282.93 FEET TO THE POINT OF BEGINNING,
CONTAINING 1,270,406 SQUARE FEET OR 29.16 ACRES.

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



VICINITY MAP (N.T.S.)

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

ZONE CHANGE MAP
FOR
KENT FREI
HURRICANE UTAH

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

1

SHEET: 1 of 2

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-06

Receipt No. 8-155131

Name: TIM & KERS EDEN Telephone: _____

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

Email: _____ Agent Email: todd@millhavendevelopment.com

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

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

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

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

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

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

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

SENSITIVE LANDS APPLICATION

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

Fee: \$

For Office Use Only:

File No. 2022-HIL-03

Receipt No. 8-155131

Name: TIM & KRIS EDEN Telephone: _____

Address: 1863 JAMES AVE ^{STATE} COLLEGE, PA Fax No. _____

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

Email: todd@millhavendevelopment.com Agent Email: _____

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

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

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

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

Other companion application submitted with the Development Plan:

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

Submittal Requirements:

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

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

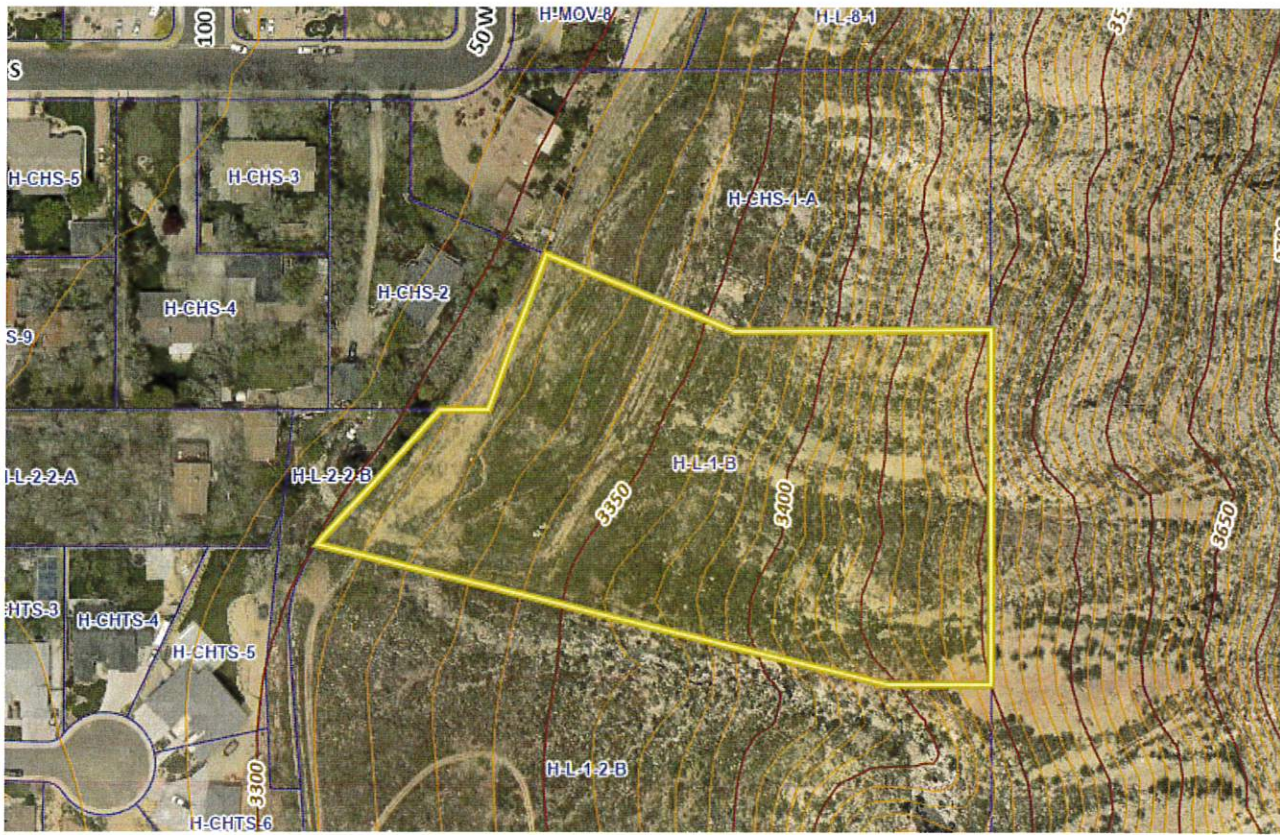
Discussion:

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

JUC Comments

The following items will need to be addressed:

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



Staff Comments: Preliminary Plat

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

03/10/2022

2022-PP-06

2022-HIL-03

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

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

A. Relation to adjoining street systems.

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

Sensitive Lands

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

10-24-5: HILLSIDES AND RIDGE AREAS:

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

1. Slopes over ten percent (10%) which are:

- a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*
- b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)*
- c. *A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.*

2. Soils Investigation Report: A soils investigation report which contains the following information:

- a. *Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*
- b. *Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*

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

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

e. Slope stability.

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

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

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

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

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

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

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

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

(A) Rainfall intensity and duration;

(B) Soil erodibility;

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

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

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

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

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

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

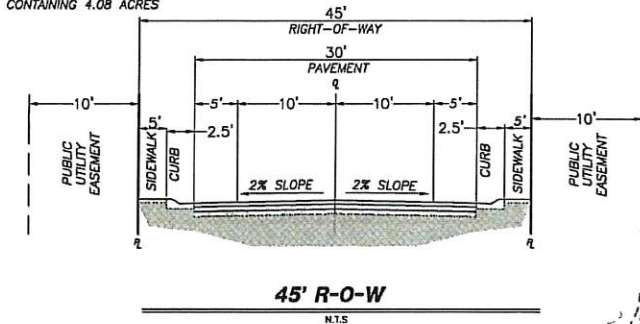
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until the cul-de-sac length and the issues of the sensitive land are resolved.

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

HURRICANE LOCAL SUR (H) Lot: 1 S: 2 T: 42S R: 13W BEG S89°50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2, TH S89°50' E ALG L/L LOT 2 & LOT 1 H/L 366.47 FT TO NE COR LOT 1; TH S0°15'14" W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21" W 579.84 FT TO PT ON ARC 125 FT RAD CUR RAD LN BEARS S50°41'40" E; TH NELY RGT ALG ARC SD CUR 7.52 FT THRU CTL ANG 03°26'42"; TH N42°45'02" E 173.16 FT; TH N89°44'46" E 46.40 FT; TH N21°47'14" E 354.62 FT TO POB.

LESS: POR LYING WITHIN CHERRY HILLS SUB AND DESC AS FOL: BEG S0°15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 H/L; TH S89°50' E 12.50 FT TO BEG OF 20.00 FT NON-TNGT RAD CUR RGT, WITH BEARING TO ITS CTR BEING S89°44'46" E; TH NELY 31.39 FT ALG ARC OF SD, THRU CTL ANG OF 89°54'46"; TH S89°50' E 610.07 FT TO PT OF TNGY W/73.00 FT RAD CUR LFT; TH NELY 67.44 FT ALG ARC OF SD CUR THRU CTL ANG OF 52°56'00"; TH S89°50' E 485.27 FT TO E BORY OF H/L PT BEING NE COR LOT 1; TH S0°15'14" W 253.23 FT ALG L/L; TH N89°50'00" W 251.31 FT; TH N68°12'46" W 200.00 FT; TH S21°47'14" W 161.50 FT; TH N89°44'46" W 689.39 FT TO W LN OF LOT 2 OF H/L; TH N0°15'14" E 279.65 FT ALG SD LN TO POB.

CONTAINING 4.08 ACRES

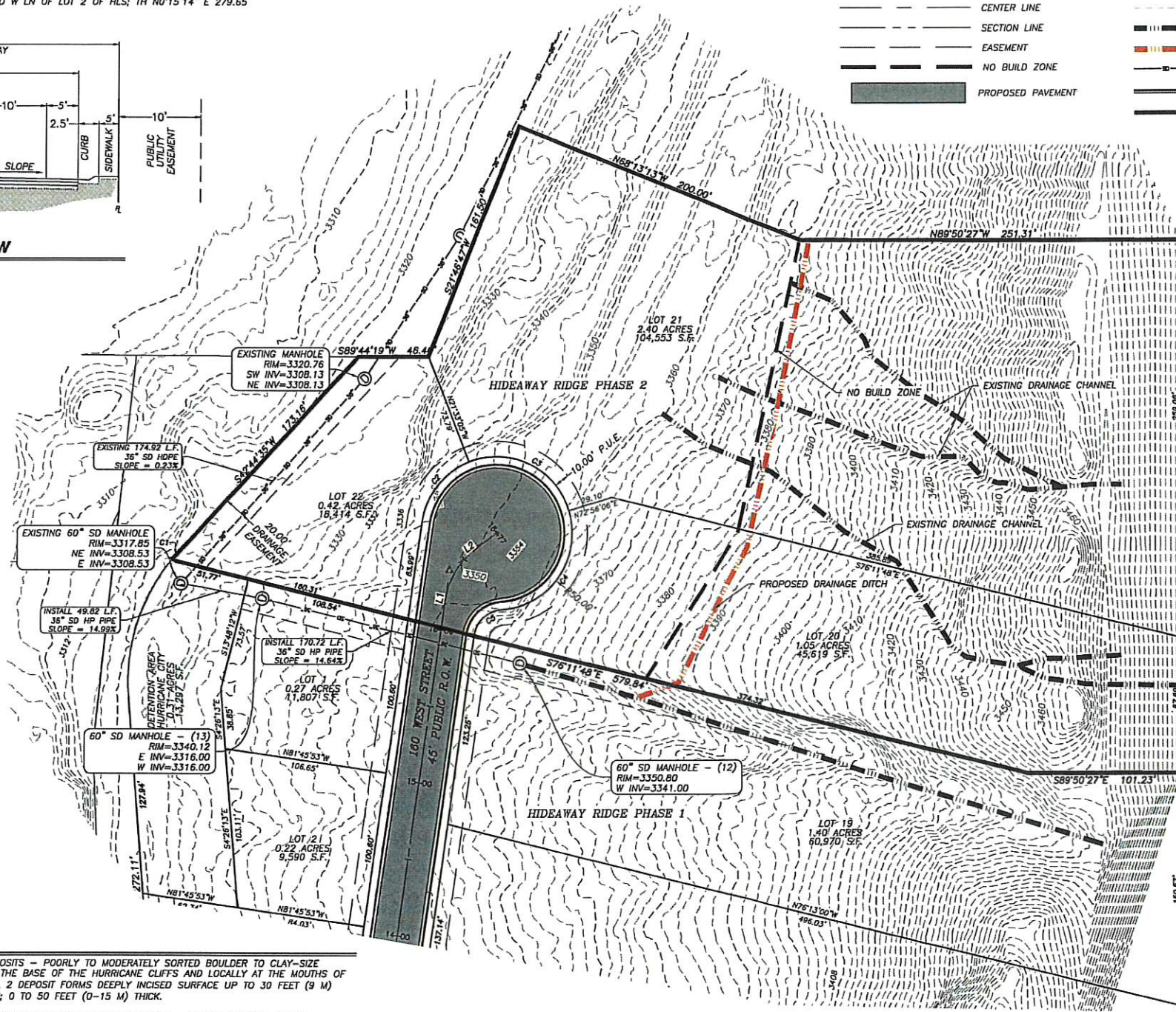
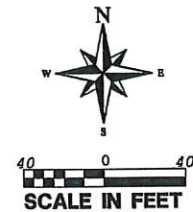


PRELIMINARY PLAT FOR: HIDEAWAY RIDGE PHASE 2

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

LEGEND

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	7.52'	125.00'	7.51'	S41°01'14"W
C2	52.55'	50.00'	50.16'	N38°20'31"E
C3	82.45'	50.00'	73.42'	S64°18'29"E
C4	89.82'	50.00'	78.22'	S34°23'54"W
C5	27.10'	20.00'	25.07'	S47°02'55"W

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

LAND USE SUMMARY

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

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, HOLOCENE APPROX/BUR
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	MC - MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS DROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3')
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	BK/PK (OUTSIDE OF DEVELOPMENT)
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSB-STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSEFEROUS SOIL & ROCK	GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT) GRC - BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED (OUTSIDE OF DEVELOPMENT)
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRH-BR/SH-SOFT/HARD: AREAS WITH LESS RESISTANT BEDROCK, AND AREAS WITH HARD BEDROCK VISIBLE AT GROUND SURFACE (OUTSIDE OF DEVELOPMENT)
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW2-POORLY DRAINED OR SLOW DRAINING GENERALLY FINE-GRAINED SOILS

GEOLOGICAL REPORT

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

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

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

NOTES

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

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

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

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

DESERT TORTOISE TAKE AREA

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

OWNER

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

N0°10'46"E
170.94'
FOUND BRASS CAP
SOUTHWEST CORNER
SECTION 2, T42S, R13W, S.L.B.&M.

