HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting
Agenda

October 26, 2023
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

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

1. Discussion on updates to the subdivision ordinance

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. ~~A Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.~~
   At the request of the applicant, this item has been moved to the November 9, 2023 meeting.
2. A Land Use Code Amendment regarding Title 10 Chapter 51 Subsection 13 regarding whole house vacation rentals.

NEW BUSINESS

1. LUCA 23-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment regarding Title 10 Chapter 51 Subsection 13 regarding whole house vacation rentals. Hurricane City, Applicant.
2. FSP23-43: Discussion and consideration of a possible approval of a final site plan for Jeremy Black duplex, a duplex located at 663 W 400 S. Jeremy Black, Applicant.
3. FSP23-53: Discussion and consideration of a possible approval of a final site plan for Katie Leavitt duplex, a duplex located at 161 W 600 N. Katie Leavitt, Applicant. Karl Rasmussen, Agent.
4. 2022-PP-33: Discussion and consideration of a possible approval of an extension of the final plat deadline for Obsidian Resorts, a 372 unit resort condominium complex located north of Iron Bridge Road. Western Mortgage and Realty Co, Applicant. Brent Moser, Agent.

Approval of Minutes:

1. December 8, 2022
2. October 12, 2023

Adjournment

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/26/2023**
Application Number:	
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10 Chapter 52 Section 13 with regards to whole home vacation rentals

Discussion:
The Mayor and City Council directed staff to prepare an ordinance update limiting the expansion of whole home vacation rentals in the City. These are single family homes that are not owner occupied that are rented on a short-term basis in an otherwise long-term residential neighborhood. These units have historically caused the most enforcement difficulties. After discussion with the Planning Commission, staff has prepared two possible changes to the whole home vacation rental ordinance. These changes do not affect residential hosting or recreation resort units.

- Option A would limit the number of whole home vacation rental licenses to the number currently existing, and eliminate the option of transferring the license to a new owner upon sale of the home.
- Option B would limit the number of whole home vacation rental licenses to the number currently existing but allow for the transfer of the license to a new owner upon sale of the home.

Either option would begin a process of attrition in which the existing whole home vacation rental licenses would terminate over time, and those units would revert back or be converted to long-term occupancy.

Staff is also recommending a change to the use table in Title 10 Chapter 13 and Chapter 14 to change short-term rental from “permitted” with a footnote directing readers to the short-term rental code to “not permitted”.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and any public comments at the public hearing.

Sec. 10-51-13. Whole home vacation rentals and other short-term rental standards.

A. Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. ~~Separation requirements listed in subsection C of this section and total license limits~~The requirements listed in subsection D of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

B. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.

C. *Conditions for issuance of a business license for a short-term rental.* Issuance of a short-term rental business license by the Business License Officer shall be subject to the following:

1. A complete application for a short-term rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and

b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short-term rental unless located within a recreation resort zone or appropriately licensed as a residential hosting facility in accordance with the regulations for that use. A whole home vacation rental and a residential hosting facility located in a residential zone may not be located in the same single-family dwelling.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short-term rental business license is sought shall not hold a business license to operate another short-term rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership or beneficial interest in any corporation, partnership, limited liability company, trust, or other entity which has a legal or equitable ownership interest in the single-family dwelling.

~~5. In permitted single-family zones, a whole home vacation rental license shall not be issued if there is another licensed whole home vacation rental property located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed whole home vacation rental license is being sought.~~

D. ~~*Limit on the total number*~~*Prohibition of additional whole home vacation rental licenses within single-family zones as ~~contained~~ described in Title 10, Chapters 13 and 14 of this Code.*

1. From the effective date of this ordinance, no new or additional whole home vacation rentals shall be permitted or licensed within any single-family zones as described in Title 10, Chapters 13 and 14 of this Code.
2. Whole home vacation rentals with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this Section and all City, State, and Federal rules, regulations, laws, and statutes.

Commented [1]: Made unnecessary by prohibiting any additional whole home vacation rentals.

Commented [2]: The table in Section 10-13-3 needs to be revised to show a "Whole home vacation rental" as a non-permitted use. Right now the table says "short term rental" is a permitted use in single family zones, but the definition is broad and includes all types of transient lodging facilities except for hotels and motels. The table needs to distinguish between prohibited Whole home vacation rentals and permitted residential hosting.

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Commented [4]: The definition of Whole home vacation rental in Section 10-3-4 needs to be changed to: Whole home vacation rental means a form of a transient lodging facility specifically classified as an entire single family residential structure that is located in a single family zone, is rented out on a short-term basis, and is not owner-occupied. Whole home vacation rentals are located in a single family zone as identified in chapters 10-13 and 10-14 of this Code, are not a conforming use under the current Code, and are managed locally.

3. Business licenses for whole home vacation rentals held by individuals and entities shall not be transferred. Regarding business licenses for whole home vacation rentals held by corporations, companies, partnerships, or other non-corporate entities, the transfer of more than fifty percent (50%) of the entities' controlling shall constitute a transfer of the license and shall make the entities' business license immediately null and void. Business licenses for Whole home vacation rentals were approved for specific properties and may not be moved to a different property or location.
4. The revocation of a whole home vacation rental business license by the City Council pursuant to this Code shall terminate any rights of the license holder to operate a whole home vacation at the property.

~~The total number of whole home vacation rental business licenses issued within single-family zones shall be limited in accordance with the following:~~

~~1. The maximum number of whole home vacation rental business licenses for properties in single-family zones to be issued shall be based on the City's total population, allowing three licenses for every 1,000 people of the total population.~~

~~2. The total number of licenses available each year shall be recalculated based on an estimated population derived by adding the total number of new dwelling units times 2.779 residents per unit to the prior year's base population. The City shall readjust the population numbers every ten years after the release of the census numbers. If the census numbers are lower than the City's projection, the City shall not revoke any issued license but shall not issue any additional licenses until the City population justifies additional license availability.~~

~~3. If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.~~

~~4. In the event of a sale or other transfer of any property containing a dwelling licensed as a whole home vacation rental, the purchaser or transferee of the property is permitted to continue to use the property as a whole home vacation rental, but the purchaser or transferee shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license and ability to use the property as a whole home vacation rental will be forfeited, and the owner must reapply for any available license or be placed on the waiting list.~~

E. *Parking regulations.* The following parking regulations apply to property licensed as a whole home vacation rental:

1. No tenant, guest, or other person visiting a whole home vacation rental shall park on a public street.
2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rental.
3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
4. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

5. The number of vehicles permitted for the occupants of a whole home vacation rental shall be restricted to the number of off-street parking spaces provided by the owner.

6. No tenant, guest, or other person visiting a whole home vacation rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.

7. Owner shall supply a parking plan that complies with this section with the business license application.

(Ord. No. 2022-62 , 2-16-2023)

Sec. 10-51-13. Whole home vacation rentals and other short-term rental standards.

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3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a whole home vacation rental, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. If the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a whole home vacation rental business license.
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7. Owner shall supply a parking plan that complies with this section with the business license application.

(Ord. No. 2022-62 , 2-16-2023)

Sec. 10-13-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones							
	R1-15	R1-10	R1-8	R1-6	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:								
Accessory building	P	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P3/C	P3/C	P3	P3	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N
Residential uses:								
Assisted living facility	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N
Manufactured home	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N
Residential facility for elderly persons[1]	P	P	P	P	P	P	P	P

Residential facility for persons with a disability[1]	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental[4]	N~~P~~	N~~P~~	N~~P~~	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N
Public and civic uses:								
Airport	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P
Commercial uses:								
Agricultural sales and service	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N

Bank or financial institution	N	N	N	N	N	N	N	N
Bed and breakfast, home	P	P	P	P	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N
Family child daycare facility[2]	P	P	P	P	P	P	P	P
Family child group daycare facility[2]	C	C	C	C	C	C	C	C
Family child residential certificate care facility[2]	P	P	P	P	P	P	P	P
Family childcare center	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N
Kennel	N	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N
Personal care service, home based[2]	P	P	P	P	P	P	P	P

Personal instruction service, home based[2]	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N
Residential hosting facility[4]	P	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N

Mineral extraction	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in ~~title 3 of this Code.~~title 10 chapter 51 of this code

Sec. 10-14-3. Uses allowed.

10. ~~A.~~ *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P[3]
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P

Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons[1]	P	P
Residential facility for persons with a disability[1]	P	P
Residential facility for troubled youth	C	C
Short term rental[4]	N~~P~~	N~~P~~
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C	C
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		

Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Garden center	N	N
Kennel, residential	P	P
Licensed family child care[2]	P	P
Media service	N	N
Personal care service, home based[2]	P	P
Personal instruction service, home based[2]	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility[2]	P	P
Residential hosting facility[4]	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title ~~3 of this Code~~10 Chapter 51 of this code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

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

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61 , 2-2-2023)

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

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

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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

   Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

   Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

   Household pets.

   Nurseries and greenhouses, when used for family food production.

   Playhouses, patios, porches, gazebos, and incidental storage buildings.

   Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018)

Hurricane City Application

Permit #: FSP23-43
Issue Date: 10/06/2023

Application Accepted Date: 10/05/2023
Type of Improvement: Site Plan (Final)
Description:
Tenant / Project Name: Black Duplex
Bldg. Address: 663 W 400 S
City: Hurricane City State: UT Zip: 84737
Subdivision: hurricane Phase:
Block: Lot #: Parcel #: H-231-B-1
Property Owner: Jeremy Black
Permit Contact: Jeremy Black P:(435) 314-7700
Email: abuildingsystem@gmail.com

CONTACT INFORMATION

General Contractor: Black Duplex / Jeremy Black
License #: 11932021-5501 P: (435) 314-7700
Address: 663 W 400 S
City: Hurricane State: UT Zip: 84737
Email: abuildingsystem@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	10/06/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP23-43

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

Applicant Name: Jeremy Black

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 10/06/2023

Application Issued By: Date: 10/06/2023

Receipt #: 8.172956-10/06/23

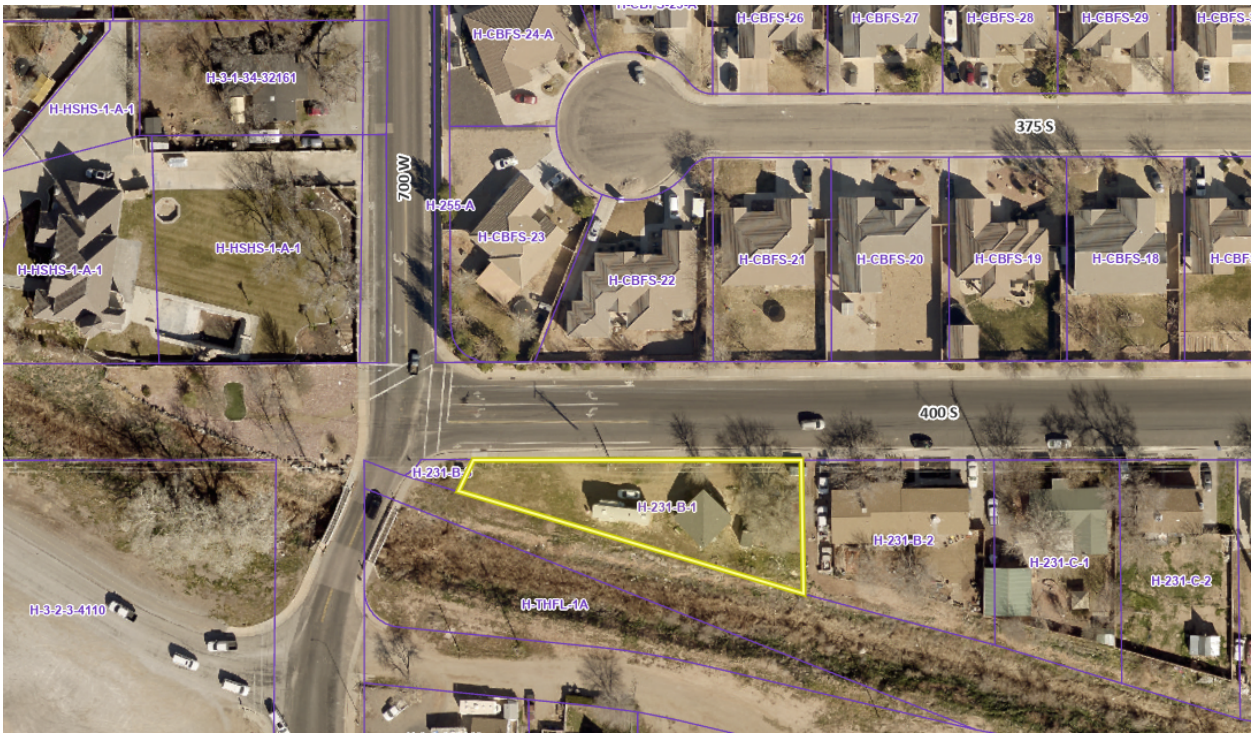
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/26/2023**
Application Number:	FSP23-43
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Jeremy Black
Agent:	
Request:	Approval of a final site plan for a duplex
Location:	663 W 400 S
Zoning:	RM-1
General Plan Map:	Single Family

Discussion

The applicant is requesting final site plan approval for a duplex located near the corner of 400 S and 700 W. There is currently an existing house on the property, which is triangular in shape. A zone change to RM-1 to allow a duplex was approved in February of this year.



JUC Review:

Since the site is already developed, the standard review process for construction drawings is not needed; however, the following comments will need to be addressed during the building permit and construction process:

1. **Public Works:** Need to observe the Gould's Wash flooding. Poor access onto 400 S.
2. **Power:** No major concerns. Power poles and underground equipment to stay in place. Need to know the size of service required.
3. **Sewer:** Existing home on the lot has a lateral that will need to be cut and capped.
4. **Streets:** Driveway approaches poured to city specs.
5. **Water**:Okay
6. **Engineer:** The proposed development will require a floodplain development permit. The applicant should depict the floodway and 100-year floodplain boundaries on the site plan.
7. **Fire:** No hydrant shown, home must be within 250' of hydrant.[1]
8. **Cable:** No comments
9. **Phone:** No comments
10. **Gas:** No comments
11. **Fiber:** Add Infowest notes to construction drawings
12. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and

[1] Planning staff note: There is currently a fire hydrant on the property that is not shown on the plans.