PRELIMINARY PLAT FOR: HIDEAWAY RIDGE PHASE 2

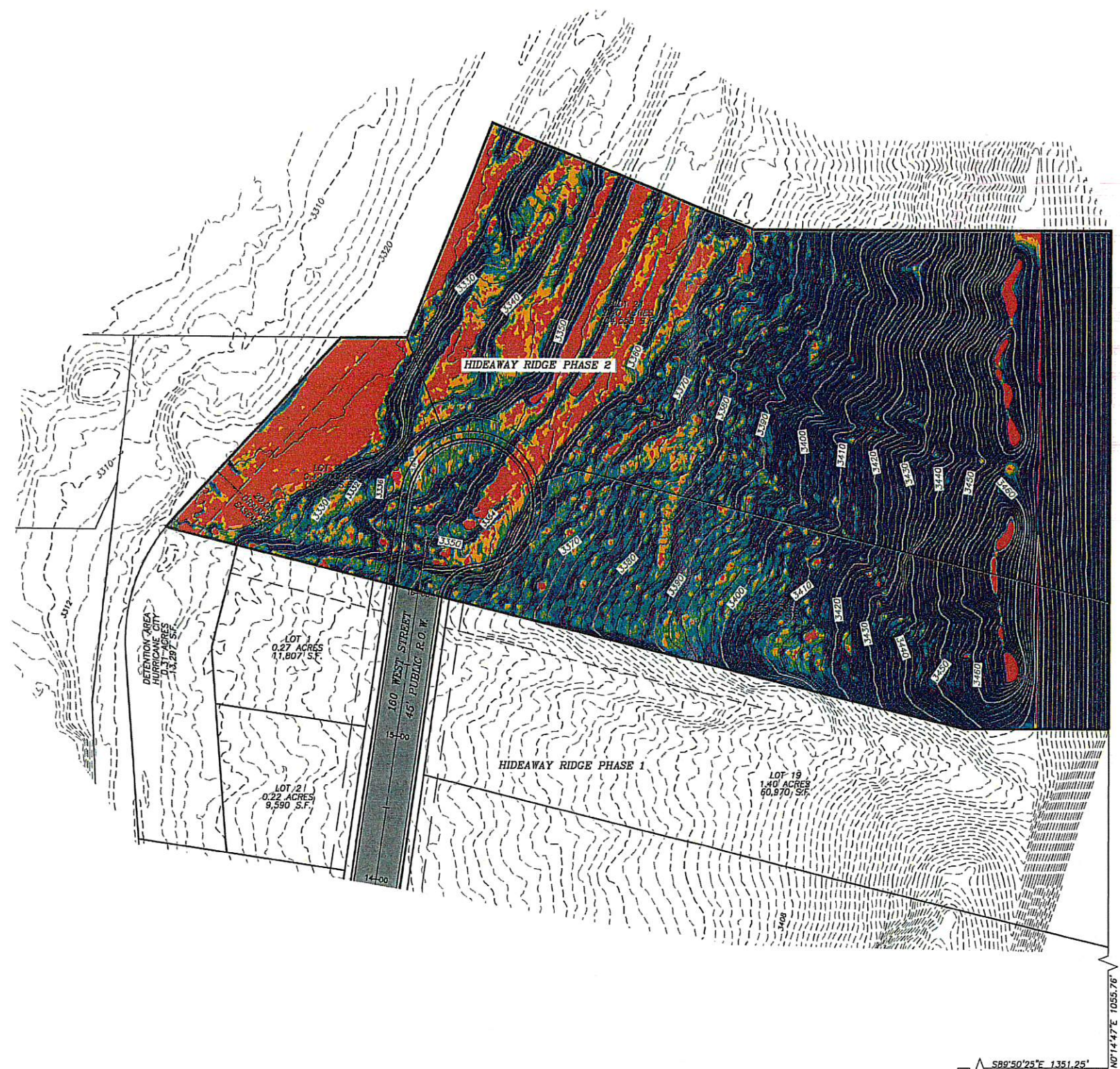
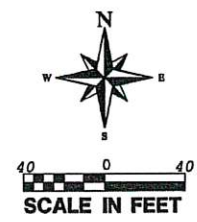
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 10/2/2023
SCALE: 1"=40'

JOB NO.
432-002

SHEET NO:
1 OF 3

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



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

LOT CALCULATIONS						
NUMBER	MIN SLOPE	MAX SLOPE	MAX LOT SIZE	AREA	% OF TOTAL	TOTAL POSSIBLE UNITS
1	0	10	15000	21301.52	11.98	1.14
2	10.01	15	15000	8724.86	4.91	0.58
3	15.01	20	22500	10986.24	6.18	0.49
4	20.01	25	30000	14358.68	8.08	0.48
5	25.01	30	37500	15410.78	8.67	0.41
6	30.01	99999	43500	106985.78	60.18	2.46
TOTAL AREA SF				177,768		5.56
TOTAL AREA AC				4.080988522		

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

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

NO 10°46'E 170.94'
S89°30'25"E 1351.25'
FOUND BRASS CAP
SOUTHWEST CORNER
SECTION 2, T42S, R13W, S.L.B.&M.

REVISIONS		
NO	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 200 East, Suite 1
Hurricane City, Utah 84403
Phone (435) 644-4507



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

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

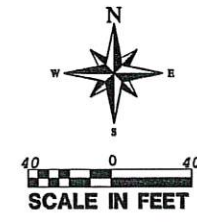
811

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.

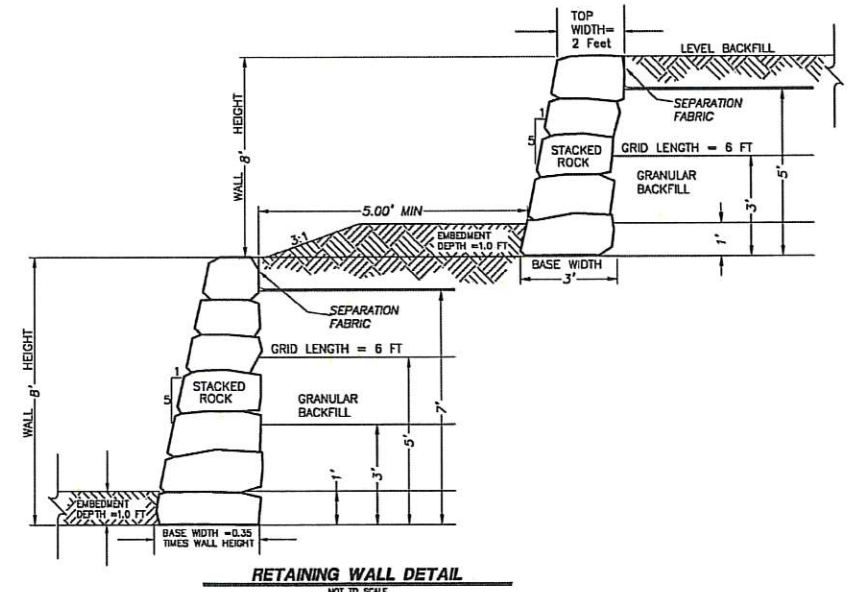
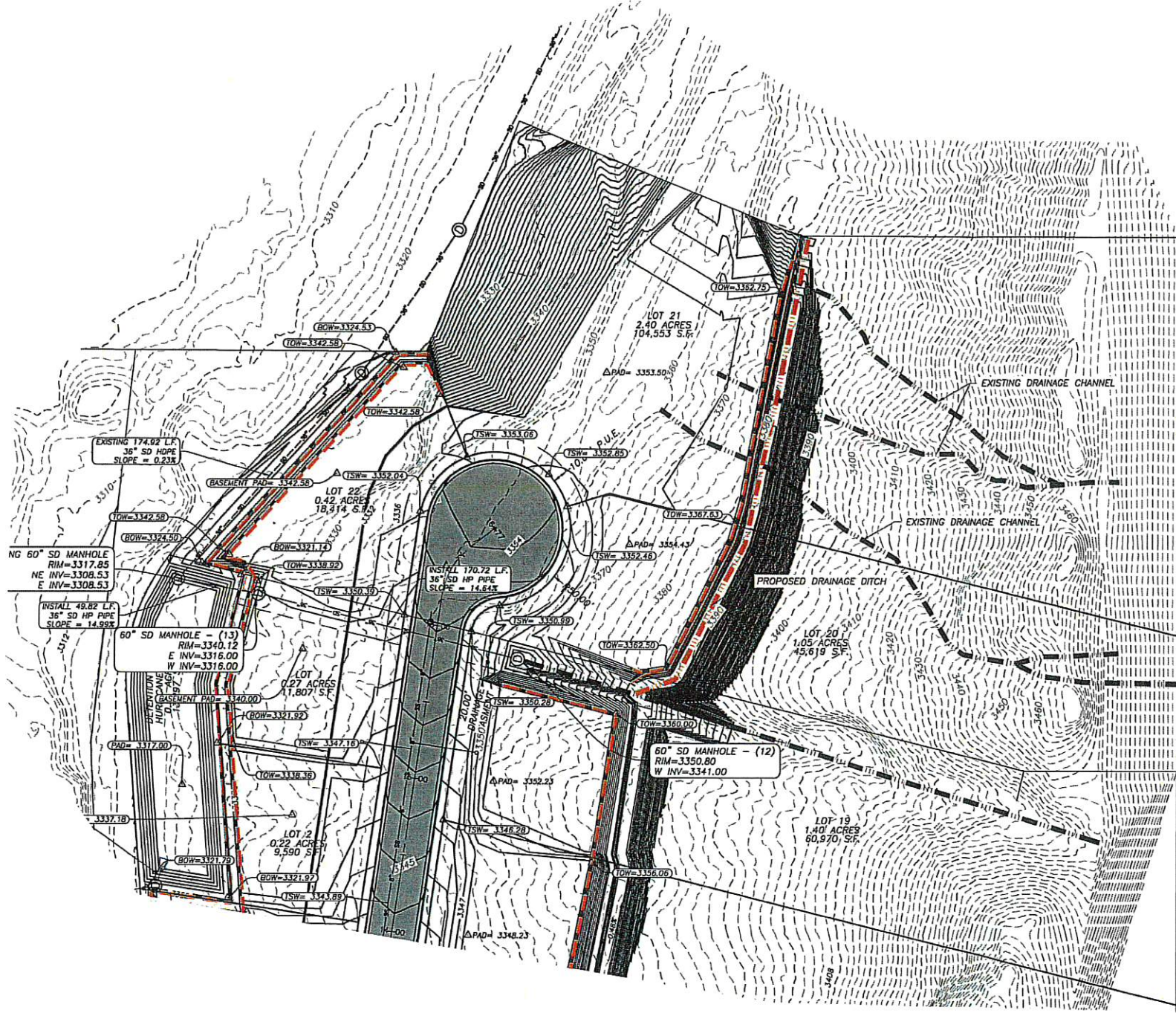
NOTICE!

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

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.#4.
WASHINGTON COUNTY, UTAH



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



- RETAINING WALL DETAIL
- NOT TO SCALE
- MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPER WALL IS 6 FEET.
 - GEOTEXTILE TO BE HUESKER 35/20-20 OR EQUIVALENT.
 - GEOTEXTILE SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
 - BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
 - THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
 - FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
 - CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
 - ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
 - ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
 - SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
 - ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 - BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
 - SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 101
Hurricane City, Utah 84737
Phone: (435) 466-8867

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.#4.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2/22/22
SCALE: 1"=40'

JOB NO:
43-002

SHEET NO:
3 OF 3

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. 2022-PP-07
Receipt No. 8-155141

Name: D.R. Horton (DON BEAN) Telephone: 385-226-8859
12351 S Gateway Park Place #D101
Address: Draper, Utah 84020 Fax No. _____

Email: dgbean@drhorton.com

Agent (If Applicable): Adam Allen Telephone: 435-680-6711

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

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

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

Single Family Lots - 576 Lots Total

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

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-04
Receipt No. 8155191

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

Address: DRAPER, UTAH 84020 Fax No. _____

Agent (If applicable): ADAM ALLEN Agent's Phone: 435-680-6711

Email: adam@alcsgr.com

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

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

Proposed Use: (Describe, use extra sheet if necessary) _____
576 Single Family Lots

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-PP-07
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	D. R. Horton (Don Bean)
Agent:	Adam Allen
Request:	Preliminary Plat and Preliminary Site Plan Application
Location:	Approximately 600 S 3500 W
Zoning:	R1-8/R1-6
General Plan Map:	Planned Community

Update 4/14/2022

At the April 7th, 2022 the Hurricane City Council approved a zone change for the property to make the zone boundaries line up with the proposed PID roadways in the area. With the zone boundary issues resolved staff would recommend approval of the preliminary plat subject to staff and JUC comments

Discussion:

The applicant is seeking preliminary plat and preliminary site plan approval for a subdivision containing 576 lots located within the Sand Hollow Gateway PID for the Desert Bloom subdivision. This property is in the middle of the Gateway at Sand Hollow PID, to the south of the previously approved Elim Valley Apartments and to the north of the previously approved Peach Springs Estates. This property requires extensive PID infrastructure to be put in and is planned to be served by several PID roadways. Construction drawings for the PID are still under review. Any approval should be conditioned on sufficient buildout of the Sand Hollow Gateway PID infrastructure

JUC Comments

The following items will need to be addressed:

1. **Power:** Dixie Power area. Power needs to come from the PID. There is a power line along Flora Tech Road that needs to be addressed.
2. **Sewer:** Have a sewer plan for the region but it has not been installed yet
3. **Streets:** No comments
4. **Water:** Full water model needed for this subdivision. No water lines or service yet in the area.

02/10/2022

2022-PP-08

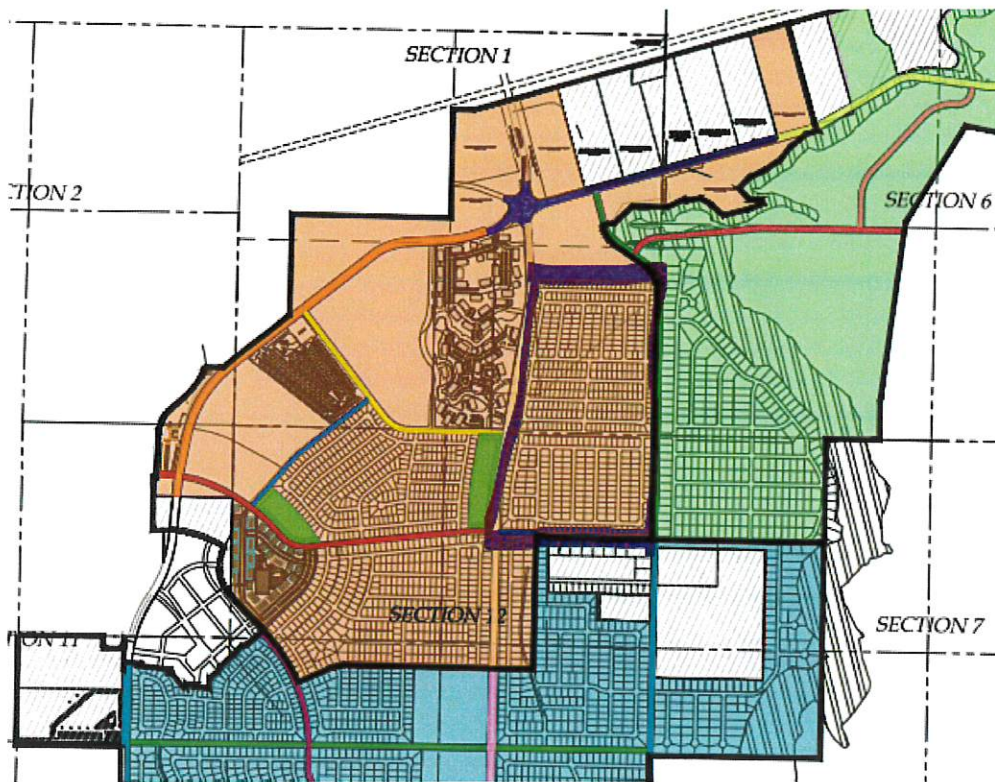
2022-PSP-05

5. **Engineer:** Need a larger picture for the region. Need a traffic impact study. Block lengths need to be under 800 feet. Drainage needs to be addressed, and planned to be addressed with regional infrastructure.
6. **Fire:** Need access and fire turnarounds in each phase.
7. **Cable/Phone:** No comments
8. **Gas:** There is capacity in the area
9. **Water Conservancy District:** 16 inch line in Gateway Drive that feeds Sand Hollow. 18 inch line in Flora Tech that feeds St. George.

Applicant attended JUC meeting and is aware of these items



Map is approximate



Desert Bloom on Gateway at Sand Hollow PID Map. Boundaries are approximate

Staff Comments: Preliminary Plat

02/10/2022

2022-PP-08
2022-PSP-05

1. Zoning is R1-8 and R1-6. Within the R1-6 area, the average lots size is 6,044 sq. ft. Within the R1-8 area, the average lot size is 8,062.5 sq. ft. All other lots meet Hurricane standards.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.
4. PID roadways in this property include: Future Flora Tech Drive (western boundary) Gateway Drive (eastern boundary) Jellystone Road (bisects the property north/south) Bash Parkway (southern boundary)
5. The scale on some pages is not correct. See P.1.3.
6. Some block lengths do not meet city design standards.

3.2.4.2 INTERSECTIONS

F. When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.

7. Street Connections:
 - a. Staff would prefer that road E stub to the property to the north. Staff would encourage this applicant to negotiate with the development to the north to ensure that their property boundaries and street connections are properly established. On the preliminary plat for Elim Valley Apartments (property to the North) staff required that there was a northern roadway near the south property line.
 - b. Road LL should stub to the future Flora Tec Road.
8. There is no open space planned within this development. None is required by code; however, there is a PID planned park to the west of this development.
9. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
10. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans are in the review process and many of them have received approval at the time of this report. Hurricane City Code states the following:

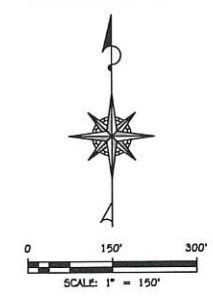
10-37-4: ADEQUATE PUBLIC FACILITIES:

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

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of the project subject to the approval of the zone change including the items within this report.

Other Items to consider.

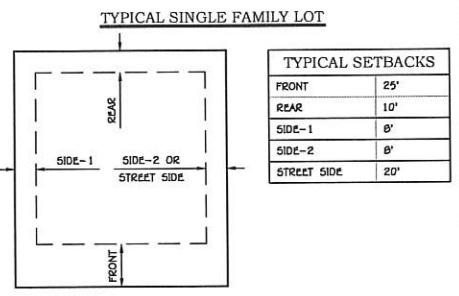
1. That Sand Hollow PID roadway and utility plans are approved by the JUC, and that the PID has built out to this property
2. Staff and JUC comments including that any block length over 800' be shortened to meet Hurricane City Standards and that a roadway connection is tied to the north.



PRELIMINARY PLAT NOTES:
1. THE PROPOSED PROJECT IS LOCATED IN SECTIONS 1&12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SBLAH.
2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:
NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.
SOUTH AREA:
ZONING: R-1-8
PARCEL SIZE: 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC
AVERAGE LOT SIZE: 6,062.5 SQ. FT.
TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:
- - - - - PROPERTY BOUNDARY LINE
- - - - - MATCH LINE
- - - - - BUILDING SETBACK AND/OR UTILITY EASEMENT
- - - - - PHASE LINE



REV. DATE

REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

DATE: 1/22/2022
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
OVERALL SITE PLAN
PRELIMINARY PLAT

P.1.2

SHEET: 2 of 8

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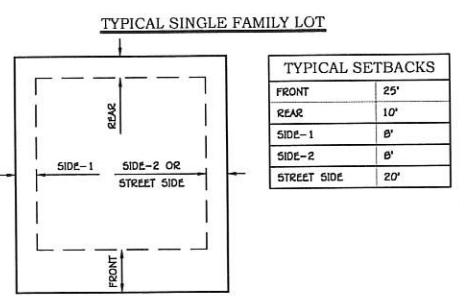
Page 227 of 305



PRELIMINARY PLAT NOTES:
1. THE PROPOSED PROJECT IS LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST 581AM
2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:
NORTH AREA:
ZONING: R-1-B
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.
SOUTH AREA:
ZONING: R-1-B
PARCEL SIZE: 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC
AVERAGE LOT SIZE: 8,062.5 SQ. FT.
TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:
— PROPERTY BOUNDARY LINE
--- MATCH LINE
--- BUILDING SETBACK AND/OR UTILITY EASEMENT
[Hatched Box] ASPHALT PAVEMENT SURFACE

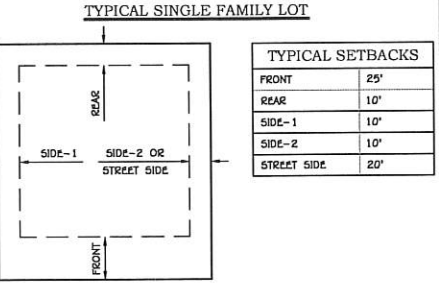


REVISION
REV. DATE
PRELIMINARY
NOT FOR
CONSTRUCTION
AMERICAN
LAND CONSULTING
1175 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770
DATE: 1/22/2022
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA
DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
SITE PLAN
PRELIMINARY PLAT
P.1.3
SHEET: 3 of 8



PROJECT DATA:
NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.
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ZONING: R-1-8
PARCEL SIZE: 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC
AVERAGE LOT SIZE: 8,062.5 SQ. FT.
TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:
— PROPERTY BOUNDARY LINE
--- MATCH LINE
--- BUILDING SETBACK AND/OR UTILITY EASEMENT
[Hatched Box] ASPHALT PAVEMENT SURFACE



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 1/22/2022
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
SITE PLAN
PRELIMINARY PLAT

P.1.4

SHEET: 4 of 8

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-07

Receipt No. 8.1555

Name: Dennett Construction Telephone: 435-703-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 Fax No. _____

Email: dennettconstruction@gmail.com Agent Email: bwalker@civilsience.com

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

Address/Location of Subject Property: Regional Park Road 1000 South

H-4-2-10-4112, H-4-2-10-4111

Tax ID of Subject Property: H-4-2-10-430, H-4-2-10-410 Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Develop approximately 63 large industrial lots with an additional 24.94 acres of proposed storage units and RV storage area on an area totalling approximately 120 acres.

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

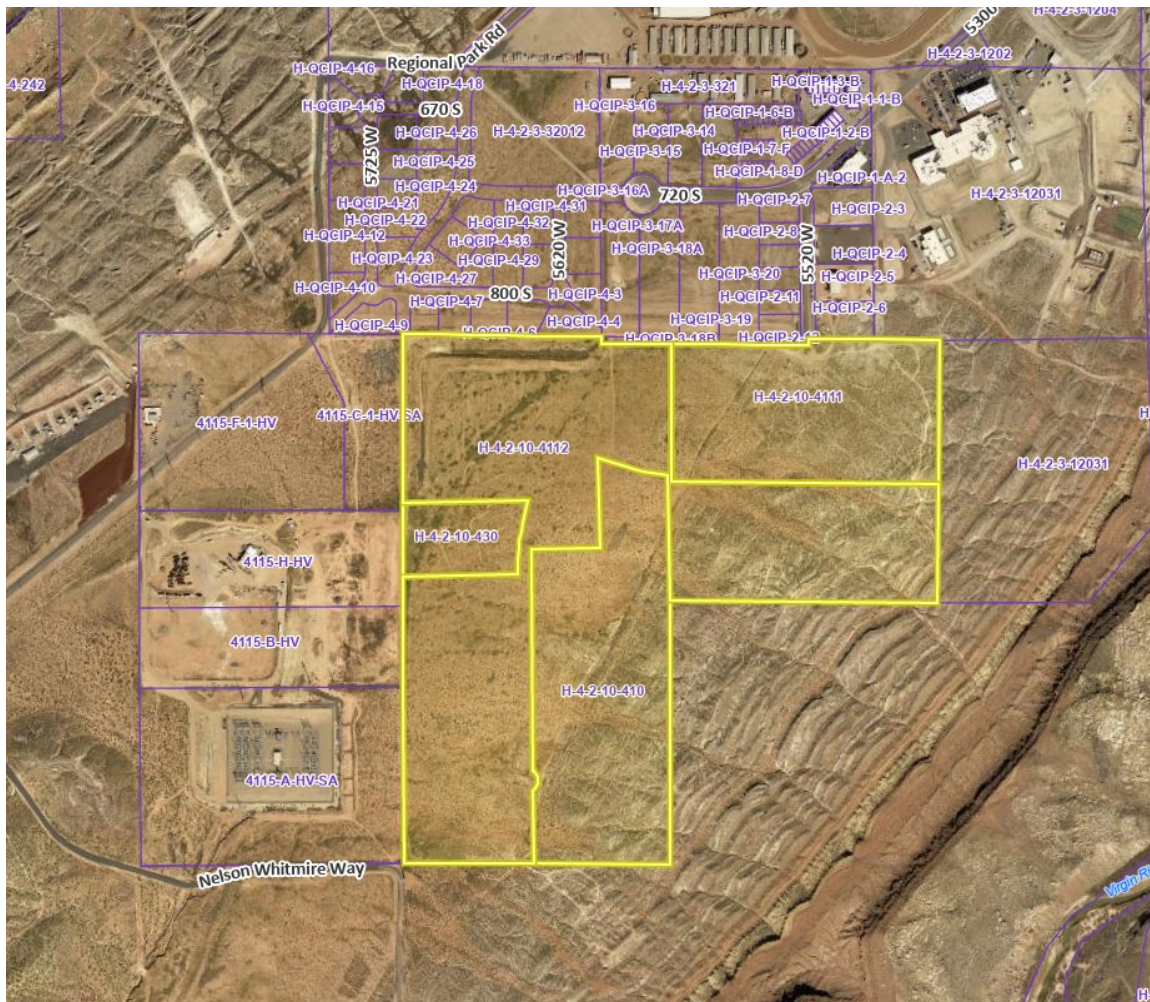
- ✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ✓ a. The proposed name of the subdivision.
 - ✓ b. The location of the subdivision, including the address and section, township and range.
 - ✓ c. The names and addresses of the owner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



STAFF COMMENTS

Agenda Date:	02/23/2022
Application Number:	2022-PP-09
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Dennett Construction
Agent:	Civil Science-Brandee Walker
Request:	Approval of a Preliminary Plat
Location:	Regional Park Road 1000 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant has applied for a preliminary plat for the next four phases of the Quail Creek Industrial Park. The plat calls for 63 industrial units over 120 acres. The property is zoned M-1 which allows for a variety of nondisruptive industrial uses.



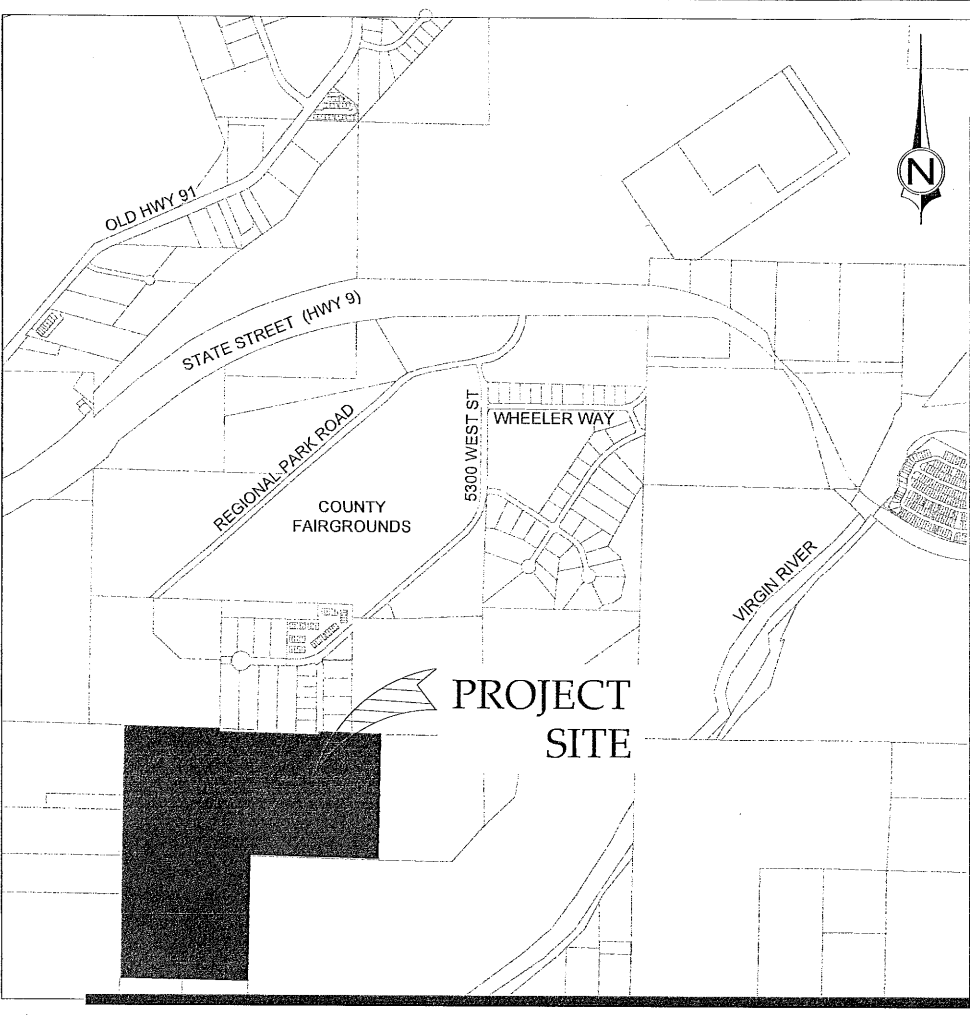
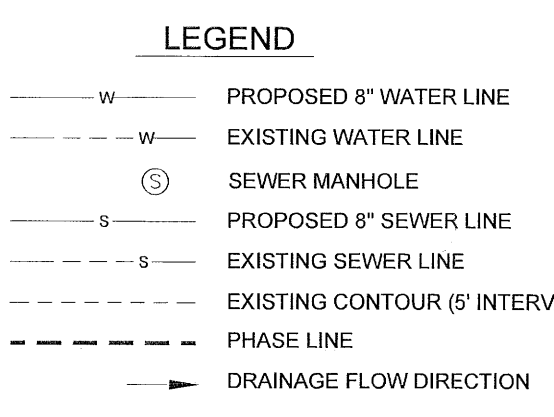
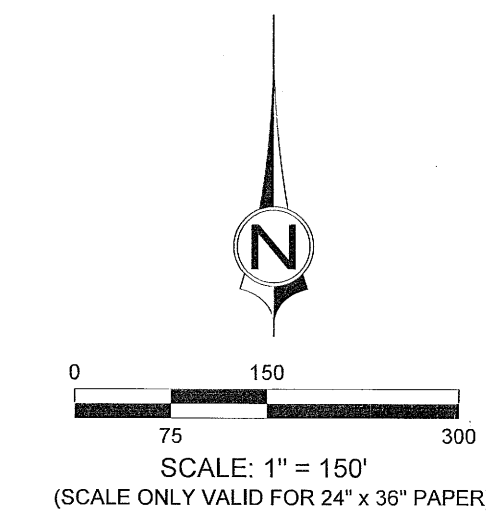
JUC Comments

1. **Power:** Not sure where it is with regards to the border between Dixie Power and Hurricane City Power. Will need to review between the two providers to ensure the project can be served. There will likely be improvements needed. There is a UAMPS power line on the northern boundary that needs an easement.
2. **Sewer:** Lift station will need to go in with the first phase. It is a regional pump station
3. **Streets:** No comments
4. **Water:** Water is there. Need a water model because it's on the border of the current service area.
5. **Engineering:** Purgatory Road realignment needs some review. Horrocks Engineering has the alignment information. The 2021 Active Transportation Master Plan has a trail along Purgatory Road. Regional Park Road on the western boundary is on the border of city limits and will need at least 32' of right of way and possibly the full right of way for utilities. Will need to resolve regional drainage issues in the area. South road is also on the city boundaries on BLM land with easements for the shooting park. County has been hesitant about public access near the shooting park and will need to meet with the shooting park for those issues.
6. **Fire:** Will need to meet water flow standards for industrial uses
7. **Cable/Phone:** Fiber by the fairgrounds
8. **Gas:** Good

Staff Comments

1. It appears that the line between the service area of Dixie Power and Hurricane runs diagonally southwest to northeast through the property. Dixie Power and Hurricane City Power agree that this subdivision should be serviced by only one entity and plan to meet to resolve this. At the time of this writing no resolution has been found.
2. Plat indicates that the property is not in a desert tortoise take area
3. A will serve letter from the culinary water and sanitary sewer companies has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend a continuation of this item until the concerns about power service are addressed.