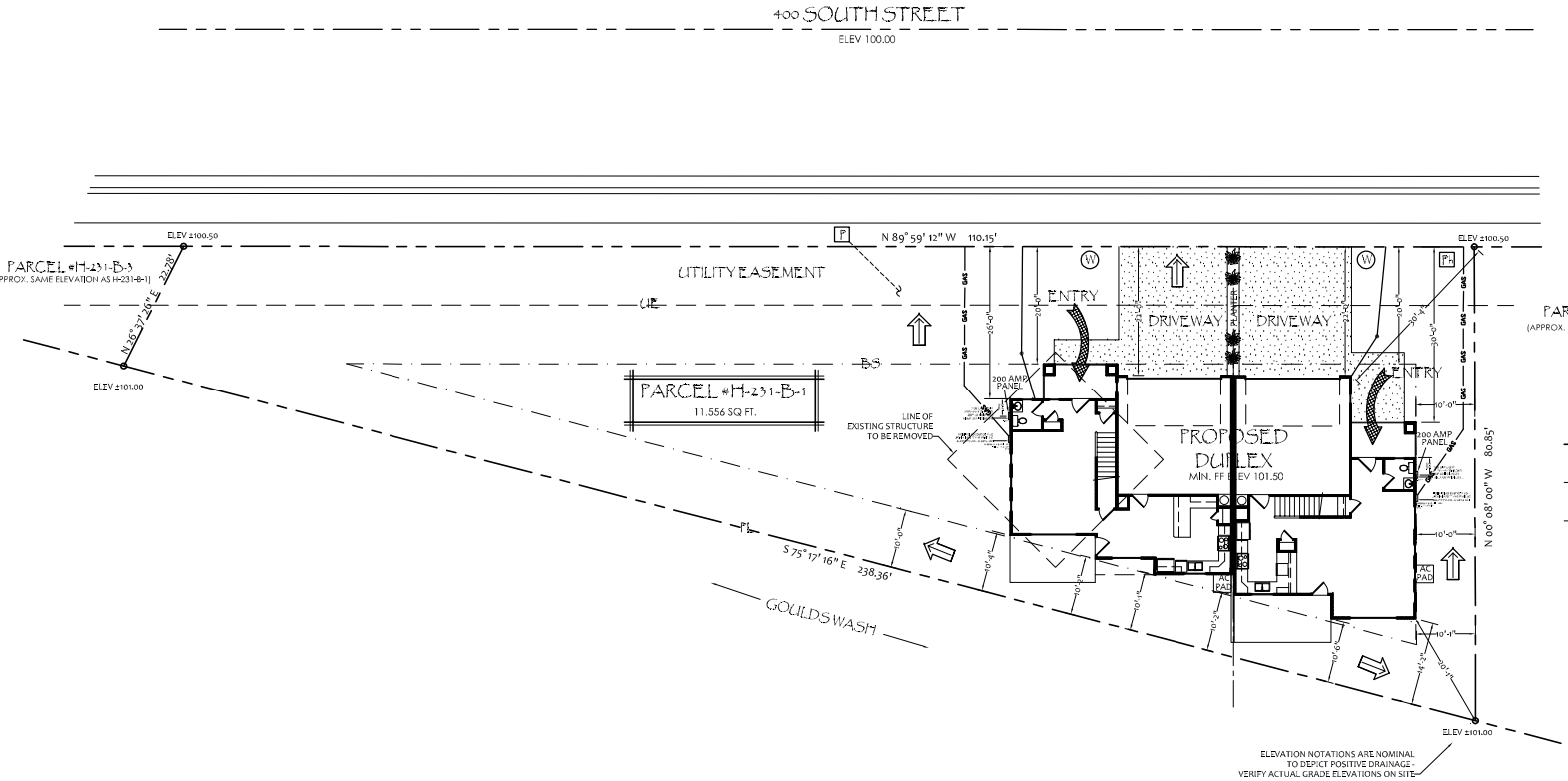
does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Review

1. The site is zoned RM-1. A single duplex is permitted in this zoning.
2. Landscaping: A sufficient landscaping plan has not been provided. Pursuant to HCC 10-32-6 (F), *Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.* There are some existing trees on the property but it appears they will be removed during the construction. A compliant landscaping plan will have to be provided.
3. Parking: Per HCC 10-34-6 two spaces are required per unit. Each unit is provided with their own two car garage, which meets this code.
4. Setbacks: The proposed duplex meets the setbacks in the RM-1 zone.
5. Elevations: Building renderings have been provided. Exact elevations have not been provided, however it is unlikely the proposed building is over the maximum height of 35', as required by zoning.
6. Outdoor lighting: Any and all outdoor lighting will need to be compliant with HCC 10-33-7.

Recommendation: Staff recommends the Planning Commission review this application based on standards within Hurricane City Code. Staff recommends continuing this item until a landscaping plan that meets city standards can be provided.

DRAWING ROOM PLANS



LEGEND

- PL — PROPERTY LINE
- UE — UTILITY EASEMENT
- BS — BUILDING SETBACK
- LOT CORNER PIN
- P — POWER LOCATION
- W — WATER LOCATION
- SEWER LOCATION
- GAS — GAS LINE LOCATION

NOTE:

1. VERIFY METES & BOUNDS WITH MASTER SURVEY MAP.
2. VERIFY LOCATION OF RESIDENCE & ACCESS WITH OWNER.
3. VERIFY LOCATION OF WATER, SEWER & UTILITIES ON SITE.

SITE PLAN

SCALE: 1" = 10'

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL & LOCAL CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR DIRECTIONAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN &/OR THESE DRAWINGS.

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF THE DRAWING ROOM PLANS, LLC. ALL RIGHTS ARE RESERVED AND THEY SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ABOVE LISTED PARTIES UNDER PENALTY OF LAW. THESE PRINTS ARE RELEASED FOR CONSTRUCTION ON THE SITE DESCRIBED AS:

_____ AND NO OTHER.

DRAWING ROOM PLANS, LLC
(877) 54-PLANS
www.DrawingRoomPlans.com

PARCEL #H-231-B-1
SITE PLAN
HURRICANE, UTAH

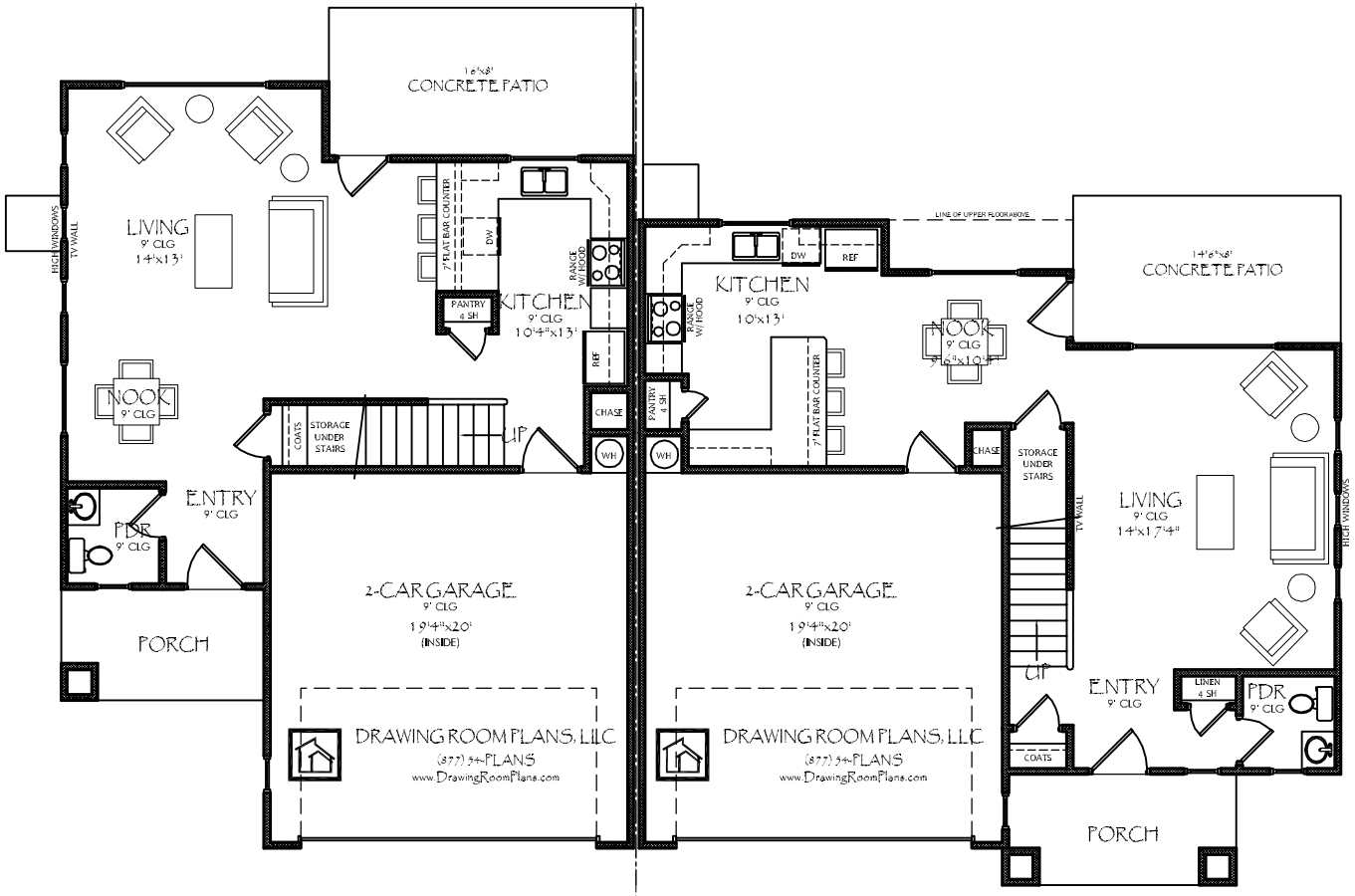
BLACK DUPLEX

REVISIONS

DATE 8.3.23
SCALE 1" = 10'
DRAWN A. TRUJILLO
JOB 23-BLACK
SHEET C-1
OF 9 SHEETS

UNIT 1 UNIT 2

FRONT VIEW



Main Floor Plan ~ Duplex for Jeremy Black

657 sq. ft. at Unit 1 691 sq. ft. at Unit 2

Hurricane City Application

Permit #: FSP23-53
Issue Date: 10/11/2023

Application Accepted Date: 10/11/2023
Type of Improvement: Site Plan (Final)
Description: Residential Duplex
Tenant / Project Name: Leavitt Duplex
Bldg. Address: 161 W 600 N
City: Hurricane City State: UT Zip: 84737
Subdivision: Hurricane Fields Sur Blk 18 (H) Lot: Phase:
Block: 3 Lot #: Parcel #: H-281-A-4-N
Zone: RM-1
Property Owner: Katie Leavitt
Permit Contact: Karl Rasmussen P:(435) 680-0816
Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen
Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Leavitt Duplex / Katie Leavitt
License #: P: (435) 680-1710
City: Hurricane State: UT Zip: 84737
Email: katie@nielsondevelopment.com

APPLICATION DETAILS

of Units: 0 | custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	10/11/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP23-53

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 10/11/2023

Application Issued By: Date: 10/11/2023

Receipt #: 7.718313-10/11/23

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/26/2023**
Application Number:	FSP23-53
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Katie Leavitt
Agent:	Karl Rasmussen
Request:	Approval of a final site plan for a duplex
Location:	161 W 600 N
Zoning:	RM-1
General Plan Map:	Planned Community

Discussion

The applicant is requesting final site plan approval for a duplex located at approximately the corner of 200 W and 600 N. The preliminary site plan for the duplex was approved in September.

JUC Review:

Construction drawings were signed off in October of 2023

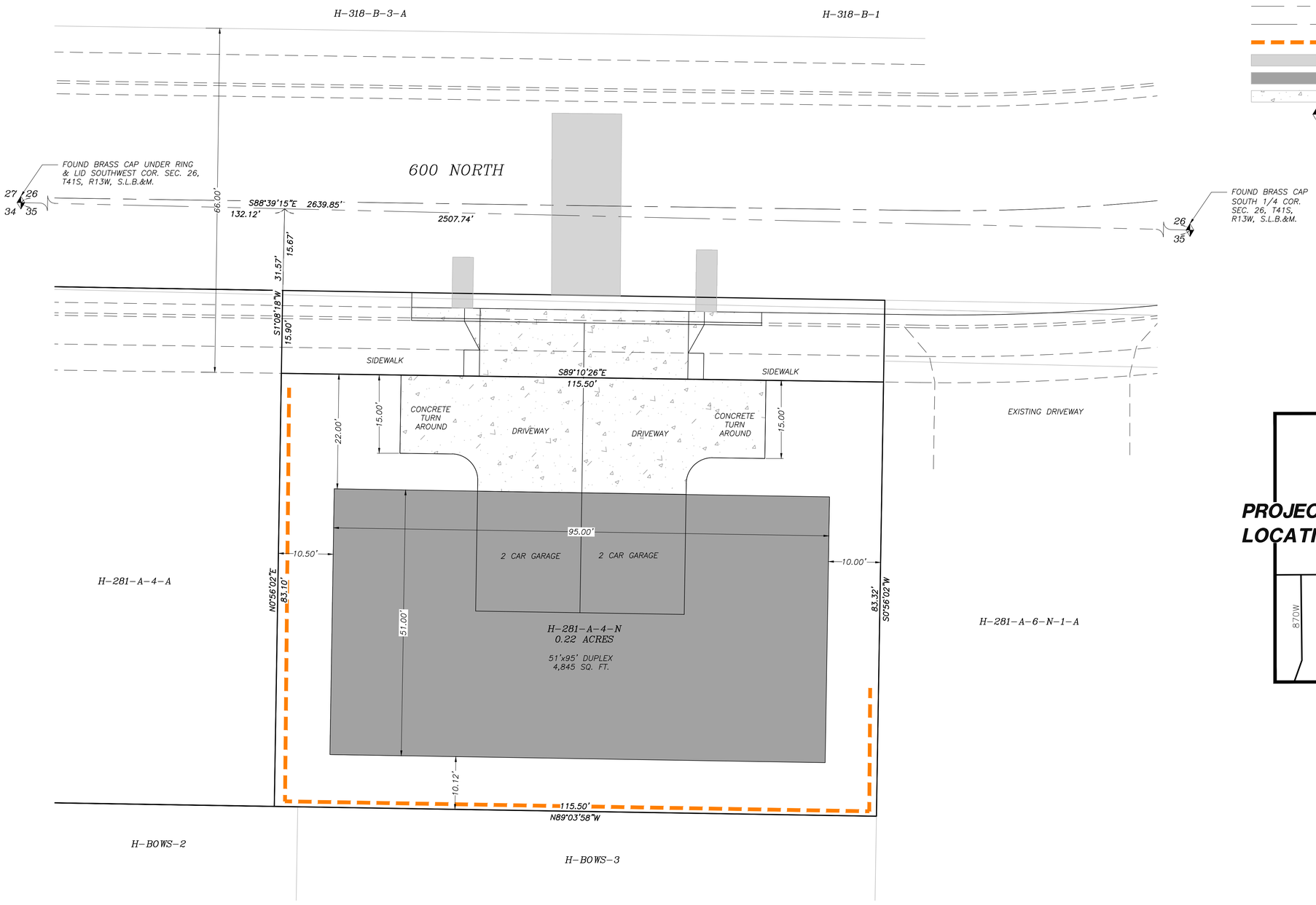
Staff Review

1. The zoning is RM-1. A duplex is permitted in this zoning.
2. Landscaping: A sufficient landscaping plan has been provided. Per HCC 10-32-6 (F) states: *Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.* The proposed landscaping plan meets this code and other standards in the landscaping code.
3. Parking: Per HCC 10-34-6 two spaces are required per unit. Each unit is provided with their own two car garage which meets this code as well as a turnaround to limit backing onto 600 N.
4. Setbacks: The proposed duplex meets the setbacks in the RM-1 zone.
5. Elevations: Building renderings have been provided. At approximately 20' tall the proposed building is under the 35' maximum height.
6. Outdoor lighting: Any and all outdoor lighting will need to be compliant with HCC 10-33-7.