LEGAL DESCRIPTION (ALL PHASES)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 88°08'24" E 665.87 FEET ALONG THE NORTH LINE OF SAID SECTION 10, TO A POINT ON THE WEST BOUNDARY LINE OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, (1) S 0°48'39" W 31.28 FEET, (2) THENCE S 88°06'15" E 785.79 FEET, TO THE SOUTHWEST CORNER OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°08'15" E 247.72 FEET, (2) THENCE N 0°38'37" E 31.33 FEET, (3) THENCE S 88°08'15" E 657.00 FEET ALONG SAID BOUNDARY AND THE EXTENSION THEREOF, TO THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S 1°29'06" W 1384.55 FEET ALONG THE CENTER LINE OF SAID SECTION 10, TO THE CENTER NORTH 1/16TH CORNER, THENCE N 88°23'15" W 1338.75 FEET ALONG THE NORTH 1/16TH LINE TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 10, THENCE S 1°17'29" W 1310.51 FEET ALONG THE WEST 1/16TH LINE TO THE CENTER WEST 1/16TH CORNER, THENCE N 88°38'05" W 1334.20 FEET ALONG THE CENTER SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 10, THENCE N 1°09'58" E 2932.50 FEET ALONG THE WEST LINE OF SAID SECTION 10, TO THE POINT OF BEGINNING.

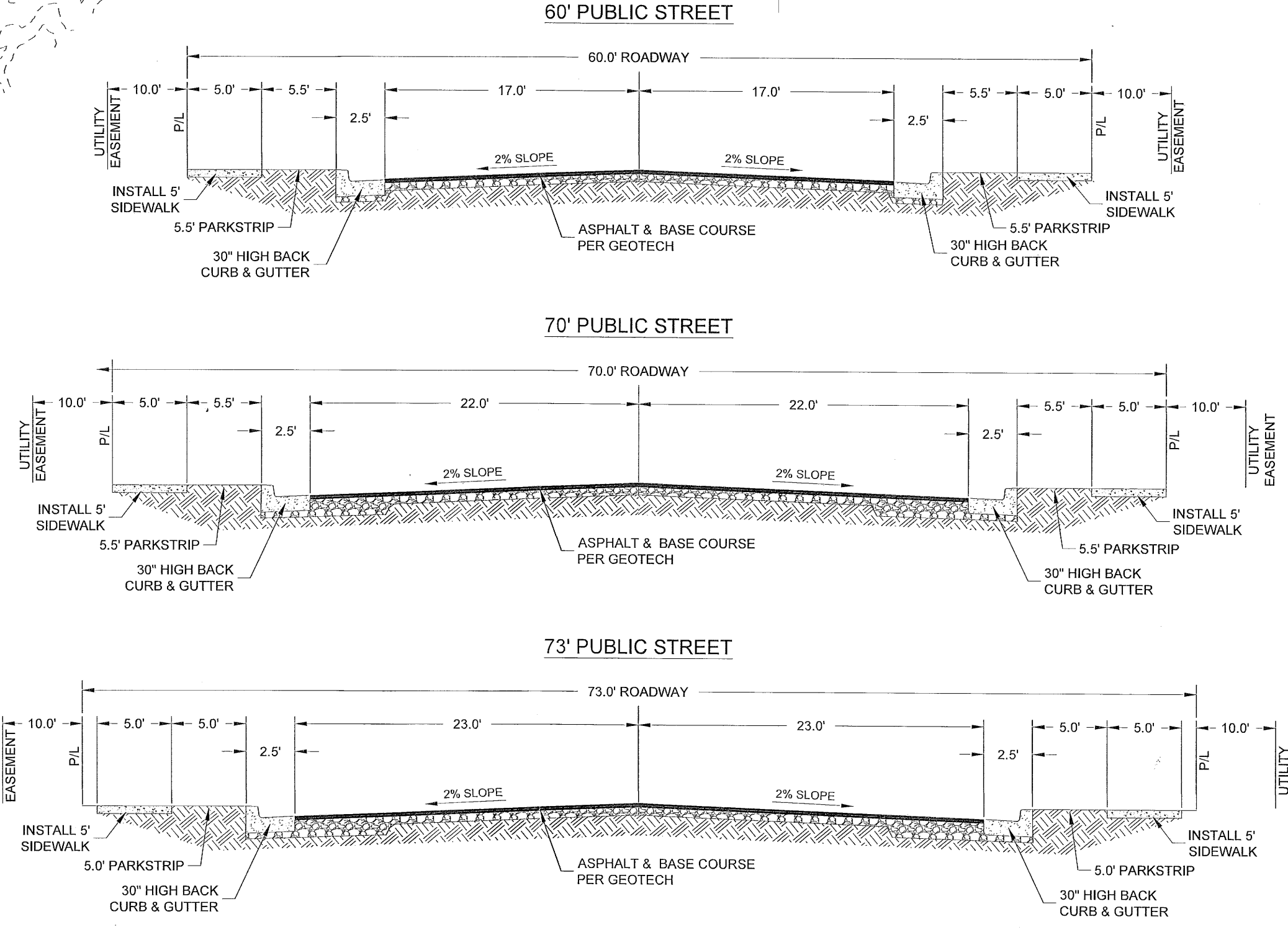
CONTAINS 120.22 ACRES MORE OR LESS

PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN MULTIPLE PHASES AS NOTED. PHASE 1 CONTAINS FIFTEEN LOTS ON 25.3 ACRES.
2. PROPERTY IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.
3. DRAINAGE WILL BE CONVEYED THROUGH A SYSTEM OF CURBS, GUTTERS, CATCH BASINS, AND PIPES. ALL STORM EVENTS WILL CONVERGE THROUGH THIS SYSTEM TO A DETENTION BASIN THAT WILL BE DESIGNED AT THE LOW POINT OF THE SITE (NORTH OF LOT #801). AN OUTLET WILL BE DESIGNED IN THE BASIN THAT WILL ALLOW STORM FLOWS TO ULTIMATELY DAYLIGHT TO THE WEST OF THE SITE. INDIVIDUAL LOTS WILL PROVIDE REAR LOT DETENTION. OFFSITE FLOWS WILL BE MITIGATED THROUGH THIS SAME SYSTEM.
4. SEWER FLOWS WILL BE DIRECTED TO A SEWER LIFT STATION AT THE LOW POINT OF THE SITE (NORTH OF LOT #801) VIA A GRAVITY SYSTEM. A SEWER FORCE MAIN WILL THEN DIRECT FLOWS OUT OF THE LIFT STATION NORTH ALONG REGIONAL PARK ROAD, THEN EAST ALONG THE NORTHERN END OF THE SITE AND THEN OUT TO THE NORTH ALONG THE PROPOSED REALIGNMENT OF PURGATORY ROAD. THIS FORCE MAIN WILL CONNECT TO A GRAVITY SEWER MAIN.

USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: CONSIDERED LOW
- GEOLOGIC HAZARD LIQUEFACTION: CONSIDERED LOW
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: CONSIDERED LOW
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SILTY SAND OVERLYING FRACTURED CLAYSTONE/SILTSTONE/SANDSTONE BEDROCK
- SHALLOW GROUND WATER: GROUND WATER NOT ENCOUNTERED
- NO EXPANSIVE OR COLLAPSIBLE SOILS HAVE BEEN ENCOUNTERED (GEOTECHNICAL REPORT HAS BEEN PROVIDED)



PROPERTY OWNER
D & G PROPERTY HOLDING LLC
1413 SANDHILL DR
WASHINGTON, UT 84780
DENNETTCONSTRUCTION@GMAIL.COM

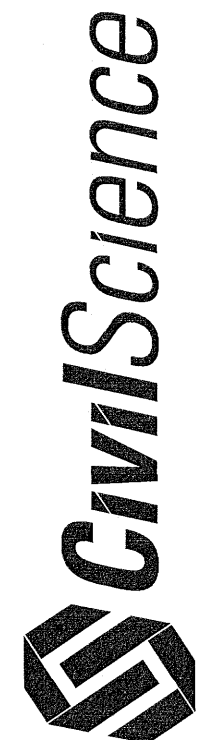
PROJECT INFORMATION
AREA: 120.22 ACRES
UNITS: 63 INDUSTRIAL UNITS
DENSITY: 0.52 D.U./ACRE
STREETS: PUBLIC STREETS
ZONING: M-1

QUAIL CREEK INDUSTRIAL PHASES 5-8
PRELIMINARY PLAT
SECTION 10, T 42 S, R 14 W, SLB&M

QUAIL CREEK INDUSTRIAL PHASES 5-8
PRELIMINARY PLAT
LOCATED IN HURRICANE, UTAH

PROJ. #:	FF21292.00
DRAWN BY:	AWIS
DATE:	2/3/2022
CHECKED BY:	BLW
SCALE OF SHEET:	HOR SCALE: 1" = 150'
SHEET	1
OF	1

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



ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-26-09

Receipt No. 8-156905

Name: Blue Mountain Property Enterprises LLC
256 N 200 W Blanding, UT 84511-3618 Telephone: _____

+ Diamond Edge Construction LLC
Address: 256 N 200 W Blanding, UT 84511 Fax No. _____

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

Email: scottstratton4966@gmail.com Agent Email: Same

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

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

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

Rezone to PDO

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-10

Receipt No. 8-156905

Name: Blue Mountain Property Enterprises LLC Telephone: _____
Diamond Edge Construction LLC

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

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

Email: _____ Agent Email: scottstratton4966@gmail.com

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

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

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

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-ZC-09 2022-PSP-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Blue Mountain Property Enterprises LLC
Agent:	Scott Stratton
Request:	A zone change from RM-2 to RM-2 with a PDO
Location:	Approximately 3150 S 1100 W
Zoning:	RM-2 with a small section of PF
General Plan Map:	Planned Community and Rural Residential

Update 4/14/2022

The applicant is proposing what can be described as effectively separated townhomes, with about 3.5 feet between buildings as opposed to the 10 feet as prescribed in code. The Hurricane Valley Fire District has preliminarily signed off on the idea. The City Council can approve a variation of the PDO standards but only after a recommendation from the Planning Commission. Staff would recommend approval of the variations of PDO standards. The City Council generally liked this change but needs a recommendation from the Planning Commission before approval.

The Planning Commission needs to recommend a variation of the PDO development standards to allow for buildings to be closer together. According to section 10-23-6 of the Hurricane City Code:

10-23-6. - Variations from development standards.

A. Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.

B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of

03/30/2022

2022-ZC-09

2022-PSP-10

this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.

1. Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four members of the City Council.

2. The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:

a. A proposed project which includes a variation is the result of a substantial amount of advanced planning;

b. Any adverse conditions which may result from the variation will be mitigated; and

c. The variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its citizens generally.

The applicant has also provided a connection to the south as requested by staff in exchange for a few additional units (has committed to keep the number under 200 units).

Discussion:

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

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

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

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

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

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

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

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

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

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

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

3. Will the proposed amendment affect the adjacent property?

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

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

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

JUC Comments

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

03/30/2022

2022-ZC-09

2022-PSP-10

Items to Consider

The following are key items to consider:

- Setbacks:

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

- The applicant is proposing a realignment of 1100 W that complies with Hurricane City Plans. 1100 W is a dedicated city road and thus a roadway abandonment will be needed to complete this change. The city finds this realignment generally acceptable as long as the applicant agrees to all necessary improvements on 1100 W
- Density: RM-2 zoning would allow up to 220 units and is only proposing 176 units. The applicant was previously approved for 172. No density bonus or increase is being sought as part of the PDO request
- The 2021 General Plan suggests that *“1.1. Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space; and utilize efficient development patterns.”*
- The site plan shows some steep slopes on the property. The sensitive lands application requirement was waived with the preliminary plat that went through last year. An updated preliminary plat will need to be submitted.
- There is no open space or any other amenities provided on the site plan. Right now the Hurricane City Code would not require any. There is currently a proposal to require open space within multifamily developments before the Planning Commission

Findings:

Staff makes the following findings:

1. The proposed zone change is generally compatible with the current General Plan Map and goals.
2. The proposed zone change is not in harmony with the surrounding development, however the existing zoning is also that way.
3. The proposed zone change will not have an additional impact on the area if this current plan is followed.

03/30/2022

2022-ZC-09

2022-PSP-10

4. The services are currently inadequate for development; however, the applicant is currently working to get services to the property.

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

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

THERE ARE NO IRRIGATION FACILITIES.

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

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

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

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

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

Legend:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED SEWER MAIN

SECTION CORNER AS DESCRIBED

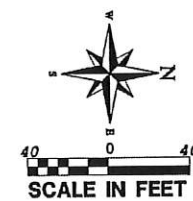
PORTION TO BE DEDICATED TO THE
CITY FOR PUBLIC RIGHT-OF-WAY

PROPOSED PUBLIC ROW

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

Diagram illustrating the lot layout and setbacks:

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



PROJECT LOCATION

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84757
LOSB-89-0715 (E) 1000
Phone: 801-288-1111



PPDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S14B.4M.

DATE: 4/5/2022
SCALE: 1"=40'

JCS NO.

SHEET NO:

3 OF 3

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-13

Receipt No. 7.692208

Name: Frank Lindhart / Shoshone Land Company Telephone: 801-229-4447

Address: 2608 W 510 N, Hurricane, UT 84737 Fax No.

Email: frankgl@gemstoneproperties.com Agent Email: bwalker@civilsience.com

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

Address/Location of Subject Property: 600 North & 3000 East, Coronado Drive

Tax ID of Subject Property: H-3-1-31-411 (a portion of) Zone District: R-1-6

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

preliminary plat contains 24 single family lots ranging in size from 6,000 sf to 14,000 sf +- on 5.99 acres.

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

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



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-PP-13
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Frank Lindhart/Shoshone Land Company
Agent:	
Request:	Preliminary Plat Application
Location:	600 N & 3400 W
Zoning:	R1-6
General Plan Map:	Single Family

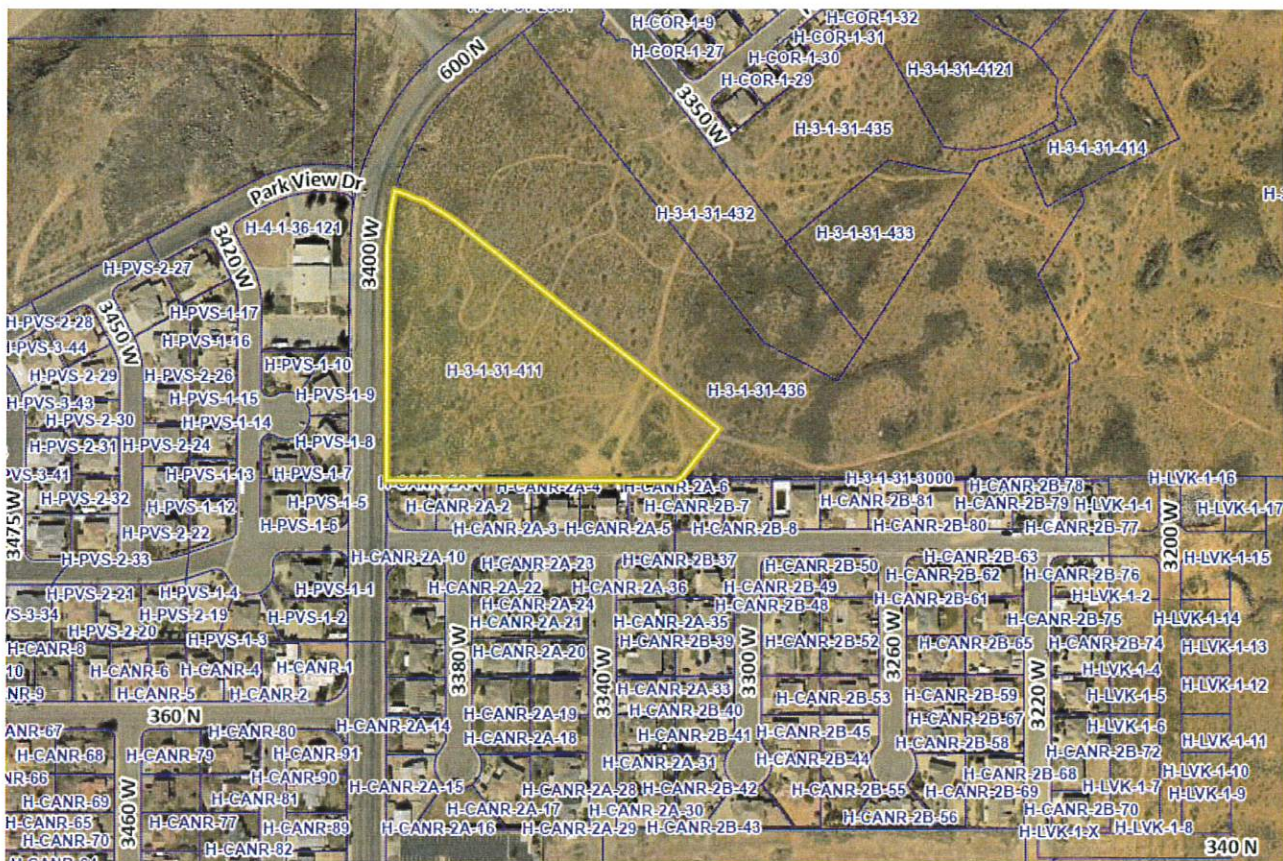
Discussion:

The applicant is seeking preliminary plat approval for a subdivision containing 24 single family lots on 5.99 acres. This is located south of the Coronado Ridge subdivision and north of the Canyon Ridge subdivision along 3400 W.

JUC Comments

The following items will need to be addressed:

1. **Power:** No concerns
2. **Sewer:** No services in 3400 W but is in 400 N and Park View Drive.
3. **Streets:** Need tie in and improvements along 3400 W
4. **Water:** No concerns as long as they tie into the line in 3400 W
5. **Engineer:** No concerns
6. **Fire:** Fire hydrant needs to be moved. Any dead end needs sufficient turnaround
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District:** No comments



Staff Comments: Preliminary Plat

1. Zoning is R1-6. All lots are at least 6,000 sq ft.
2. Roadway at eastern end connects with the roadway shown on the preliminary plat for Coronado Ridge Phase 4.
3. Plat does indicate the property is not in a desert tortoise take area.
4. A will serve letter from the sanitary and culinary water provider has not been provided
5. The setbacks shown on the plat are incorrect. This property is not in a PDO. The correct setbacks are shown below:
 - a. Front: 25 feet
 - b. Rear: 10 feet
 - c. Side: 8 feet
 - d. Street side: 20 feet
6. R1-6 zoning requires 60 feet of frontage for every lot. Lot 9 and Lots 18-21 do not appear to meet this standard.
7. Lot 9 is a flag lot. The flag lot standards are as follows

A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather,

it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

A. Factors. When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

- 1. More than two flag lots with contiguous staffs should be avoided;*
- 2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and*
- 3. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.*

B. Development standards. When flag lots are permitted, they shall be subject to the following conditions:

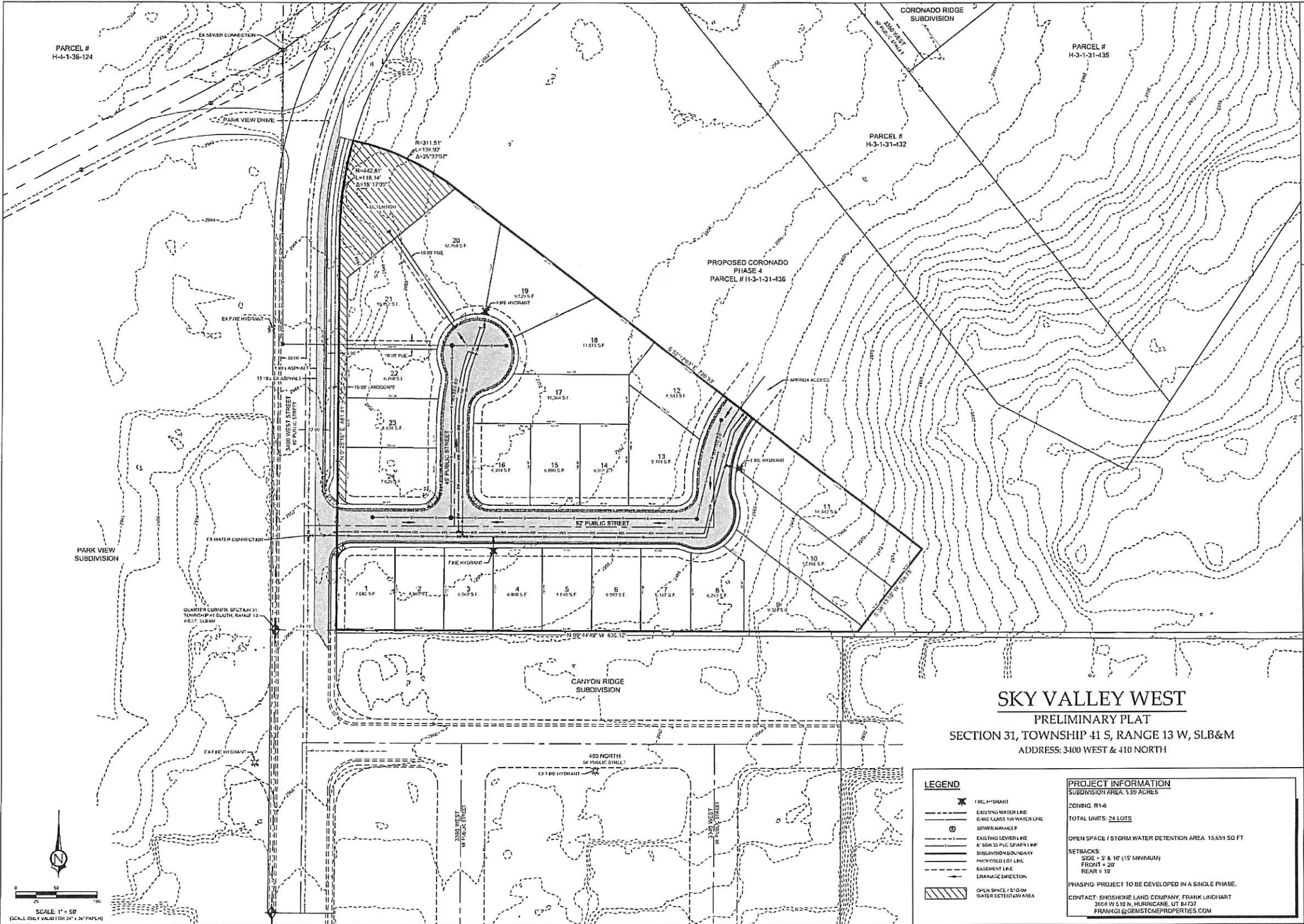
- 1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.*
- 2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.*
- 3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided.*
- 4. No building or structure shall be located within the staff portion of a flag lot.*
- 5. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.*
- 6. A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.*
- 7. Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.*
- 8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.*

9. *The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

10. *Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.*

The staff is only 24 feet wide so that needs to be adjusted to 26' minimum.
The flag portion is over 6,000 sq ft

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

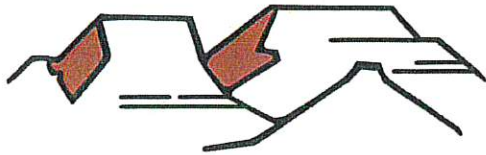


SKY VALLEY WEST
 PRELIMINARY PLAT
 SECTION 31, TOWNSHIP 41 S, RANGE 13 W, SLB&M
 ADDRESS: 3400 WEST & 410 NORTH

LEGEND	
	FIRE HYDRANT
	EXISTING WATER LINE
	6" OR LARGER WATER LINE
	SEWER MANHOLE
	EXISTING SEWER LINE
	8" OR LARGER SEWER LINE
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EASEMENT LINE
	DRAINAGE DIRECTION
	OPEN SPACE / STORM WATER DETENTION AREA

PROJECT INFORMATION	
SUBDIVISION AREA: 5.35 ACRES	
ZONING: R1-4	
TOTAL UNITS: 24 LOTS	
OPEN SPACE / STORM WATER DETENTION AREA: 15,650 SQ. FT.	
SETBACKS:	
SIDE - 5' & 10' (15' MINIMUM)	
FRONT - 20'	
REAR - 10'	
PHASING: PROJECT TO BE DEVELOPED IN A SINGLE PHASE.	
CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART	
2608 W 512 N, HURRICANE, UT 84737	
FRANK@GEMSTONEPROPERTIES.COM	

 CivilScience Engineers & Surveyors Solutions 1433 S. DIXIE DRIVE, SUITE 130 ST. GEORGE, UT 84770 435.985.0100	F&Z 136.00 9/10/2022
	PRELIMINARY PLAT SKY VALLEY WEST HURRICANE, UTAH
SHEET 1 OF 2	



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee
File No. 2022-PP-14
Receipt No. 8-157084

Name: BRANT TUTTLE, NORTHEAST ENGINEERING Telephone: 801-802-8992

Address: 1040 EAST 800 NORTH, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@neicutah.com Agent Email: _____

Agent (If Applicable): same as above Telephone: _____

Address/Location of Subject Property: 2100 WEST 3900 SOUTH, HURRICANE

Tax ID of Subject Property: H-3400-Q; H-3400-R Zone District: R1-G

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) THE CORRIDOR PHASE TWO

PRELIMINARY PLAT CONTAINS 40 LOTS ON 9.81 ACRES FOR A DENSITY OF 4.08 LOTS/ACRE
SEE ATTACHED SUMMARY

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

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



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-PP-14
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brent Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	2100 W 3900 S
Zoning:	R1-6
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for phase 2 of Cordero. The applicant is proposing 40 lots on 9.81 acres and is on the other side of Future 2100 W from phase 1 which was approved in November of 2020. The Cordero development is split into three sections with different zonings: the west side is zoned Recreation Resort, the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6. A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This is part of the eastern R1-6 section.