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

FINAL SITE PLAN FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, HURRICANE, UTAH



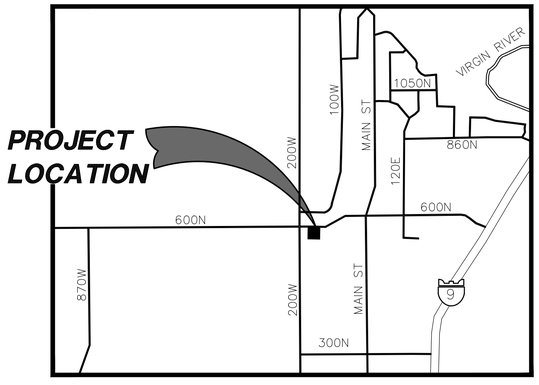
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB LINE
- SECTION LINE
- CENTER LINE
- PROPOSED ROCK RETAINING WALL
- ASPHALT PATCH
- PROPOSED DUPLEX
- PROPOSED DRIVEWAY
- SECTION CORNER AS DESCRIBED

N W E S

10 0 10
SCALE IN FEET

SITE DATA	
TOTAL GROSS AREA	9,610 SQ. FT.
TOTAL DRIVEWAY	1,343 SQ. FT.
BUILDING FOOTPRINT	4,845 SQ. FT.
BUILDING FLOOR AREA	4,376 SQ. FT.
TOTAL UNITS	2 UNITS



Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
BLUE STAKES OF UTAH
UTAH 811 NOTIFICATION CENTER, INC.

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.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

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

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
10/11/23

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

DATE: 10/11/2023
SCALE: 1"=10'

JOB NO.
692-002

SHEET NO:
C1

692-002

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

811

BLUE STAKES OF UTAH
(801) 532-6954 or (800) 662-4111

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.

LANDSCAPING PLAN FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, HURRICANE, UTAH

PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	SIZE (W)
	CAESALPINIA GILLIESII	DESERT BIRD OF PARAGDISE	7–10'	7–10'
	HESPERALOE PARVIFLORA	RED FLOWER FALSE YUCCA	3–5'	4–6'

LANDSCAPE AREA

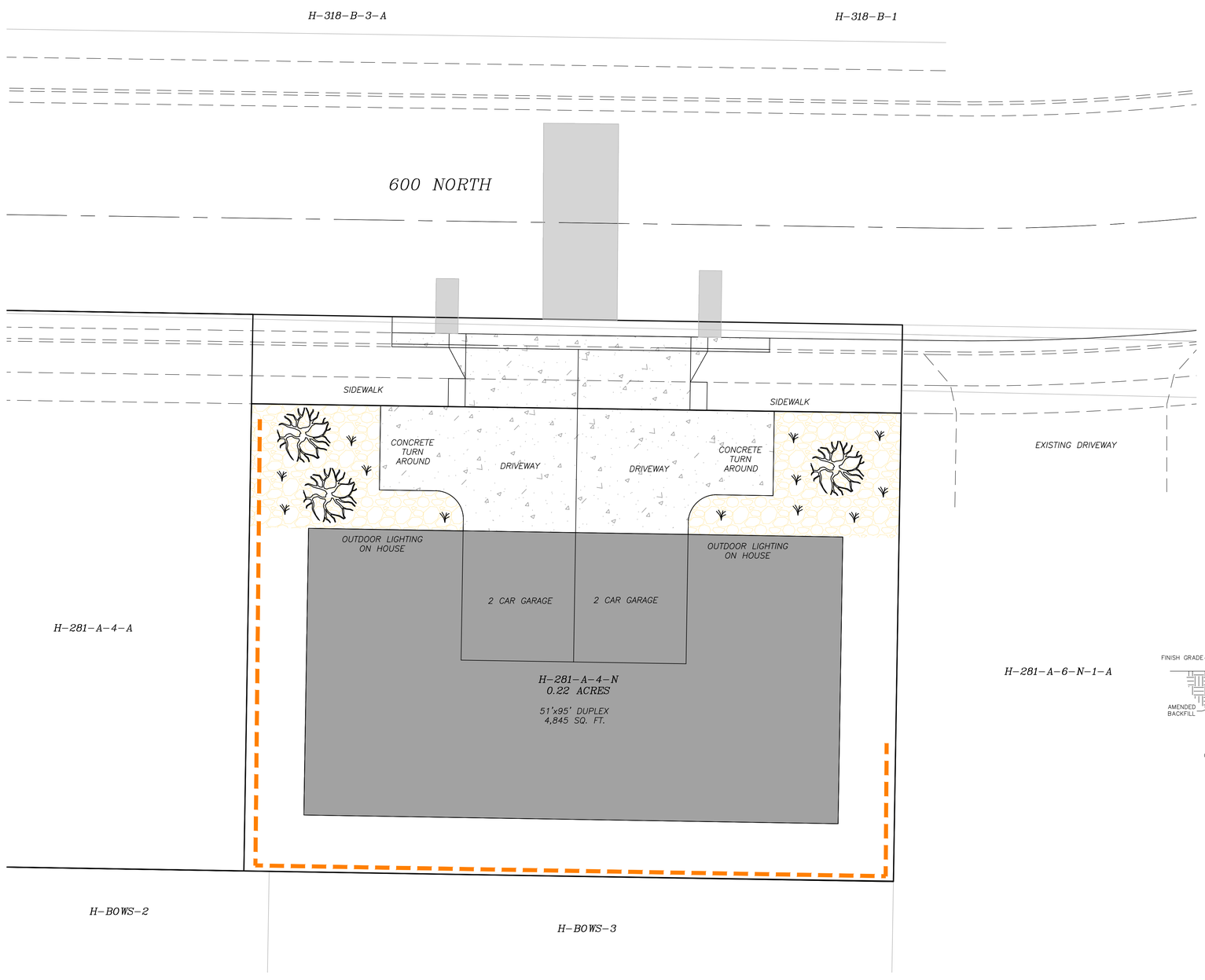
DESCRIPTION	AREA
BUILDING AREA	4,845 SQ. FT.
PAVED AREA	1,344.31 SQ. FT.
LANDSCAPE AREA	3,421.57 SQ. FT.
TOTAL LAND	9,610.88 SQ. FT.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB LINE
- CENTER LINE
- PROPOSED ROCK RETAINING WALL
- ASPHALT PATCH
- PROPOSED DUPLEX
- PROPOSED DRIVEWAY
- PROPOSED ROCK LANDSCAPING
- PROPOSED SHRUB
- PROPOSED TREE

N
W E
S

10 0 10
SCALE IN FEET

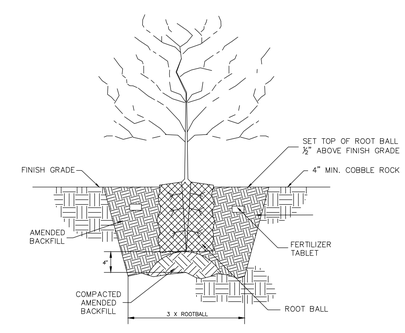


LANDSCAPE NOTES

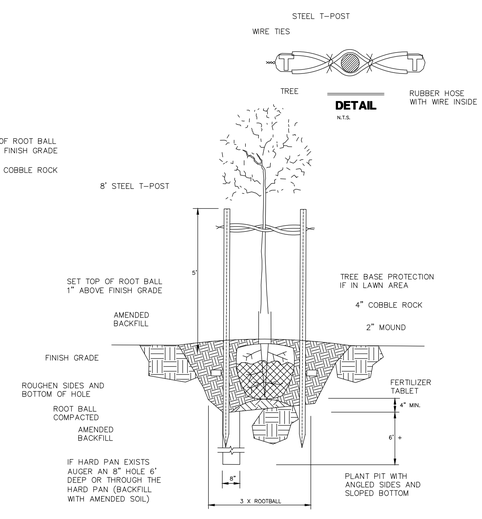
1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
4. ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
5. THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.
6. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
7. PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

LANDSCAPE NOTES

- 1 TREE & 3 SHRUBS REQUIRED EVERY 35'
- OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

Copyright © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

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

LANDSCAPING PLAN FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 10/11/2023
SCALE: 1"=10'

JOB NO.
692-002

SHEET NO:
L1

692-002

DU-PLEX FOR
LLOYD & KATIE LEAVITT
161 W 600 N HURRICANE, UTAH

CODE REVIEW

CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL LOCAL ORDINANCES AND CODES

CONCRETE

01. TERMITE CONTROL MUST BE PROVIDED PRIOR TO POUR OF BASEMENT SLAB.

02. ALL FOOTINGS SHALL EXTEND BELOW FROST DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO FINISH GRADE REGARDLESS OF FOOTING DEPTH SHOWN ON PLANS.

03. FOUNDATIONS SUPPORTING WOOD WALLS WILL EXTEND AT LEAST 6" ABOVE FINISH GRADE.

04. A UFER GROUND MUST BE PROVIDED AT SERVICE ENTRANCE LOCATION.

05. IMBED SIMPSON HOLD-DOWNS AS REQUIRED BY PLAN / ENGINEERING.

06. RETAINING WALLS OVER 4' IN HEIGHT SHALL BE ENGINEERED.

07. CRAWL SPACE VENTILATION SHALL BE PROVIDED AT NOT LESS THAN 1 SF OF VENTING / 150 SF OF CRAWL SPACE AREA. ONE VENT TO BE LOCATED WITHIN 3' OF EACH CORNER OF FOUNDATION.

FRAMING

01. ALL HEADERS TO BE DOUBLE 2X10'S U.N.O. HEADER CONSTRUCTION SHALL CONFORM TO LATEST IRC CODE.

02. WATER RESISTANT GYP BOARD MAY NOT BE USED OVER VAPOR BARRIERS AND CEILINGS OR ON ANY EXTERIOR SURFACES.

03. BRACED WALLS ARE REQUIRED EXACTLY AS SHOWN ON PLAN AND SHALL BE ENGINEERED IF GOVERNING AGENCY REQUIRES.

04. GARAGE SHALL BE SEPARATED FROM ANYH LIVING AREA BY A 1 HR FIRE RATED ASSEMBLY INCLUDING 5/8" TYPE "X" GYP BOARD ON WALLS ADJACENT TO LIVING AREAS AND ON CEILING OF GARAGE.

05. DOORS FROM LIVING AREAS OPENING INTO GARAGE SHALL BE A 20 MINUTE RATED DOOR WITH CLOSER.

06. IF GAS APPLIANCES ARE USED IN GARAGE THEY SHALL BE PROTECTED BY A STEEL BOLLARD EMBEDDED THROUGH CONCRETE FLOOR.

07. SOLID BLOCKING REQ'D AT BEARING POINTS FOR FLOOR JOISTS.

08. SOLID BLOCKING REQ'D AT BEARING POINTS FOR ROOF RAFTER & TRUSSES.

09. OFFSETS AT BEARING PARTITIONS MAY NOT EXCEED JOIST DEPTH.

10. A WEATHER BARRIER IS REQ'D UNDER SIDING, BRICK OR STUCCO.

11. FLASH AND COUNTER FLASH ALL EXTERIOR OPENINGS.

12. GYP BOARD SHALL NOT BE INSTALLED ON EXTERIOR SURFACES.

13. FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZ & VERT. AT FLOOR AND CEILING LINES AND AT OPENING BETWEEN ATTIC SPACES ETC IRC R30211.

PLUMBING

01. MANOBLOCK SYSTEM SHALL NOT BE INSTALLED IN GARAGE FIRE WALLS.

02. BACK FLOW PREVENTION MUST BE PROVIDED ON HOSE BIBS AND IN SPRINKLING SYSTEMS.

03. A PRESSURE REDUCTION VALVE SHALL BE INSTALLED WHERE WATER PRESSURE EXCEEDS 80 LBS AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.

04. PROVIDE SEISMIC STRAPS ON WATER HEATER.

05. WATER HEATER SHALL BE MOUNTED ON AN 18" HIGH PLATFORM AND MUST BE EQUIPED WITH AN EXPANSION TANK.

06. HOT WATER SUPPLIED TO BATHTUBS & WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/ SHOWER VALVE - IRC P2723.3

07. SHOWERHEADS SHALL HAVE A FLOW RATE OF NO MORE THAN 2.5 GPM - IRC P2903.2

08. ALL HOSE BIBS SHALL BE NON-FREEZE BACKFLOW PREVENTED TYPES IRC P2902.3.3, P2603.6

09. ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MINIMUM PIPE IRC P3103.2

10. PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF APPLIANCES AS PER IRC G2420

MECHANICAL

01. ATTIC VENTILATION IS REQUIRED. FOR HOMES WITH EAVES - ONE SQ FT OF VENT FOR EVERY 300 SQ FT OF ATTIC SPACE. FOR HOMES WITHOUT EAVES - ONE SQ FT OF VENT FOR EVERY 150 SQ FT OF ATTIC SPACE.

02. OUTSIDE COMBUSTION AIR SHALL BE PROVIDED TO ALL FUEL BURNING APPLIANCES UNDAMPERED.

03. FURNACES IN A CLOSET SHALL HAVE A MIN CLEAR WORKING SPACE OF 3" ON SIDES, BACK & TOP.

04. VENT CLOTHES DRYER TO OUTSIDE - DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES EQUIPPED W/ BACK-DRAFT DAMPERS - TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED W/ SHEET METAL SCREWS - MAX LENGTH DUCT 14' W/ 2 90 DEGREE ELBOWS MAX. - DUCT DIAMETER MIN 4".

05. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.

06. A SEDIMENT TRAP SHALL BE INSTALLED IN ALL FUEL GAS SYSTEMS AS PER IFGC CODE WHERE NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT.