Map is approximate

JUC Comments

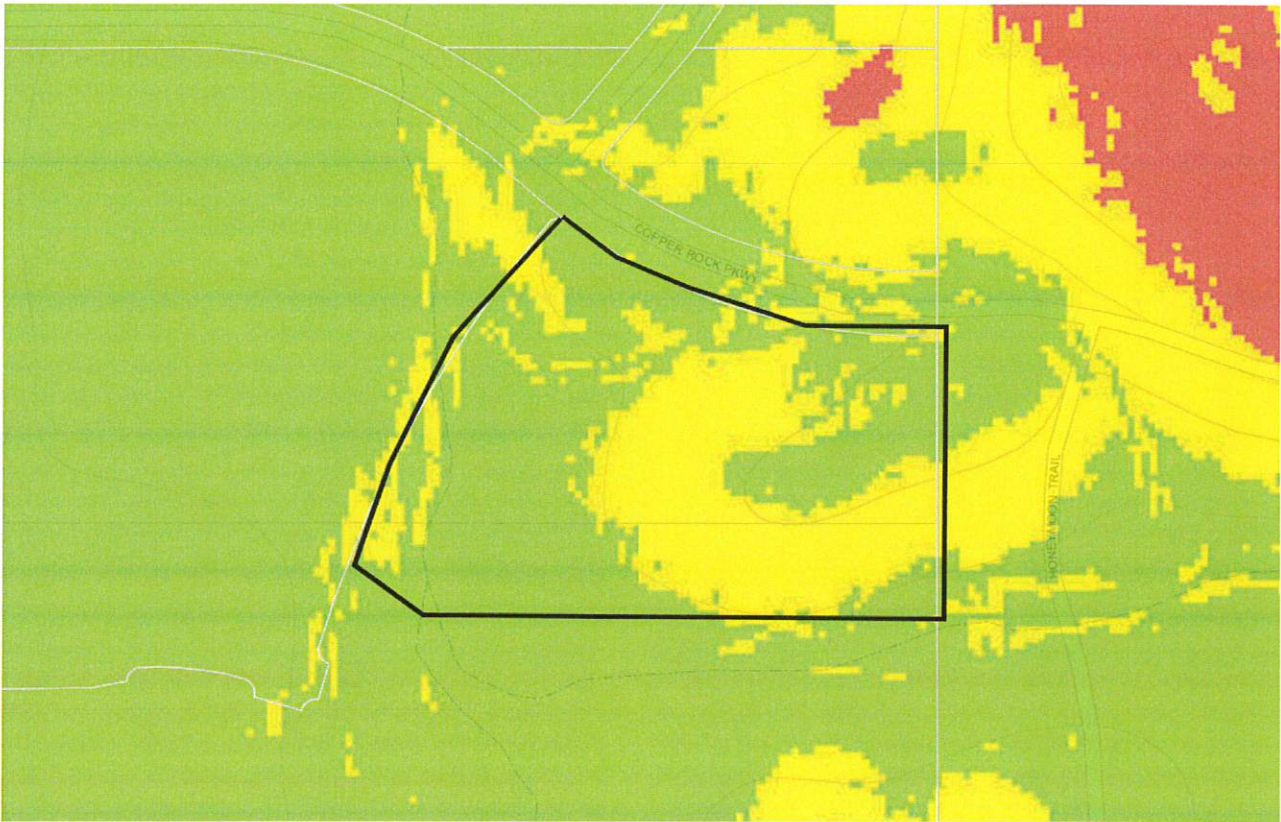
The following items will need to be addressed:

1. **Power:** Limited capacity in the area, should be fine as long as it sticks to their master plan. May need to ensure the line on 2100 W has capacity.
2. **Sewer:** They are good.
3. **Street:** No comments
4. **Water:** Need a working water model. A new water model was requested for phase 1 but has not been received. They do not have an approved water model, and may need to be upsized.
5. **Engineering:** Water looping needs to work and second access needs to be there. Likely need to loop around Southern Shores. May need a trail on 2100 W and the west side.
6. **Fire:** Need second access and sufficient water looping
7. **Cable:** Good
8. **Gas:** No gas in the area. The city should consider requiring sleeves for future gas service.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

1. Zoning is R1-6 all lots meet R1-6 zoning standards and the approved preliminary site plan. Only major change is a roadway on the east side connecting to Copper Rock Parkway. Staff appreciates the connectivity.
2. A will serve letter has not been provided by either the culinary or sanitary water provider. Hurricane City Water is refusing to provide a will serve letter until a new water model is provided.
3. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plays to list the number of lots that have been approved for the full Cordero development. This note has not been provided.

4. The applicant will need to construct improvements to the surrounding roadways on the City's Transportation Master Plan. The applicant will also need to provide walls along the master plan roadways.
5. There is a 12' multi-use sidepath along the west side of 2100 W that will need to be shown on the plat.
6. All park strips will need to be landscaped and have the proper improvements.
7. According to the Development Agreement between the City and the Cordero Developer: "*The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project*" The Developer is only entitled to 700 units and it is important that this note is provided so that the City and the Developer know how many units are outstanding. This table must be provided.
8. A grading plan has been provided. The City's slope map indicates a sensitive lands application may be required for this property. A sensitive lands application is required when:
 - a. *Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see [section 10-24-9](#), appendix diagram A of this chapter).*
 - b. *Any area within 100 feet of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds 30 percent or greater, and has a vertical elevation change of at least 100 feet or greater, and lies within sensitive lands described in subsection A of this section (see [section 10-24-9](#), appendix diagram B of this chapter).*
 - c. *The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope that may be gentle or steep on the opposite side (see [section 10-24-9](#), appendix diagram C of this chapter).*



Map is approximate.

Staff has reviewed the contours and has found that the majority of the property is under 10% slope. However, some small sections appear to be around 15% slope. Staff would request additional information to determine if a sensitive lands application is needed.

1. Hurricane City Code 10-37-4 states:

- a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
- b. Staff has generally read this section to mean that the city may deny or delay any development that does not have adequate services. The Joint Utility Committee has requested additional “analysis to be completed to determine whether adequate public

facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service” before proceeding with the proposed preliminary plat. Planning staff supports this recommendation. Namely, the Water Department has expressed concerns that the current water model is not adequate for the City to justify expanding services in this area.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend tabling this application until a will serve letter from Hurricane City Water is provided and the applicant provides a more detailed slope map for sensitive lands.

EAST QUARTER CORNER
OF SECTION 29,
T 42 S, R 13 W, SLB&M

BOUNDARY DESCRIPTION

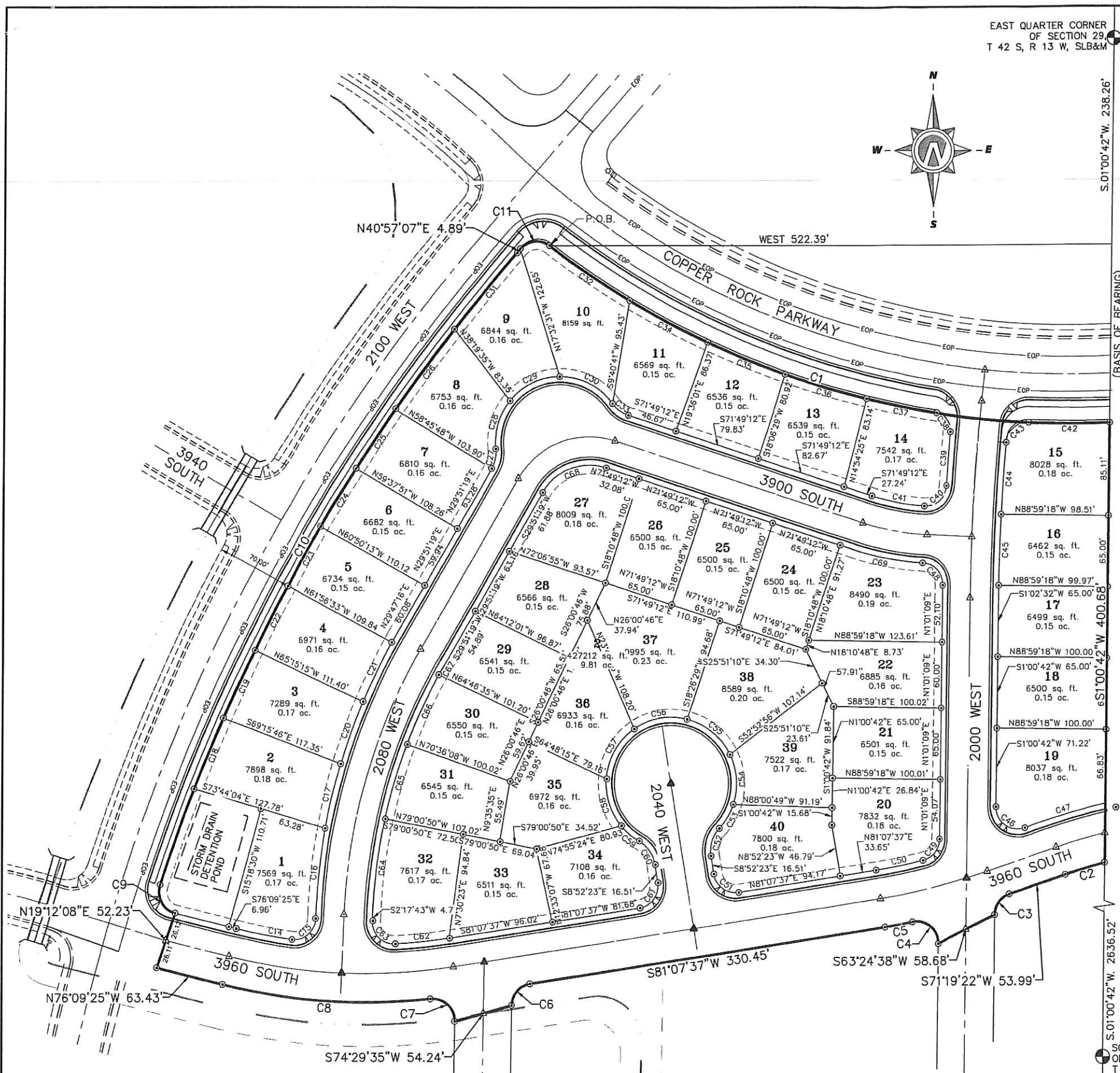
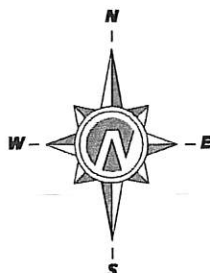
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S.01'00'42"W. A DISTANCE OF 238.26 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 522.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COPPER ROCK PARKWAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 807.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AND SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 555.39 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A RADIAL BEARING OF N.37'08'29"E. A CENTRAL ANGLE OF 39'25'55" AND A CHORD THAT BEARS S.72'34'29"E. A DISTANCE OF 544.49 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 29; THENCE S.01'00'42"W. A DISTANCE OF 400.68 FEET ALONG SAID EAST SECTION LINE TO A POINT OF CURVATURE OF A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.66 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.14'21'41"E. A CENTRAL ANGLE OF 04'18'57" AND A CHORD THAT BEARS S.73'28'51"W. A DISTANCE OF 37.65 FEET; THENCE S.71'19'22"W. A DISTANCE OF 53.99 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 70'18'40" AND A CHORD THAT BEARS S.36'10'02"W. A DISTANCE OF 23.03 FEET; THENCE S.63'24'38"W. A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.70 FEET SAID CURVE HAVING A RADIAL BEARING OF N.88'59'19"W. A CENTRAL ANGLE OF 102'18'33" AND A CHORD THAT BEARS N.50'07'35"W. A DISTANCE OF 31.15 FEET TO A POINT OF CURVATURE OF A 626.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 02'23'28" AND A CHORD THAT BEARS S.79'55'53"W. A DISTANCE OF 26.12 FEET; THENCE S.81'07'37"W. A DISTANCE OF 330.45 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 80'06'55" AND A CHORD THAT BEARS S.41'04'09"W. A DISTANCE OF 25.74 FEET; THENCE S.74'29'35"W. A DISTANCE OF 54.24 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.95 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.88'59'19" A CENTRAL ANGLE OF 97'15'31" AND A CHORD THAT BEARS N.47'37'03"W. A DISTANCE OF 30.02 FEET TO A POINT OF CURVATURE OF A 552.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20'05'24" AND A CHORD THAT BEARS N.86'12'07"W. A DISTANCE OF 192.56 FEET; THENCE N.76'09'25"W. A DISTANCE OF 63.43 FEET; THENCE N.19'12'08"E. A DISTANCE OF 52.23 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.02 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.13'50'35" A CENTRAL ANGLE OF 94'36'21" AND A CHORD THAT BEARS N.28'51'15"W. A DISTANCE OF 29.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1700.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 667.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22'30'11" AND A CHORD THAT BEARS N.29'42'01"E. A DISTANCE OF 663.40 FEET; THENCE N.40'57'07"E. S. DISTANCE OF 4.89 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.09 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86'11'22" AND A CHORD THAT BEARS N.84'02'48"E. A DISTANCE OF 27.33 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING)

SOUTHEAST CORNER
OF SECTION 29,
T 42 S, R 13 W, SLB&M



LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE MARKER
- PROPERTY BOUNDARY
- EASEMENT LOT LINE
- SECTION LINE
- EXISTING DITCH FLOWLINE



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

ENGINEER
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
BRANT TUTTLE : 801-802-8992
EMAIL: btuttle@neuiutah.com

DEVELOPER:
RIVER VALLEY DEVELOPMENT, LLC
SIERRA HOMES
DALE BEDDO : 435-669-8915
EMAIL: beddogolf@gmail.com

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE II

PRELIMINARY PLAT

HURRICANE, UTAH

JOB NO.
3-16-052

SHEET NO.
2-1

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-15

Receipt No. 8157140

Name: Diamond Edge Construction Telephone: _____

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

Email: _____ Agent Email: scottstratton4966@gmail.com

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

Address/Location of Subject Property: approx. 3053 S + 1100 W with
lots to the east & south.

Tax ID of Subject Property: H-3396-C, H-3396-D, H-3396-E Zone District: RA-0.5 PDD

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) To build a
subdivision of 40 lots in 3 phases

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

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

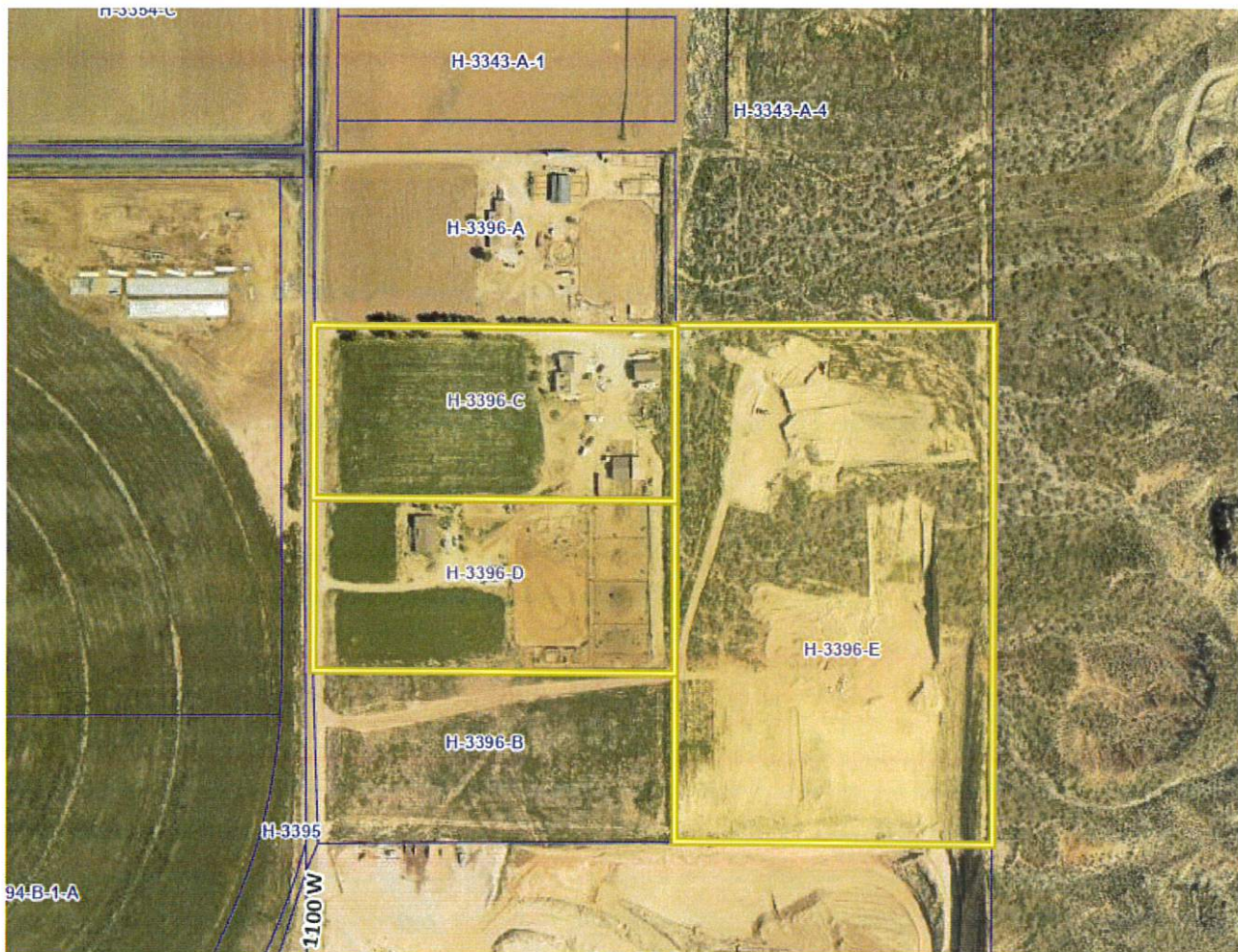


STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-PP-15
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Diamond Edge Construction
Agent:	Scott Stratton
Request:	Approval of a Preliminary Plat
Location:	3053 S 1100 W
Zoning:	RA-0.5 PDO
General Plan Map:	Rural Residential

Discussion:

The applicant has filed a preliminary plat for Horseman's Edge. This application came in for a zone change and PDO last December and is now moving forward with the preliminary plat. There were a number of conditions attached to the zone change application including capping them off at 40 units and allowing for phase 3 to be vacation rentals catering to the equestrian community. The plan also provides for 1.62 acres of open space that will provide trail access to the Hurricane Cliffs and the future Equestrian Park.