07. AIR DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LATEST CODE. INSULATIVE VALUE SHALL BE R-5 WHEN SYSTEM COMPONENTS ARE LOCATED WITHIN THE BUILDING BUT OUTSIDE OF CONDITIONED SPACE. R-8 IS REQ'D WHEN LOCATED OUTSIDE OF THE BUILDING.

08. FIRE TAPE & CAULK ALL PENETRATIONS THRU FIRE WALLS. - USE META CAULK MC 150+ SYSTEM #W-L-3188.

09. M10. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREA, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103

ELECTRICAL

01. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES W/ BATTERY BACKUP - A CO DETECTOR SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE.

02. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT W/ NO OTHER AND SHALL BE GFCI PROTECTED.

03. ALL KITCHEN SURFACE OUTLETS, BATH OUTLETS AND GARAGE OUTLETS SHALL BE GFCI PROTECTED.

04. GARAGE OUTLETS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR MIN.

05. OUTDOOR OUTLETS SHALL BE GFCI RATED AND SHALL BE WEATHER PROTECTED.

06. ALL CEILING FANS SHALL BE INSTALLED WITH FAN RATED BOXES.

07. ALL BEDROOMS SHALL BE ARC-FAULT PROTECTED.

08. ANY LIGHT FIXTURES MOUNTED OVER TUB, SHOWERS OR IN CLOSETS SHALL BE RATED FOR SUCH.

09. NO ELECTRICAL PANELS WILL BE INSTALLED ON GARAGE FIRE WALLS OR INSIDE BATHROOMS OR IN CLOSETS.

10. BATHTUBS WITH AN ELECTRICAL PUMP MUST HAVE AN ACCESS DOOR TO PUMP AND SHALL BE GFCI PROTECTED.

11. TAMPER PROOF RECEPTACLES ARE REQUIRED IN ALL OUTLETS PER NEC 406.11

12. ALL 15 AMP AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.

GENERAL NOTES:

1. SITE ADDRESS:
2. LEGAL DESCRIPTION: REFER TO SURVEY PLAT AS PREPARED BY THE CIVIL ENGINEER.
3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (INCLUDING APPLICABLE AMENDMENTS). AND SHALL COMPLY WITH ALL CODES, ORDINANCES, AND REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION.
4. ZONING DISTRICT: RESIDENTIAL
5. OCCUPANCY TYPE: R-3
6. CONSTRUCTION TYPE: V-B
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BECOME AWARE OF THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE BEFORE ANY DRILLING OR EXCAVATION BEGINS.
8. ALL LANDSCAPING / IRRIGATION WORK IS NOT IN CONTRACT. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH LANDSCAPE CONTRACTOR (UNDER SEPARATE CONTRACT) AND PROVIDE ROUGH GRADING IN PLANTING AREA. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE OF LANDSCAPED AREAS AWAY FROM BUILDING.
9. ALL DIMENSIONS ARE TO BE FIELD VERIFIED FOR CORRECTNESS. IF ANY VARIANCES OCCUR, THE DESIGNER SHALL BE CONTACTED FOR VERIFICATION. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL INTERIOR DIMENSIONS ARE TO BE TO FACE OF STUD OR CONC WALLS UNLESS OTHERWISE NOTED.
10. A SOILS TEST SHALL BE PERFORMED WHERE HOUSE IS TO BE LOCATED AND FOOTINGS AND FOUNDATION SHALL COMPLY WITH SOILS ENGINEERS RECOMMENDATIONS REGARDLESS OF WHAT IS SHOWN IN THE PLANS. FOUNDATION RE-ENGINEERING WILL BE REQUIRED IF RECOMMENDED BY SOILS ENGINEERS
11. ANY ENGINEERING SHALL TAKE PRECEDENCE TO WHAT IS SHOWN ON THESE DRAWINGS - DISCREPANCIES SHALL BE CLARIFIED AND COORDINATED BEFORE CONSTRUCTION BEGINS.

INDEX:

COVER PAGE	CODE REVIEW, GENERAL NOTES
A-1	FOOTING & FOUNDATION PLAN
A-2	FLOOR PLAN
A-3	ROOF PLAN
A-4	FRONT & REAR EXTERIOR ELEVATIONS
A-5	SIDE EXTERIOR ELEVATIONS
A-6	ELECTRICAL PLAN

THERMAL ENVELOPE:

WALLS:

DRYWALL:	R-2.5
INTERIOR AIR FILM:	R-0.5
3 1/2" BLOWN-IN INSULATION:	R-13
7/16" OSB:	R-0.6
EXTERIOR AIR FILM:	R-0.5
1" EXTRUDED POLYSTYRENE RIGID FOAM:	R-5
STUCCO:	R-0.2
TOTAL EXTERIOR WALL R-VALUE	R-22.3

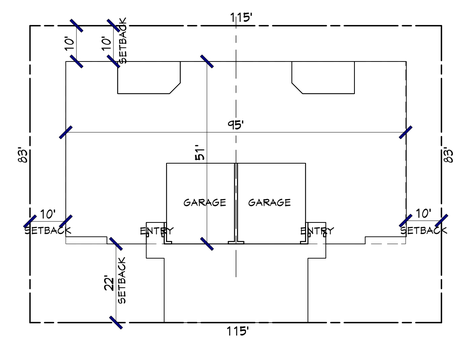
ROOFING:

HOUSE ROOF:

R38 GLASS BATTS:	R-38

GARAGE ATTIC:

R19 GLASS BATTS:	R-19



600 NORTH STREET

PLOT PLAN

SCALE: 1"=20'

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DATE: 9/18/2023

DRAWN BY: KT

PROJECT #23007

DU-PLEX FOR
LLOYD & KATIE LEAVITT
161 W 600 N HURRICANE, UTAH

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970 N 120 E
HURRICANE, UT 84737
435-634-1450
KEVIN D. THOMAS
HOME DESIGNER

SHEET:
COVER PAGE

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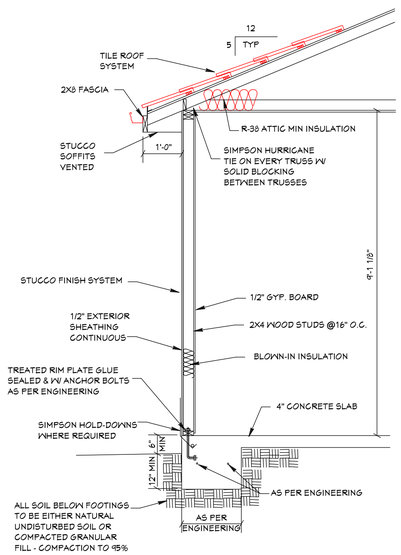
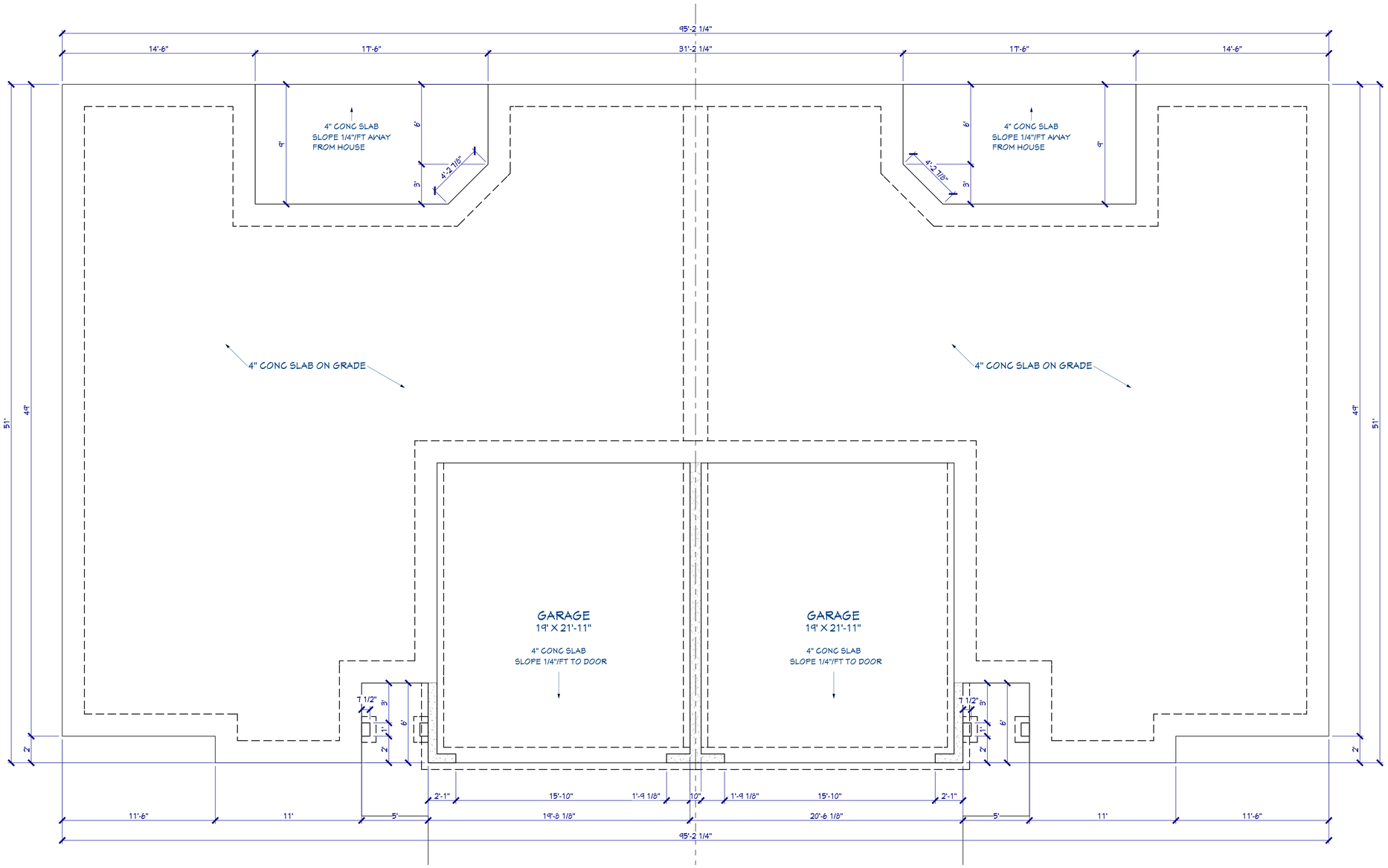


TYPICAL WALL SECTION

SCALE: 1/2"=1-0"



FOOTING & FOUNDATION PLAN

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

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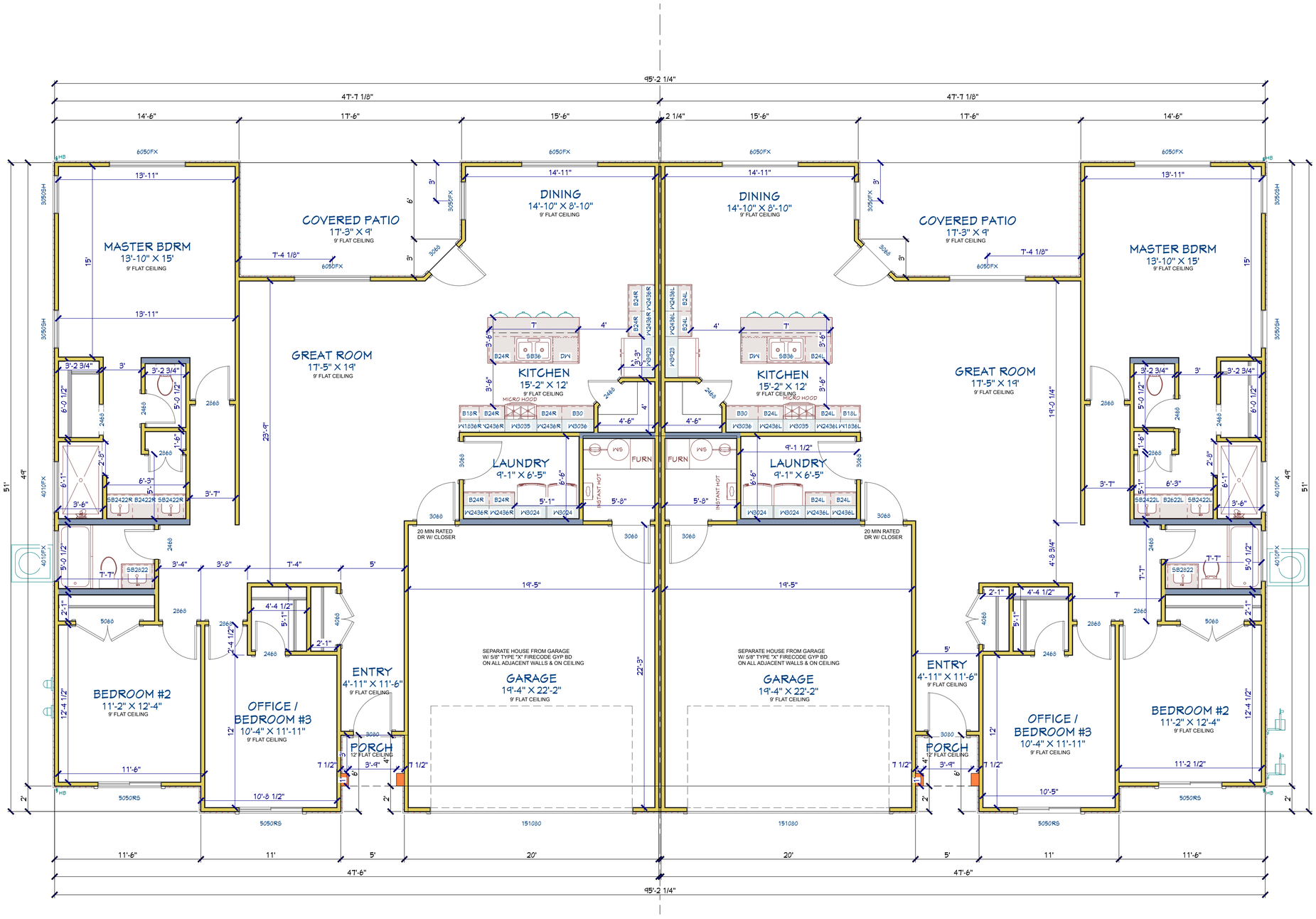

SQUARE FOOTAGES PER UNIT:

MAIN FLOOR LIVING AREA:	1,729 SF
GARAGE & STORAGE AREA:	429 SF
COVERED PATIO AREA:	153 SF

FLOOR PLAN

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

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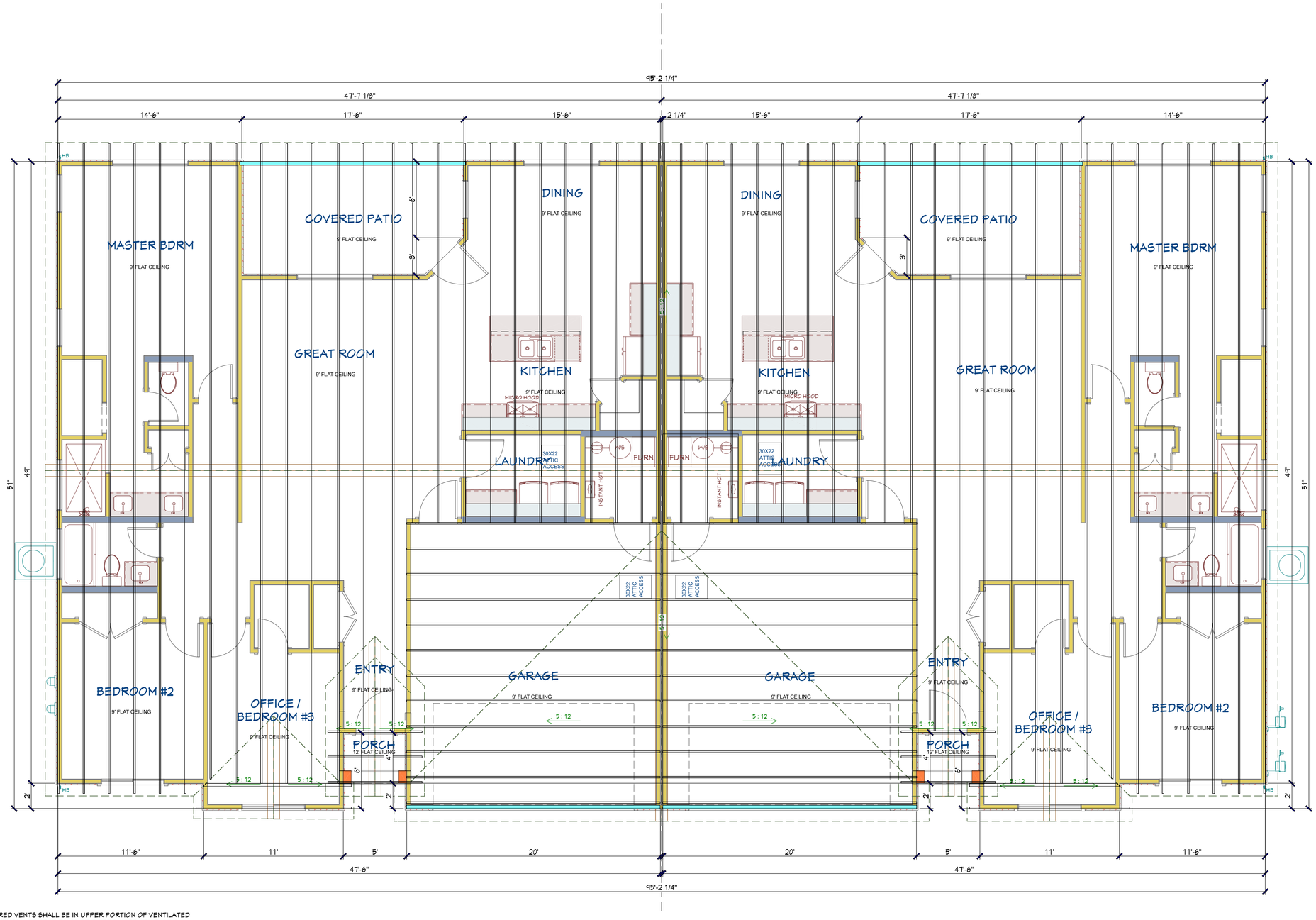

AT LEAST 50% & NOT MORE THAN 80% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (MIN. 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.
PER IRC 806.1 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FOR WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION OF EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH 1/8" MIN. 4 1/4" MAX. OPENINGS.
IF EAVE VENTS ARE INSTALLED INSULATION SHALL NOT OBSTRUCT THE FREE FLOW OF AIR (MIN. 1" SPACE BETWEEN INSULATION AND ROOF SHEATHING & VENT LOCATION.
BAFFLING OF THE VENT OPENINGS SHALL BE INSTALLED. BAFFLES SHALL BE RIGID AND WIND-DRIVEN MOISTURE RESISTANT. IF FEASIBLE BAFFLES SHOULD BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD TO A POINT 6" VERTICALLY ABOVE THE HEIGHT OF NON-COMPRESSED INSULATION & 12" VERTICALLY ABOVE LOOSE FILL INSULATION. (ALL CALCULATIONS WILL BE NET FREE AREA).

7,774 SQ FT OF ATTIC AREA / 300 = 25.91 SQ FT OR X 144 = 3,732.52 SQ INCHES OF VENTILATION IS REQUIRED. VENTILATION WILL BE PROVIDED BY 52 O'HAGIN'S PRE-PAINTED PROFILE SPECIFIC VENTS, OR EQUIVALENT, INSTALLED WITH AND TO MATCH ROOFING TILE SYSTEM AS PRESCRIBED BY THE MANUFACTURER'S SPECIFICATIONS.

ROOF FRAMING PLAN

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

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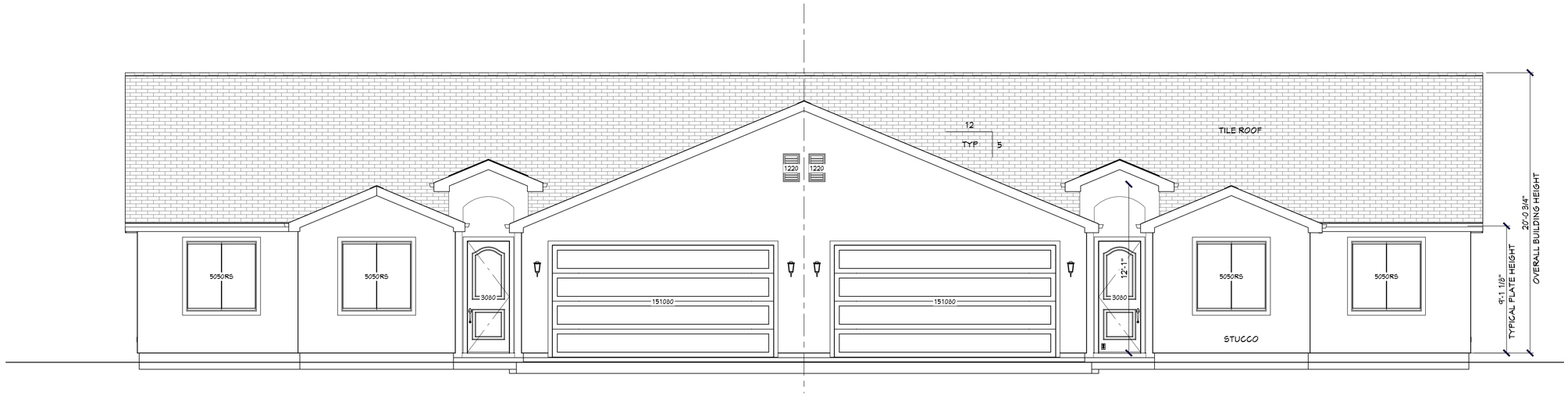
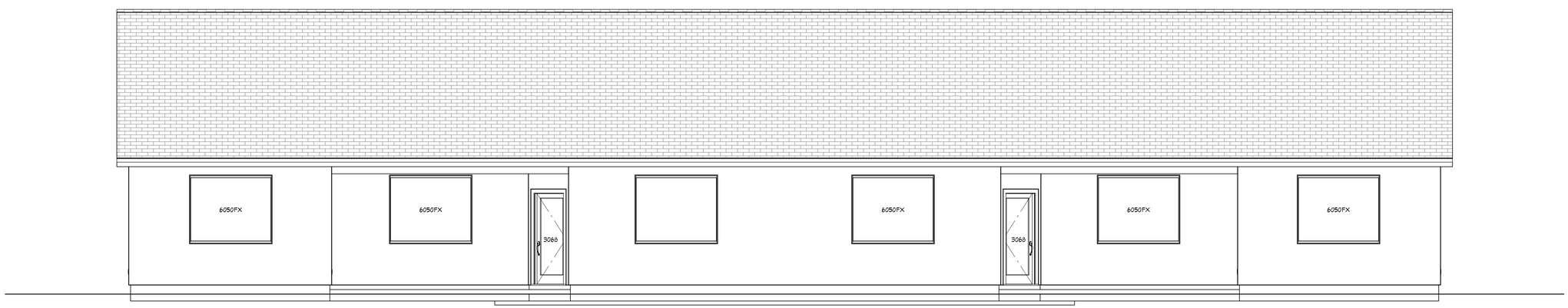


FRONT ELEVATION

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



REAR ELEVATION

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

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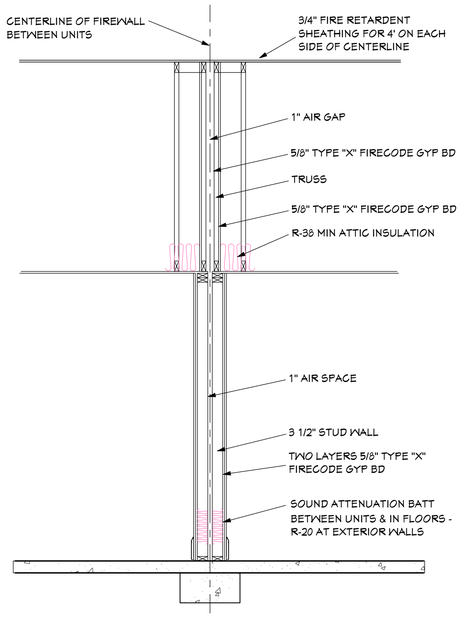
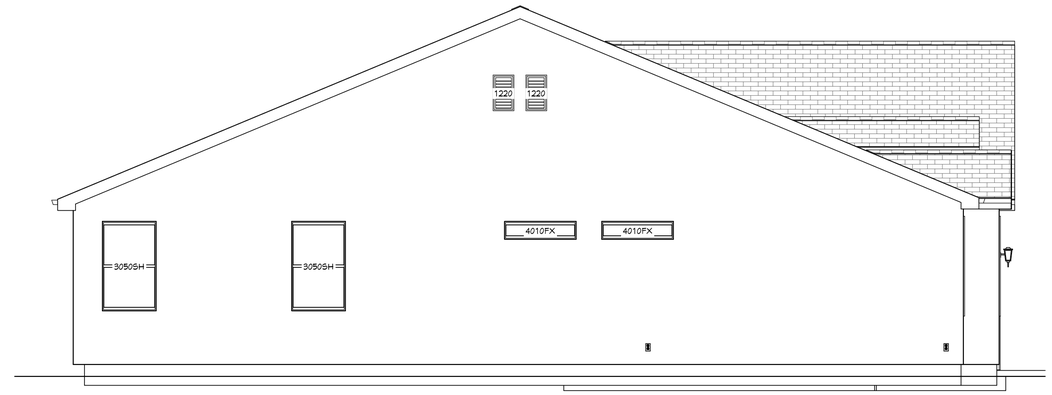


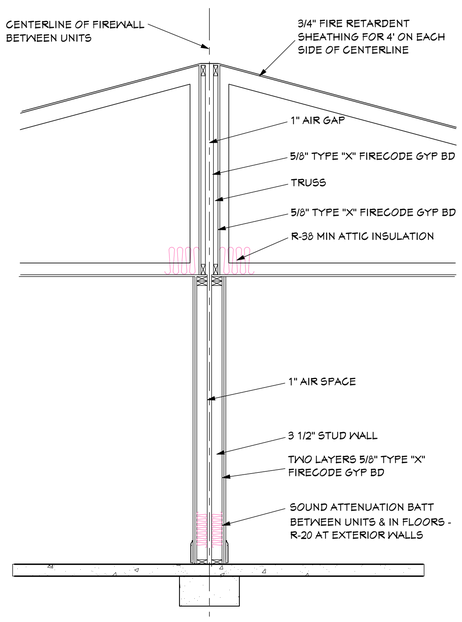
FIRE WALL SECTION AT PARALLEL TRUSSES

SCALE: 1/2"=1-0"



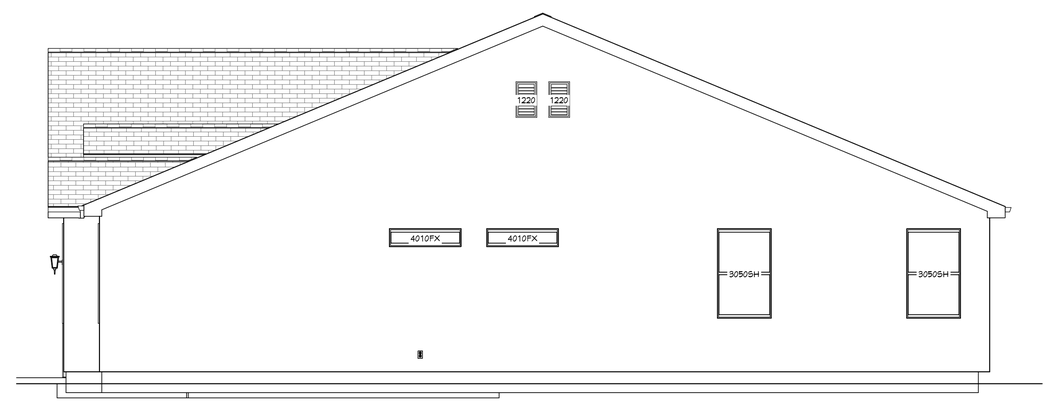
LEFT SIDE ELEVATION

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



FIRE WALL SECTION AT SPLIT TRUSSES

SCALE: 1/2"=1-0"