JUC Comments

The following items will need to be addressed:

1. **Power:** Very limited capacity. Might not be approved to move forward. Can't guarantee power for the project
2. **Water:** Need a water model to see if there is capacity to serve the property. No looped system until Copper Rock water line is complete
3. **Street:** Need to check cross sections. Rural cross-sections were not intended for developments like this.
4. **Sewer:** Good, there is a line in the roadway.
5. **Engineering:** Cross sections don't match the standards. Drainage is going to be an issue. Need improvements for off-site drainage. Will need a full geotech and drainage report
6. **Fire:** Need to make sure water pressure is good
7. **Cable:** No comments
8. **Gas:** Purposed line in 3000 S in the next two years.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

04/14/2022

2022-PP-15

1. Zoning is RA-0.5 PDO. All lots meet RA-0.5 PDO standards at 1.62 units per acre.
2. From the December 16th, 2021 City Council meeting draft minutes on the approval of the zone change for this property.
 - a. *Nanette motioned to approve the pdo with phase 3 having up to 15 lots with horse stalls on all lots and ranch style fencing. No more than 40 lots in the rest with an average size of half acre. Open space stays. Seconded by Dave Sanders. All aye*
 - b. There are a number of issues here: according to the site data chart 15 lots are in Phase 3 but only 11 lots are shown on the site map as within Phase 3.
 - c. The average size of the lots is .44 acres slightly smaller than half acre.
 - i. Upon listening back to the recording of that meeting it is not clear what the “average size of half acre” portion meant since there was discussion of lowering that to .4, or maybe even .37 acres and limiting the number of lots that are under .4 acres (there are 13 lots smaller than .4 acres) but the recording does not make it clear that there was any resolution on that before a vote was taken. Staff is confident that the motion included the 40 units and other portions laid out in the draft minutes above.
 - d. One cannot make 40 half acre lots on this property without cutting into the open parking space near the gravel pit. The City Council was aware of this in their meeting
 - e. Though the preliminary plat does not comply with the motion given and approved, staff believes the 40 lots were the intent of the City Council based on listening to the minutes and being present at the meeting; and would recommend that the Council should review the plat to make final findings.
3. Discussions between the City and the Bureau of Land Management have indicated that the trail shown on the plan should be acceptable as long as it stays primitive but no final decisions have been made.
4. Block lengths appear to comply with city code.
5. Rural cross-sections: The applicant has shown rural road cross-section without full curb, gutter, and sidewalk. However, since the property is located within a RA-0.5 PDO, these cross-sections do not apply. The applicant could ask for a different cross-section as part of the PDO, but that requires City Council approval. Staff does not recommend any changes to our standard cross-section for this development.

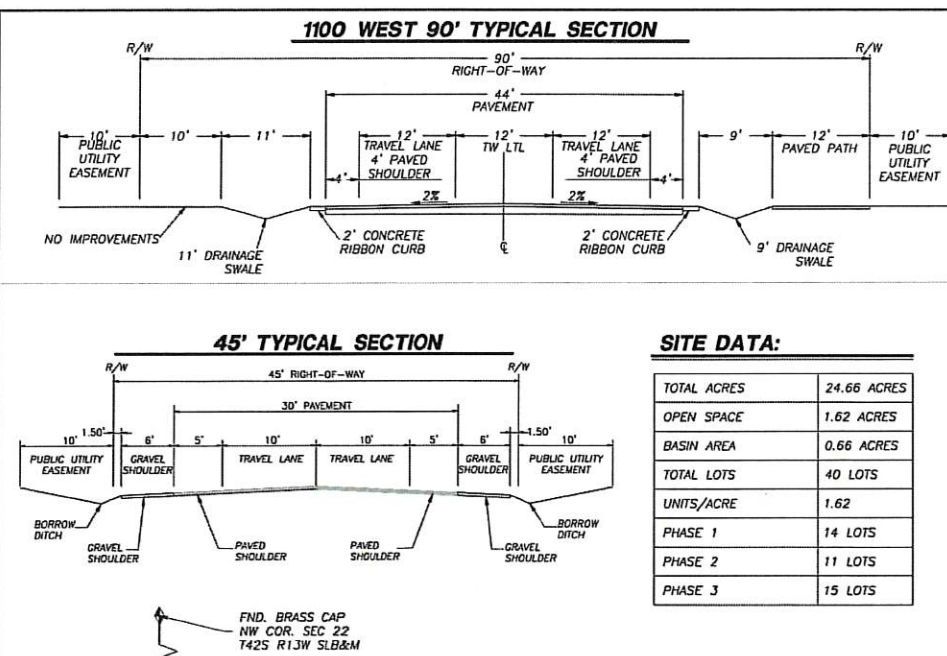
Sec. 7-2-2. Conform to established specifications.

B. In addition to various road cross sections now incorporated into the Hurricane Roadway Construction Standards, the rural road cross sections attached hereto and incorporated herein as exhibit 1 are hereby established and shall be included in the Hurricane Roadway Construction Standards, as shown in table 3.1 (exhibit A, table 1) and exhibit B, table 1A of the Hurricane Roadway Construction Standards. These rural road cross sections are approved for the Bench Lake area of Hurricane, as shown in the map attached hereto as exhibit 2, and they may be approved by the City Council in other areas within the City. The rural road cross sections shall apply only in areas where the zoning is A-1, A-5, A-10, A-20, A-40 or RA-1, provided that standard right-of-way widths shall be based on the type of road at issue (minor, collector, etc.) as set forth in the Transportation Master Plan and City transportation standards. These rural road cross sections shall not apply to the south side of 3000 South, which shall be established with full standard improvements, including curb, gutter, sidewalk, paved trails, turn lanes and other improvements required by the City traffic and roadway standards.

6. Hurricane City Code 10-37-4 states:

- a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
- b. Staff has generally read this section to mean that the city may deny or delay any development that does not have adequate services like this project currently does. Staff would not recommend always using this section but in situations where service providers have been wary of service availability in an area it may be useful.
- c. Planning staff have discussed the matter with the Power Board, however, the board did not give clear direction on this matter.

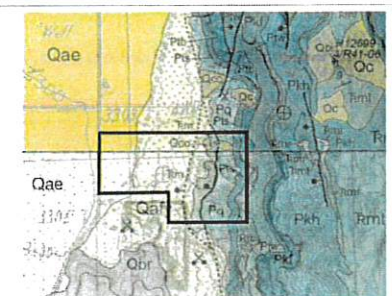
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments as well as the applicant agreeing to not submit construction drawings until Hurricane City Power indicates service availability.



PRELIMINARY PLAT FOR: HORSEMAN'S EDGE

LOCATED IN SECTION 22, T42S, R13W, SLB&M
HURRICANE, WASHINGTON COUNTY, UTAH

GEOLOGICAL REPORT



Qae: MIXED ALLUVIAL AND EOLIAN DEPOSITS -- MODERATELY TO WELL-SORTED, CLAY- TO SAND-SIZED MATERIAL; LOCALLY INCLUDES ABUNDANT EOLIAN SAND AND MINOR GRAVEL; DEPOSITED IN LARGE, OPEN, NEARLY FLAT AREAS SUCH AS WASHINGTON FIELDS; 0 TO 30 FEET (0-9 M) THICK.

Qay: YOUNGER ALLUVIAL-FAN DEPOSITS -- POORLY TO MODERATELY SORTED BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; 0 TO ABOUT 50 FEET (0-15 M) THICK.

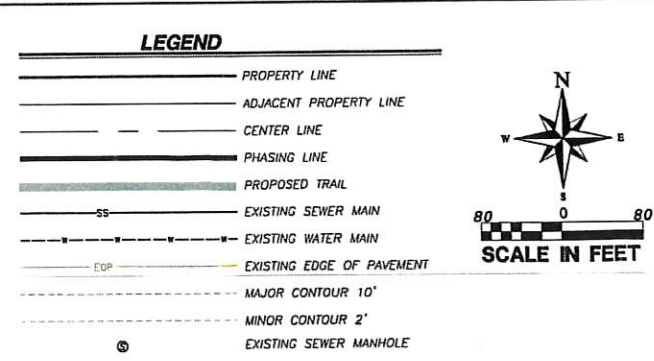
Tm: MOENKOPI FORMATION, UNDIVIDED -- MAPPED IN FAULT SLIVERS ALONG THE HURRICANE FAULT ZONE.

P: SLICKHORN MEMBER -- CONSISTS OF THREE PARTS: UPPER PART IS MEDIUM-GRAY, THIN-BEDDED, SANDY LIMESTONE; MIDDLE PART IS INTERBEDDED YELLOWISH-GRAY, CALCAREOUS, VERY FINE-GRAINED SANDSTONE AND GRAYISH-YELLOW, GYPSEOUS, CALCAREOUS SILTSTONE; AND BASAL PART IS PALE-YELLOWISH-BROWN, FINE-GRAINED SANDSTONE; 115 FEET (36 M) THICK.

Pi: QUENTON SANDSTONE -- PALE-YELLOW TO GRAYISH-PINK, CALCAREOUS, THIN-BEDDED, FINE-GRAINED SANDSTONE; ONLY THE UPPER 75 FEET (23 M) IS EXPOSED IN THE QUADRANGLE, BUT THE FORMATION IS ABOUT 1,300 FEET (400 M) THICK IN THE AREA.

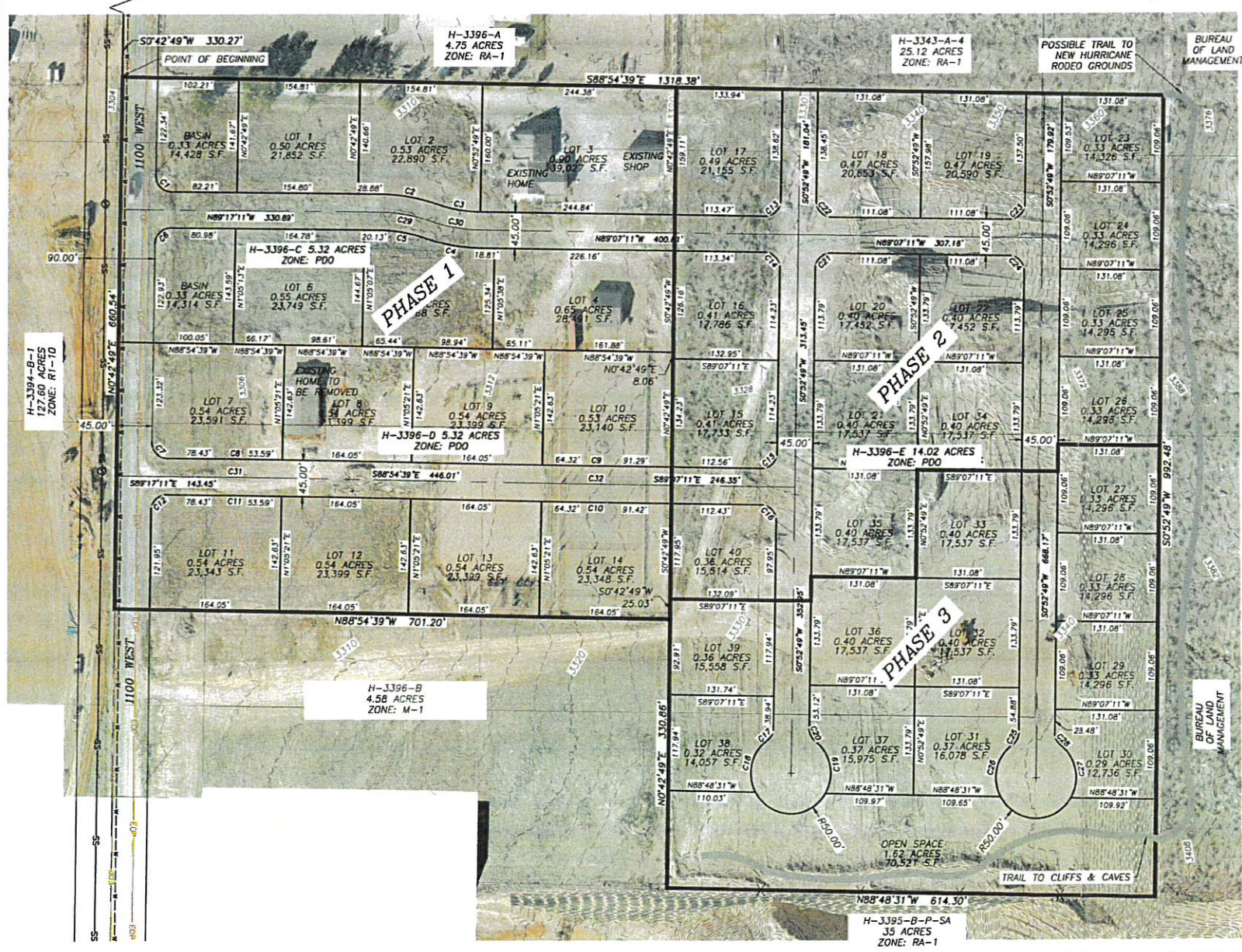
Pb: BRADY CANYON MEMBER -- MEDIUM-LIGHT-GRAY TO DARK-GRAY, MEDIUM- TO COARSE-GRAINED, THICK-BEDDED, FOSSILIFEROUS LIMESTONE WITH REDDISH-BROWN CHERT NODULES; CONTAINS LOCALLY COMMON BRACHIOPODS, CRINOID, AND CORALS; FORMS PROMINENT CLIFF; 200 FEET (60 M) THICK.

Pw: WOODS RANCH MEMBER -- GRAYISH-PINK TO VERY PALE-ORANGE, VERY THICK-BEDDED GYPSUM WITH INTERBEDS OF LIGHT-BROWNISH-GRAY SILTSTONE, PALE-RED SHALE, AND YELLOWISH-GRAY TO LIGHT-GRAY, LAMINATED TO THIN-BEDDED DOLOMITE AND LIMESTONE; FORMS SLOPE, COMMONLY COVERED WITH TALUS; BEDS DISTORTED FROM DISSOLUTION OF GYPSUM; 320 FEET (98 M) THICK.



SITE DATA:

TOTAL ACRES	24.66 ACRES
OPEN SPACE	1.62 ACRES
BASIN AREA	0.66 ACRES
TOTAL LOTS	40 LOTS
UNITS/ACRE	1.62
PHASE 1	14 LOTS
PHASE 2	11 LOTS
PHASE 3	15 LOTS



OWNER / DEVELOPER

SCOTT STRATTON
DIAMONDS EDGE CONSTRUCTIONS LLC
256 N 200 W
BLANDING, UT 84511

HORSEMAN'S EDGE LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER SECTION 22, TOWNSHIP 42S, R13W, SALT LAKE BASE AND MERIDIAN; THENCE S00°42'49"W 330.27 FEET; TO THE POINT OF BEGINNING; THENCE S88°54'39"E 1318.38 FEET; THENCE S00°52'49"W 992.48 FEET; THENCE N88°48'31"W 614.30 FEET; THENCE N00°42'49"E 330.86 FEET; THENCE N88°54'39"W 701.20 FEET; THENCE N00°42'49"E 660.54 FEET; THENCE N00°42'49"E 330.27 FEET; TO THE POINT OF BEGINNING.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

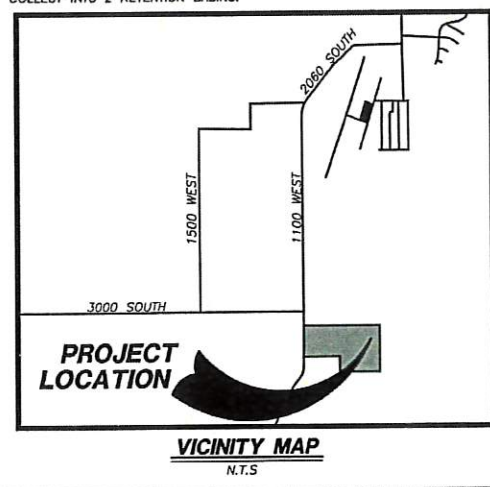
NARRATIVE

THE PREVIOUSLY SUBMITTED ZONE CHANGE CREATED A PLANNED DEVELOPMENT OVERLAY (PDO) OVER PARCELS H-3396-C, H-3396-D & H-3396-E.

THIS SUBDIVISION IS PROPOSED TO HAVE 40 LOTS, RANGING FROM 0.29 ACRES TO 0.90 ACRES.

15 LOTS IN PHASE 3 WILL BE SHORT TERM RENTALS.

STORM WATER WILL FLOW TO THE NORTHWEST PROPERTY CORNER AND COLLECT INTO 2 RETENTION BASINS.



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
LIQUEFACTION	H2 - HIGH2 - WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS, NO GROUND WATER INFORMATION L2 - LOW2 - MODERATELY TO POORLY SORTED SANDS AND GRAVELS, NO GROUND-WATER INFORMATION
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSC-FAN ALLUVIUM, PLEISTOCENE
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GSB - GYPSUM BEARING SOILS, CONCEALED
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER
WIND BLOWN SAND	WSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C2	71.29'	222.50'	70.98'	N80°06'27"W	18°21'27"
C3	56.35'	177.50'	56.12'	N80°01'27"W	18°11'27"
C4	70.64'	222.50'	70.34'	S80°01'27"E	18°11'27"
C5	56.87'	177.50'	56.63'	S80°06'27"E	18°21'27"
C6	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C7	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C8	13.26'	2022.50'	13.26'	N89°05'55"W	0°22'32"
C9	7.21'	1977.50'	7.21'	N89°00'55"W	0°12'32"
C10	7.37'	2022.50'	7.37'	S89°00'55"E	0°12'32"
C11	12.96'	1977.50'	12.96'	S89°05'55"E	0°22'32"
C12	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C13	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C14	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C15	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C16	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C17	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C18	70.93'	50.00'	65.13'	S12°51'32"W	81°16'36"
C19	71.47'	50.00'	65.54'	N10°47'13"W	81°53'56"
C20	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C21	31.42'	20.00'	28.28'	N45°52'49"E	90°00'00"
C22	31.42'	20.00'	28.28'	N44°07'11"W	90°00'00"
C23	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C24	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C25	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C26	70.81'	50.00'	65.04'	S12°55'25"W	81°08'51"
C27	71.36'	50.00'	65.45'	N10°51'06"W	81°46'11"
C28	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C29	64.08'	200.00'	63.81'	N80°06'27"W	18°21'27"
C30	63.50'	200.00'	63.23'	S80°01'27"E	18°11'27"

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 100
Hurricane, UT 84531
Phone: (435) 468-0807

**PRELIMINARY PLAT FOR:
HORSEMAN'S EDGE**

HURRICANE, UTAH 84531
LOCATED IN SECTION 22, T42S, R13W, SLB&M.

DATE: 3/22/2022
SCALE: 1"=60'

JOB NO:
335-019

SHEET NO:
1

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

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

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-13

Receipt No. 8-157142

Name: Sunnie LLC Telephone: 435-467-4966

Address: 365 W Center Fax No. _____

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

Email: ScottStratton4966@gmail.com Agent Email: _____

Address/Location of Subject Property: 217 W 100 S

Tax ID of Subject Property: H-92-A-1-A-1 Zone District: GC

Proposed Use: (Describe, use extra sheet if necessary) 4 Plex / Long or Short Term Rental

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

Agenda Date:	04/14/2022
Application Number:	2022-PSP-13
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Sunnie LLC
Agent:	Scott Stratton
Request:	Approval of a Preliminary Site Plan
Location:	217 W 100 S
Zoning:	GC
General Plan Map:	Downtown

Discussion: Applicant has submitted a preliminary site plan for a four-plex in the downtown area. City code was changed last year to allow for residential uses in the commercial areas of the downtown as a conditional use.



JUC Comments

The JUC had the following notes:

1. **Public Works:** Construction appears to have begun without permission
2. **Power:** Good
3. **Water:** Need water use data for meter size. Low pressure in this area, needs the fire district to sign off
4. **Streets:** Improvements on 100 S
5. **Sewer:** They are planning on a lateral for each unit
6. **Engineering:** Need right cross-section for 100 S. Corner of 100 S and 200 W needs to be rebuilt. May need a way to handle drainage, may add a drainage site to side yard. Need to preserve drainage pipe capacity in the area
7. **Fire:** Make sure there is a hydrant in the area. Will require sprinklers if there is no fire separation.

Staff Comments: Preliminary Site Plan

1. Use complies with GC zoning in the Downtown area with a conditional use permit approval.
2. Applicant does not intend to subdivide the property
3. Applicants will require a conditional use permit to use this for residential use. Staff has reached out to the applicant so they can provide a CUP application.
4. Applicants may use this property as either long-term or short-term renting. Short-term rental would require a business license as a hotel. If the conditional use permit for residential is sought then RM-3 zoning standards would apply and prohibit short term rentals

k. In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

1. *No habitable building has been on the parcel for the previous three years.*
2. *The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.*
3. *Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.*
4. *Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.*

5. *Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.*

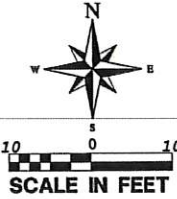
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends the application is approved subject to staff and JUC comments.

SITE PLAN FOR:
SUNNIE LLC 4 PLEX

122 SOUTH 200 WEST
HURRICANE, UTAH 84737
LOCATED IN SECTION 34, T41S, R13W, S.L.B.8M.

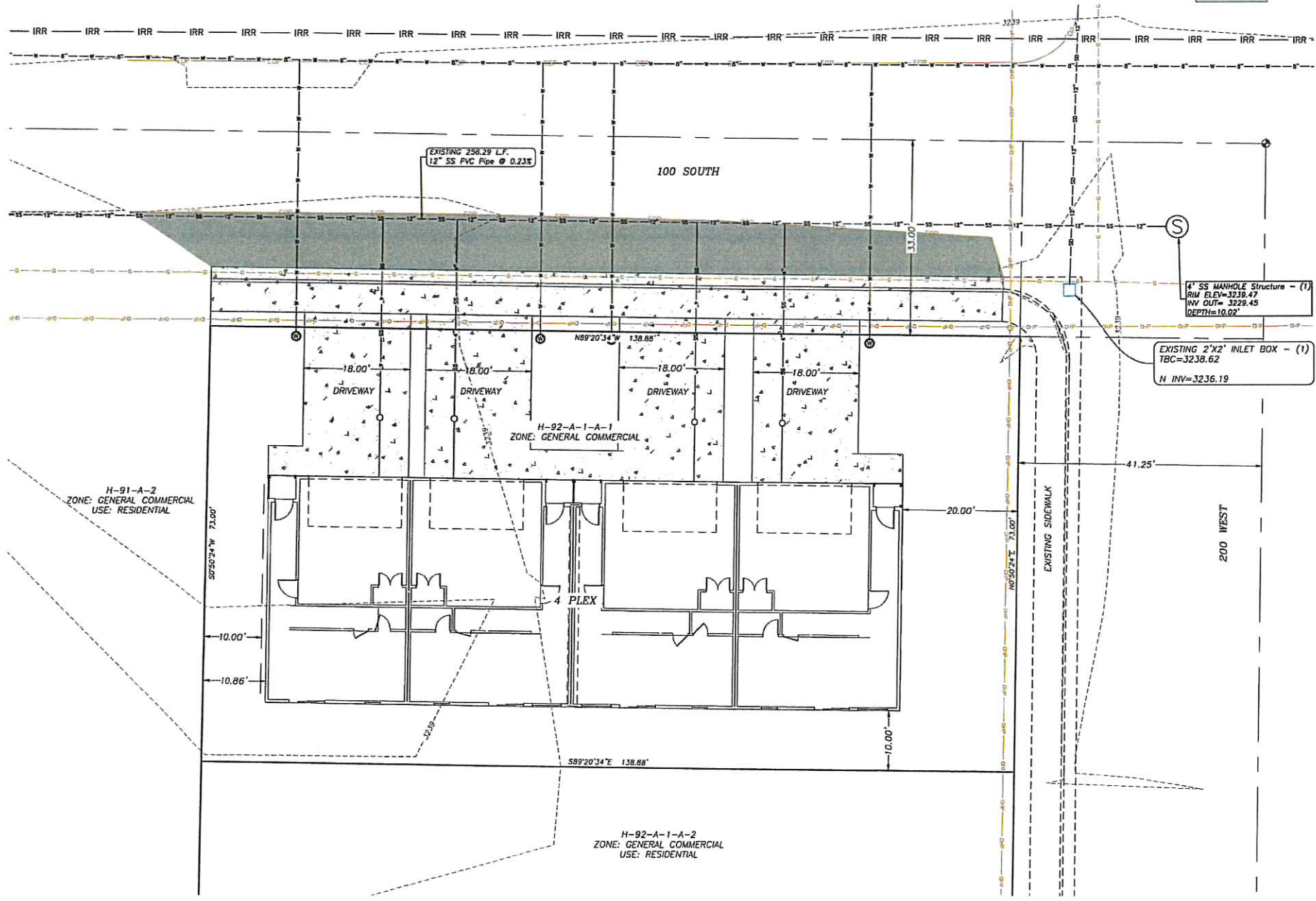
LEGEND

- PROPERTY LINE
- EXISTING SIDEWALK, CURB & GUTTER
- EXISTING 12" SEWER MAIN
- EXISTING WATER MAIN
- EXISTING IRRIGATION
- PROPOSED WATER SERVICE
- PROPOSED SEWER LATERAL
- CENTERLINE
- PROPOSED SIDEWALK, CURB & GUTTER
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS
- EXISTING 12" STORM DRAIN
- EXISTING OVERHEAD POWER
- FOUND CENTERLINE MONUMENT AS DESCRIBED
- PROPOSED WATER SERVICE
- EXISTING SEWER MANHOLE
- PROPOSED ASPHALT

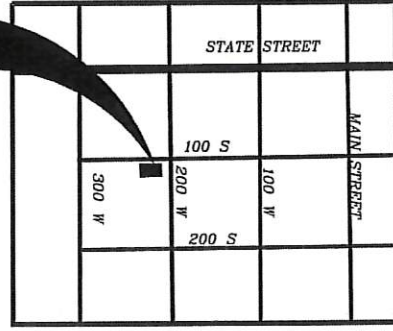


SITE DATA

AREA	SQ. FT.	ACRES
LOT AREA	10,138	0.23
BUILDING PAD	4,104	0.094
DRIVEWAY	2,136	0.049
LANDSCAPE	3,898	0.089



PROJECT
LOCATION



VICINITY MAP
N.T.S.

REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8307



PRELIMINARY SITE PLAN FOR:
SUNNIE LLC
122 SOUTH 200 WEST
HURRICANE, UTAH 84737
LOCATED IN SECTION 34, T41S, R13W, S.L.B.8M.

DATE: 3/18/2012
SCALE: 1"=10'

JOB NO.
335-024

SHEET NO.
1 OF 1



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.



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-LUCA-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Ishraj Singh
Agent:	Steve Beesley
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:

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

Discussion:

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

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

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

Staff Recommendation

10-7-9: Conditional Use Permit

e. Standards for greater heights than permitted by this Code.

(1) Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) Buildings located within a Commercial Zone

(i) A greater height building in a commercial zone may not be taller than 55 feet tall.

(ii) For each foot in height above 35 feet, that section of the building must be setback one additional foot from the property line adjacent to residential or agricultural zones. Section of building below 35' shall comply with standard setbacks.

(iii) For each foot in height above 35 feet, that section of the building must be setback half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Section of building below 35' shall comply with standard setbacks.

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