RIGHT SIDE ELEVATION

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

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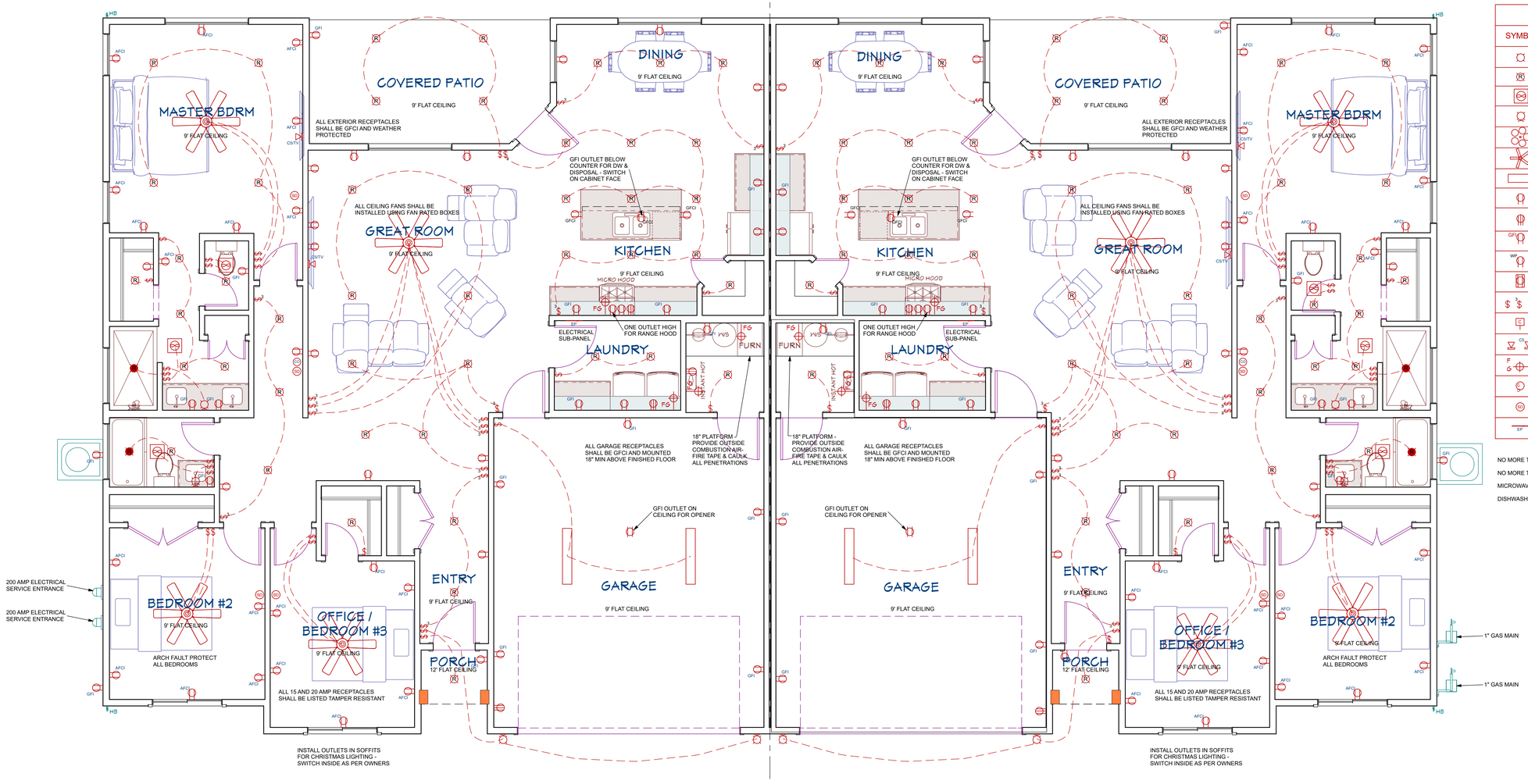

ELECTRICAL PLAN

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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	COMMON FLUSH MOUNT CEILING LIGHT
	RECESSED CAN LIGHT L.E.D.
	CEILING MOUNTED EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CHANDELIER TYPE LIGHT FIXTURE
	CEILING FAN
	L.E.D. BAR LIGHT FIXTURE
	120V RECEPTACLE
	240V RECEPTACLE
GFI	GROUND FAULT INTERRUPT 120V RECEPTACLE
WP	WEATHER PROTECTED GFI 120V RECEPTACLE
	120V FLOOR RECEPTACLE
$ $3 $4	SWITCHES: SINGLE POLE, 3-WAY, 4-WAY
CT	CABLE TV JACK
CO	TELEPHONE JACK, ETHERNET CAT5 OR NEWER
F	FUEL GAS CONNECTION
CO	CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EP	ELECTRICAL BREAKER PANEL

NO MORE THAN 12 OUTLETS PER CIRCUIT.

NO MORE THAN 5 OUTLETS ON KITCHEN COUNTER TOPS.

MICROWAVE OVEN ON DEDICATED CIRCUIT.

DISHWASHER ON DEDICATED CIRCUIT

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KEVIN D. THOMAS
HOME DESIGNER

SHEET:
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TITLE SHEET FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, UTAH

CONTACT INFORMATION

STREETS	WESTON WALKER	435-668-6509
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 119
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-635-9442 EXT 102
CENTURYLINK	ZACH MATHEWS	435-668-7445
TDS TELECOM	MIKE FOLEY	818-209-4138
DOMINION ENERGY	JACOB BOZARTH	435-231-9971
BUILDING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
HURRICANE CITY POWER	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON W.C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
IRRIGATION CANAL CO.	MAC HALL	435-668-8552
INFOWEST	LAURA THURBER	435-674-0165 EXT 2130

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE/ UTILITY PLAN
C3	GRADING PLAN
DT1-2	DETAIL SHEETS

OWNER:

KATIE LEAVITT
435-680-1710

HURRICANE CITY APPROVAL

STREETS DEPARTMENT	DATE 9-27-23
ASH CREEK SEWER DISTRICT	DATE 9/27/23
WATER DEPARTMENT	DATE 9-27-23
CENTURYLINK	DATE 9/27/23
DOMINION ENERGY	DATE 9-28-23
PLANNING	DATE 9/27/23
HURRICANE POWER DEPARTMENT	DATE 9-27-23
FIRE DEPARTMENT	DATE 9-27-23
PARKS DEPARTMENT	DATE 9/27/23
TDS TELECOM	DATE 9-27-23
PUBLIC WORKS DEPARTMENT	DATE 9/29/23
CITY ENGINEER	DATE 9/18/23
WASHINGTON C.W.C.D.	DATE 9-27-23
INFOWEST	DATE 9/27/23

CENTURYLINK PHONE NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

HURRICANE CITY POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDES OF THE STREET UNLESS OTHERWISE APPROVED.
7. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
8. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG.
9. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
10. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
11. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER
12. METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
13. DEVELOPERS WILL BE INVOICED A TERMINATION FEE AT THE AMOUNT OF $102.00 PER PRIMARY ELBOW.
14. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC.
15. CEMENT BASEMENTS. THREE HASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
16. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
17. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MEM ALUMINUM.
18. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
19. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
20. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
21. THE WORK PERFORMED TO UPGRADE THE TRANSFORMER, WIRE, AND EQUIPMENT WITHIN THIS PROJECT WILL BE INVOICED AS SOON AS POSSIBLE, THIS INVOICE WILL NEED TO BE PAID BEFORE THE WORK IS COMPLETED.

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXITING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES

ASH CREEK SEWER NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT.
THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

Know what's below. Call 811 before you dig. 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.

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.

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

PRO VALUE ENGINEERING

PROFESSIONAL STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/18/23
STATE OF UTAH

TITLE SHEET FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 9/18/2023
SCALE: NA

JOB NO.
692-002

692-002

SHEET NO:
C1

SITE/ UTILITY PLAN FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, HURRICANE, UTAH

KEYNOTES

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

POWER KEYNOTES

11. HURRICANE POWER WILL UPGRADE EXISTING TRANSFORMER AND CHARGE THE DEVELOPER
12. HURRICANE POWER WILL UPGRADE THE EXISTING WIRE AND CHARGE THE DEVELOPER
13. EXISTING SECONDARY BOX
14. 350 MCM ALUMINUM TRIPLEX
15. INSTALL DUEL SOCKET METER BASE 200 AMPS EACH

INFOWEST, CATV/FIBER OPTIC NOTES

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

N
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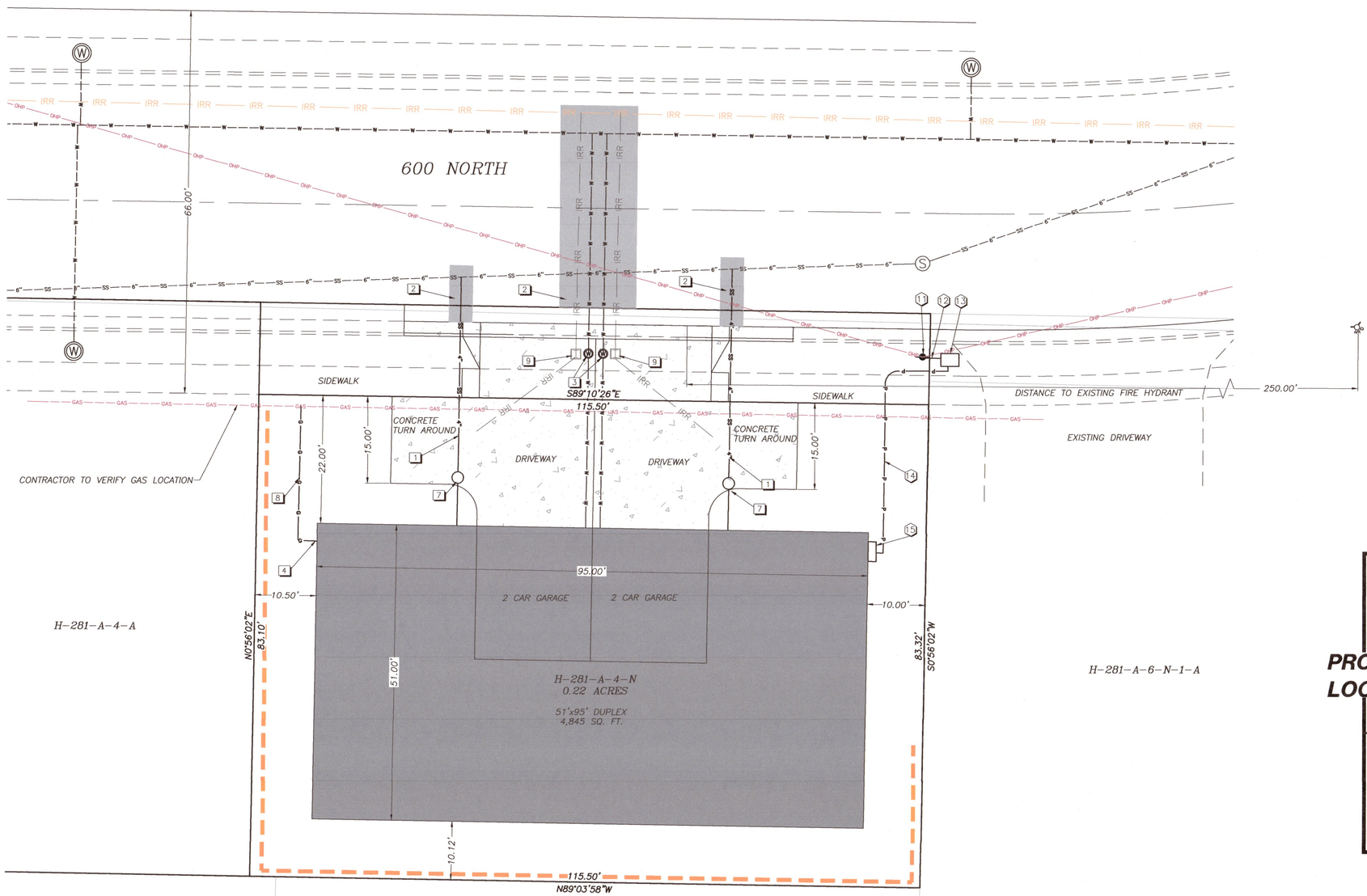
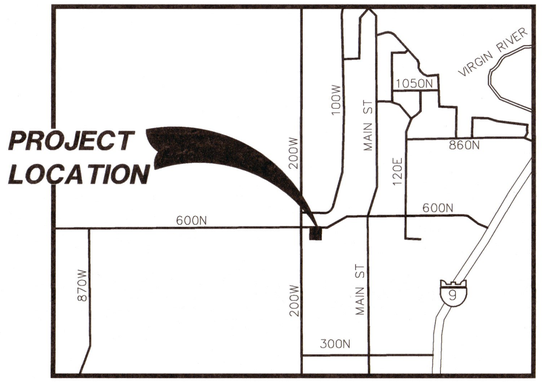
10 0 10
SCALE IN FEET

LEGEND

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





Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
NOTICE!
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NO	DESCRIPTION	DATE	BY

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PROVALUE ENGINEERING INC.

No. 191090
KARL BRADLEY RASMUSSEN
9/18/23
PROFESSIONAL ENGINEER
STATE OF UTAH

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

DATE: 9/18/2023
SCALE: 1"=10'

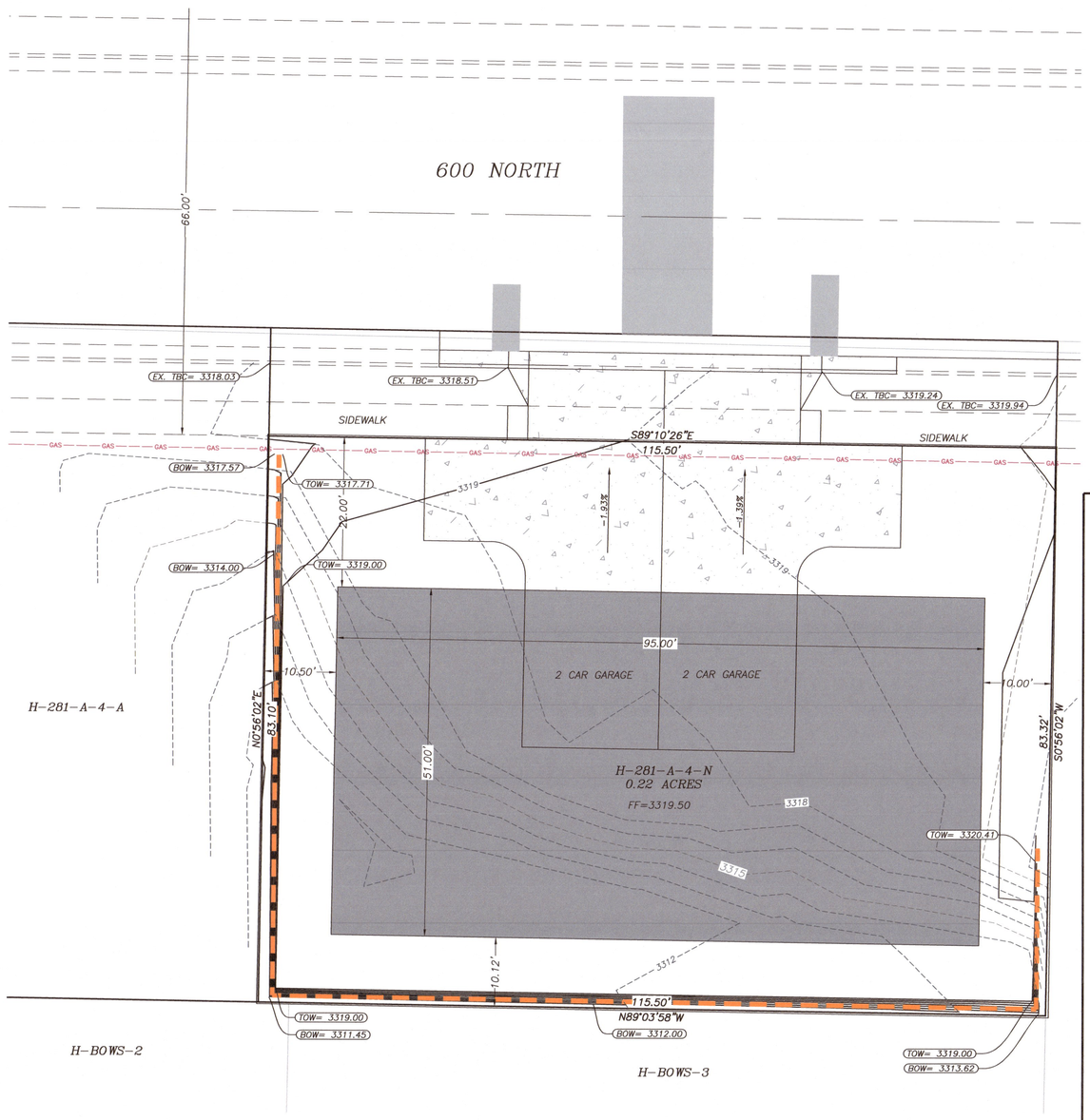
JOB NO.
692-002

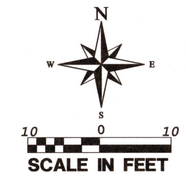
SHEET NO.
C2

692-002

GRADING PLAN FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, UTAH





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- ROCK RETAINING WALL
- EXISTING GRADE 1' CONTOURS
- FINISH GRADE 1' CONTOURS
- EXISTING GRADE 5' CONTOURS
- FINISH GRADE 5' CONTOURS
- ASPHALT PATCH
- PROPOSED DUPLEX
- EX. TBC= 3319.00 — EXISTING TOP BACK OF CURB
- TOW= 3319.00 — TOP OF WALL
- BOW= 3319.00 — BOTTOM OF WALL

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTAH 811 NOTIFICATION CENTER, INC.

NOTICE!

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PARCEL H-281-A-4-N
HURRICANE, UTAH

Boulder Placement/Construction:

1. Boulders should be angular, rectangular ledge rock. Boulders should have a flat stacking surface and decrease in size as they are stacked.
2. Base rock size = ½ H_T ; Minimum rock size 24 inches and/or 200 pounds.
3. Boulders should consist of durable material resistant to weathering. Typically 2 to 5 feet in size. Suitable sources in Washington County - Basalt, tan (Shinarump) sandstone, some limestone from Fort Pearce area.
4. Minimum **embedment** = 1 foot unless deeper embedment is shown on drawing.
5. Minimum **batter** ¼:1 (Horizontal to Vertical).
6. Minimum setback for a structure should be (D) as per detail.
7. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing of fill or boulders.
8. Landscaping should be limited adjacent rock slope. Wetting of the backfill may result in settling or reduced stability. Block walls or fences may settle if placed in the backfill zone.

Fill:

1. Backfill should have a maximum size of 3", -200 < 35% and LL < 30%.
2. Each lift of backfill should be properly compacted. Hand compaction should be used within 3 feet of boulder facing. 4 inch lifts should be used for hand compaction equipment. Lift thickness may be increased to 8 inches for rubber tire or roller compaction.
3. Rockfill - Consists of broken up bedrock and should be processed such that the maximum particle size is 6".

Construction Observation:

1. Pre-construction meeting with Engineer, Owner and Contractor.
2. Observation of construction should be completed so that the quality of construction can be verified and documented and modifications can be made if conditions require.
3. Backfill placed behind boulders and in reinforced areas should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of approximately every 1 foot of fill placed staggered approximately every 50 lineal feet. If the fill is not properly compacted, the stability of the slope will be reduced.
4. Each lift of fill placed should be tested to verify compaction is at least 95 percent of the maximum dry density as determined by ASTM D-1557.
5. A representative of AGEC should observe/verify placement of the geogrid and filter fabric.

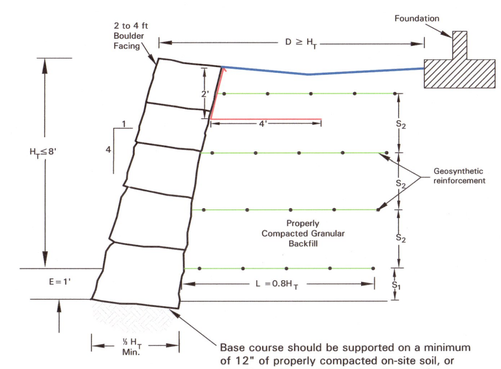
Geosynthetics:

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.
2. **Geosynthetic reinforcement** should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
3. The geogrid should be stretched by hand until taut and free of wrinkles. Individual lengths of the geosynthetic reinforcement should be overlapped at least 1 foot.
4. Where rockery wall forms an outside corner, geogrid should be placed in both directions with a minimum of 4" of backfill between the overlapping layers of geogrid.
5. The following table should be referred to for geosynthetic grid length: (See Figure 1)

Geosynthetic Reinforcement Schedule ¼:1 (H:V) Slope

Boulder Faced Fill Slope Height (ft)	Geosynthetic Reinforcement Required	Approved * Geosynthetic Reinforcement	Geosynthetic Vertical Spacing (ft)		Grid Lengths (ft)
			S_1	S_2	L
$H_T \leq 4$	No	NA	NA	NA	NA
$4 < H_T \leq 8$	Yes	Miragrid 5XT	1	2	$0.8H_T$

* Approved Equivalents - Tensar UX1400HS = Miragrid 3XT = WG5



Key:

- Geogrid Reinforcing
- Mirafi 140N Filter Fabric
- 10 Mil. PVC Liner

LICENSED PROFESSIONAL ENGINEER
No. 7038303
JON RUSSELL HANSON
5/17/23
STATE OF UTAH

By: Jon Russell Hanson, P.E.

2230662	AGEC	Notes and Single Tier Rockery Faced Slope Design	Figure 1

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NO	DESCRIPTION	DATE	BY

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Phone: (435) 668-8307

PROFESSIONAL STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/18/23
STATE OF UTAH

GRADING PLAN FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 9/18/2023
SCALE: 1"=10'

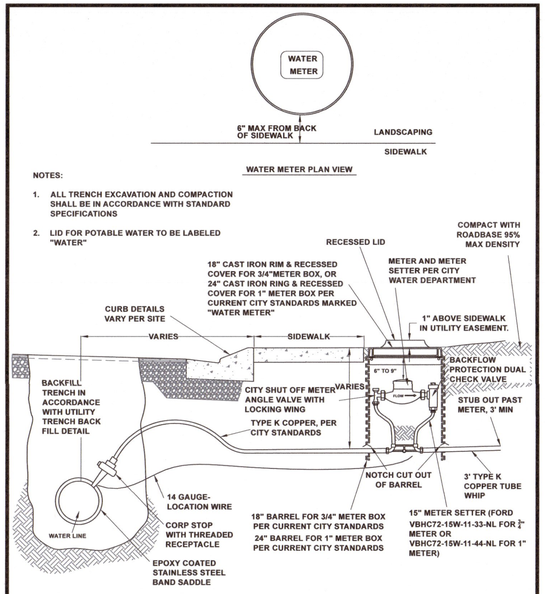
JOB NO.
692-002

SHEET NO.
C3

692-002

DETAIL SHEET FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, UTAH



NOTES:

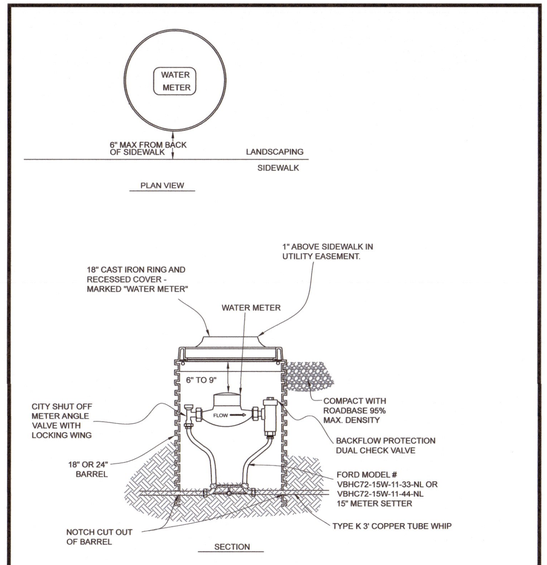
1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"

3/4" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

REVISIONS			3/4" AND 1"WATER SERVICE AND METER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-3	3 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

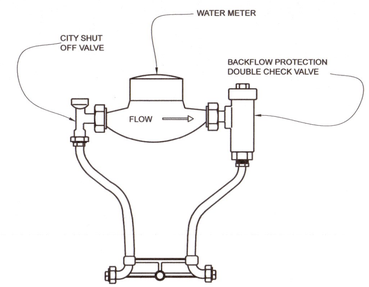


WATER METER BOX

N.T.S.

CITY OF HURRICANE

REVISIONS			WATER METER BOX DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-2	2 OF 4
				APPROVED:	
				DATE: 8/05/20	BY: H.C.E.



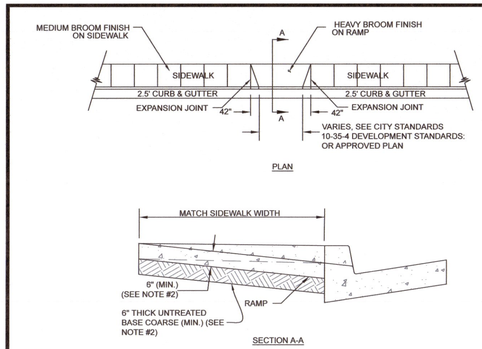
APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
3/4"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1 1/2"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

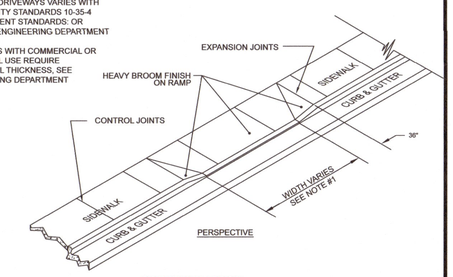
CITY OF HURRICANE

REVISIONS			WATER METER SETTER DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-1	1 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.



NOTES:

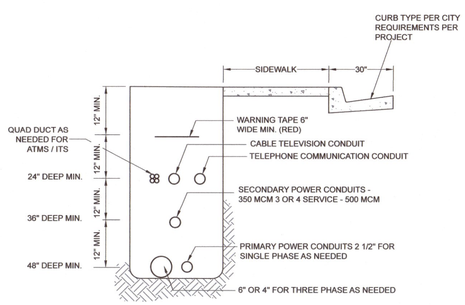
1. WIDTH OF DRIVEWAYS VARIES WITH USE-SEE CITY STANDARDS 10-35-4 DEVELOPMENT STANDARDS: OR CONTACT ENGINEERING DEPARTMENT
2. DRIVEWAYS WITH COMMERCIAL OR INDUSTRIAL USE REQUIRE ADDITIONAL THICKNESS, SEE ENGINEERING DEPARTMENT



DRIVEWAY APRON

CITY OF HURRICANE ENGINEERING

REVISIONS			DRIVEWAY APRON DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CC 104	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.

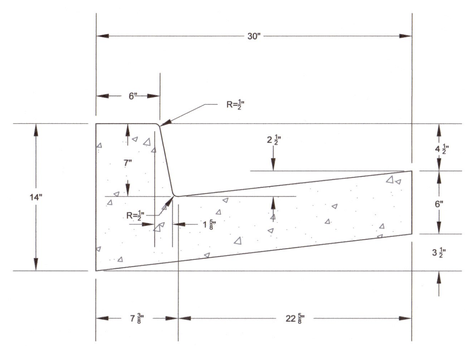


NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

CITY OF HURRICANE ENGINEERING

REVISIONS			JOINT UTILITIES TRENCH DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		TD 101	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.



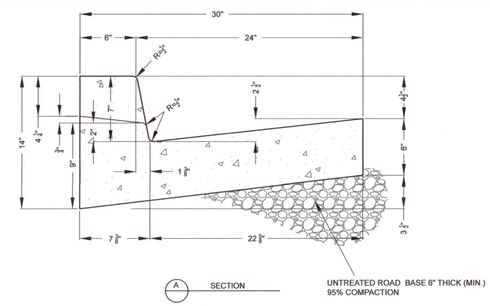
STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

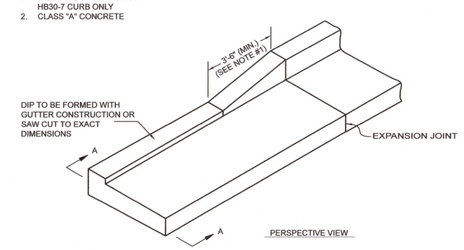
CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD CURB & GUTTER DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CC 101	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. DISTANCE SHOWN IS FOR HB30-7 CURB ONLY
2. CLASS "A" CONCRETE



DRIVEWAY CURB TYPE HB30-7

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			DRIVEWAY CURB TYPE HB30-7 DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CC 103	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
210 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8327

PROVALUE ENGINEERING

NO. 191090
KARL BRADLEY RASMUSSEN
9/18/23
STATE OF UTAH

DRAINAGE PLAN FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 9/18/2023
SCALE: NA

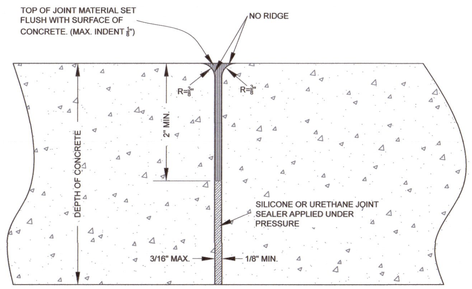
JOB NO.
692-002

SHEET NO:
DT1

692-002

DETAIL SHEET FOR:
KATIE LEAVITT

161 WEST 600 NORTH
HURRICANE, UTAH

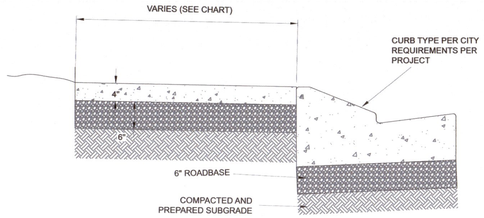


ELEVATION

CONCRETE FORM PLATE JOINT DETAIL

N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	**STANDARD CONCRETE FORM PLATE JOINT**	CJ 102
				APPROVED:
				DATE: APRIL 2020 BY: H.C.E.



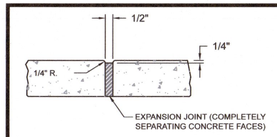
- CROSS SLOPE SHALL BE 1/4 INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  8" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

N.T.S.

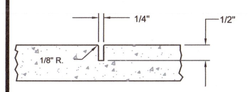
REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**SIDEWALK DETAILS**	CC 105	1 OF 1
				APPROVED:	
				DATE: APRIL 2020 BY: H.C.E.	



EXPANSION JOINT

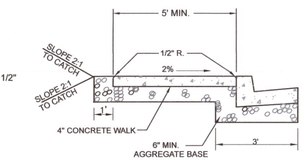
N.T.S.

NOTE:
1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.
2- ANY REPLACED SECTIONS OF SIDEWALK SHALL HAVE AN EXPANSION JOINT INSTALLED TO MAINTAIN THE 40' MAX. SPACING.



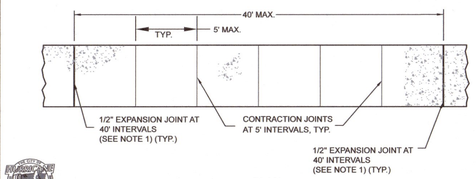
CONTRACTION JOINT

N.T.S.



TYPICAL SECTION

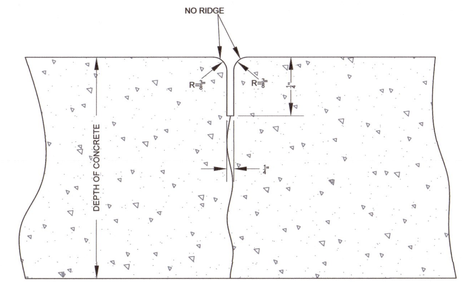
N.T.S.



PLAN

N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	**CONCRETE SIDEWALK JOINT DETAIL**	CJ 100
				APPROVED:
				DATE: APRIL 2020 BY: H.C.E.

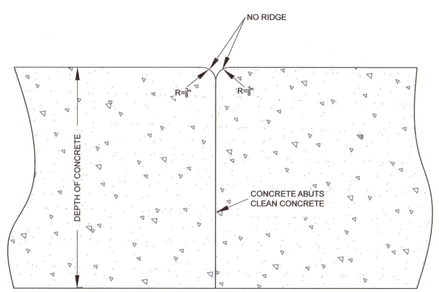


ELEVATION

CONCRETE CONTROL JOINT DETAIL

N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	**STANDARD CONCRETE CONTROL JOINT**	CJ 104
				APPROVED:
				DATE: 9-30-19 BY: H.C.E.

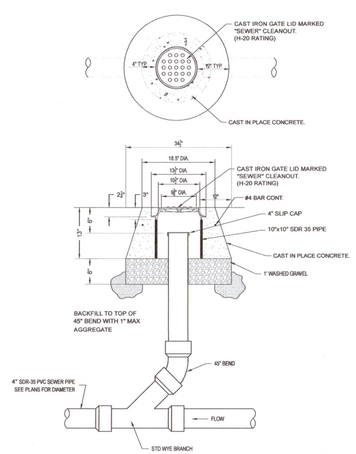


ELEVATION

CONCRETE COLD JOINT DETAIL

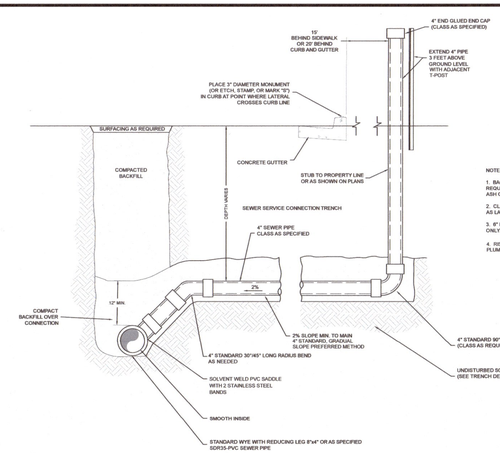
N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	**STANDARD CONCRETE COLD JOINT**	CJ 103
				APPROVED:
				DATE: APRIL 2020 BY: H.C.E.



SEWER CLEANOUT W/LID DETAIL

N.T.S.



NOTE:
1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS.
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL.
3. 6" LATERALS TO CONNECT AT MANHOLE ONLY.
4. RISER SHALL BE INSTALLED VERTICALLY PLUMB.

SEWER SERVICE CONNECTION DETAIL

N.T.S.

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8327

PROVALUE ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/18/23
STATE OF UTAH

DETAIL SHEET FOR:
KATIE LEAVITT
161 WEST 600 NORTH
HURRICANE, UTAH

DATE: 9/18/2023
SCALE: NA

JOB NO.
632-002

SHEET NO:
DT2

632-002

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-23
Receipt No. 8-1161566

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: North of Iron Bridge Blvd.

Tax ID of Subject Property: H-4-2-11-126, H-4-2-12-1113-GS1 Zone District: NC, RR, R1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 375 lots, North of Iron Bridge Blvd., Condos, Retreat Centers, Hotel

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.

✓ h. Contours at vertical intervals not greater than five (5) feet.
✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
✓ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:
✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
✓ b. The layout, numbers, and typical dimensions of lots.
✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
✓ g. Approximate radius of all center line curves on highways or streets.
✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
✓ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
✓ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
✓ l. Will this subdivision be phased? If yes show possible phasing lines.
✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

✓ 4. Required copies of plans:
✓ a. Three copies of all full-scale drawings
✓ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

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

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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

BASH RESORTS

NAME & ADDRESS

H-4-2-11-126
SANDHOLLOWHOLDINGS RBT LLC
2572 W 280 N
HURRICANE, UT 84737

H-4-2-12-1113-GS1
BASH RESORTS LLC
2572 W 280 N
HURRICANE, UT 84737

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

I (we), WESTERN MORTGAGE + REALTY COMPANY, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

WESTERN MORTGAGE + REALTY CO.
(Property Owner)

Vice President
(Property Owner)

Subscribed and sworn to me this 13th day of May 2024.

(Notary Public)

ASHLEY BLACKNER
NOTARY PUBLIC
STATE OF UTAH
MY COMM. EXPIRES MAY. 07, 2024
711906

Residing in: Hurricane, UT

My Commission Expires: 5/7/2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____

PRELIMINARY PLAT APPLICATION page 5 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

PLANNING & ZONING
HURRICANE CITY
UTAH

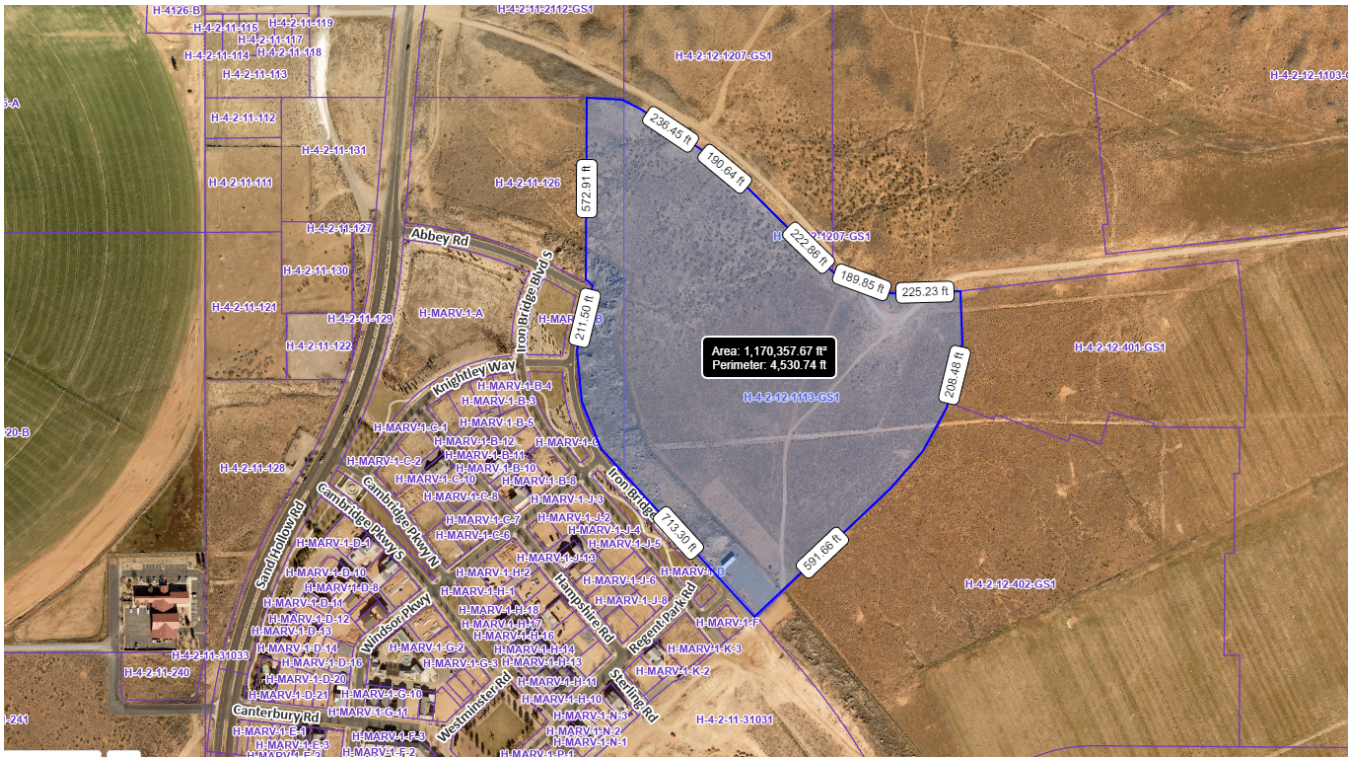
STAFF COMMENTS

Update 10/26/2023: The applicant is requesting an extension of the final plat deadline for this project, now called "Obsidian Resort". Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. Staff finds this request to be acceptable. Construction drawings are almost ready for approval. The original October 13, 2022 staff report for the approved preliminary plat is pasted below.

Agenda Date:	**10/13/2022**
Application Number:	2022-PP-23
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	North of Iron Bridge Blvd
Zoning:	Recreation Resort
General Plan Map:	Planned Community, and Neighborhood Commercial

Update 10/13/2022: No updates have been received at the time of this writing. Staff recommends tabling this application.

Discussion:
The applicant has filed a preliminary plat for Bash Resorts, a 372 unit recreation resort development located within the Sand Hollow Gateway PID. The plan consists of 10 resort condo buildings, a hotel, and retreat centers. A preliminary site plan for this location with a modified layout was approved in 2020.



Location is approximate

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Dixie Power area. Need Sand Hollow Road PID to buildout.
3. **Sewer:** Private sewer agreement required.
4. **Street:** Traffic study needs to be done. All private streets within the complex?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** The developer should get the project's legal description to a higher standard. Traffic impact study required. Increase connectivity with Marla Phase 1, water looping and fire safety will require additional connectivity. Detention would be easiest to provide in western parking lot (if provided on site), Gateway at Sand Hollow PID drainage study suggests improvements to Marla's basin are needed.
7. **Fire:** Not enough info provided. Full fire code analysis will be done with construction drawings.
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas**: No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Zoning is Recreation Resort which has a max density of 15 units/acre. The applicant is proposing 372 units
    a. The Land Use Summary table shows the property as 27.83 acres which would be a maximum unit count of 403 units. However the Recreation Resort zoning in the zone

map is 25.77 acres which would be a maximum unit count of 386 units which is still less than what is being proposed

b. The property on the site plan appears to be extending into the NC, Neighborhood Commercial, zoning. Staff is generally fine with this as the applicant is not requesting additional units.

2. All streets within the development are planned to be private.
3. **Parking:** Per HCC 10-26-6: *"Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission."*
   a. The site plan indicates that 1206 parking spaces are required and 1228 spaces are provided
   b. RV/trailer spaces are also required at a rate of one space per five units. 75 spaces are required and approximately 184 are provided
   c. Phase 6 is shown as being a hotel and clubhouse area. Per HCC Table 10-34-1, hotels require, *"2 spaces plus 1 space per living or sleeping unit"* It is not entirely clear that this requirement was accounted for in their parking plan since they show 42 required spaces for 31,606 sq ft hotel.
   d. It appears the parking lot on the northwest corner stretches into the Neighborhood Commercial zone. Staff has decided to count this as off-site parking because of the different zone and Planning Commission will need to approve it. The standards are as follows:

   e. *Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:*

      1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.

      2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.

      3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.

      4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:

      a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

      b. All spaces to be available without charge; and

c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.

5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

a. Hazard to pedestrians;

b. Hazard to vehicular traffic;

c. Traffic congestion;

d. Interference with safe and convenient access to other parking areas in the vicinity;

e. Detriment to the appropriate use of business property in the vicinity; or

f. Detriment to any residential neighborhood.

f. Staff finds this parking plan to be acceptable.

4. **Amenities:** Per HCC 10-26-4: two clubhouses of at least 2,000 sq ft of nonoffice space and 4 pool areas of at least 2,000 sq ft are required. Upon speaking with the applicant they would like to propose a larger pool amenity in the center of the development as an exception to the four pool areas requirement. HCC 10-26-4 states: *"Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission."* Staff believes this is a good place for this exception.
5. **Block lengths and connectivity:** HCC 10-39-11 states: "*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."*
    a. Staff would recommend that Windsor Parkway connect through. This would also eliminate the 1100 foot block length on Iron Bridge Blvd
    b. Bash Parkway is a master planned roadway so block lengths can be longer on that road. Staff would recommend pedestrian connectivity to Bash Parkway.
6. All park strips will need to be landscaped and have the proper improvements.
7. The affidavit within the submitted application is from an owner that does not own the property depicted on the plat. The preliminary plat application requires evidence that the applicant has control over the property. This will be required before approval can be granted.
8. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided
9. A note indicating whether or not the property is in a tortoise take area has been provided
10. 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.

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 provided that they provide proof of consent from the owner and sufficient buildout of the Gateway to Sand Hollow PID.

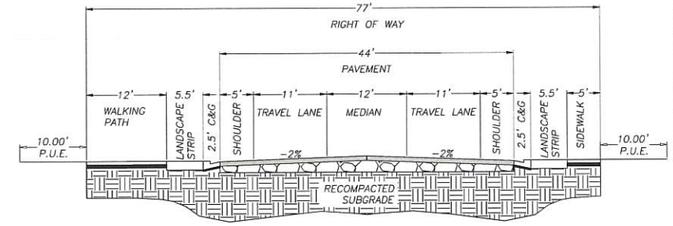
PRE PLAT FOR:
BASH RESORTS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- STORM DRAIN PIPE
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET
- PHASE LINE
- BASH PARKWAY ROAD ROW
- EXISTING SEWER LINE
- PROPOSED SEWER LINE

SCALE IN FEET: 80 0 80



BASH PARKWAY
SCALE: N.T.S.

LEGAL DESCRIPTION FOR GATEWAY RESORTS:

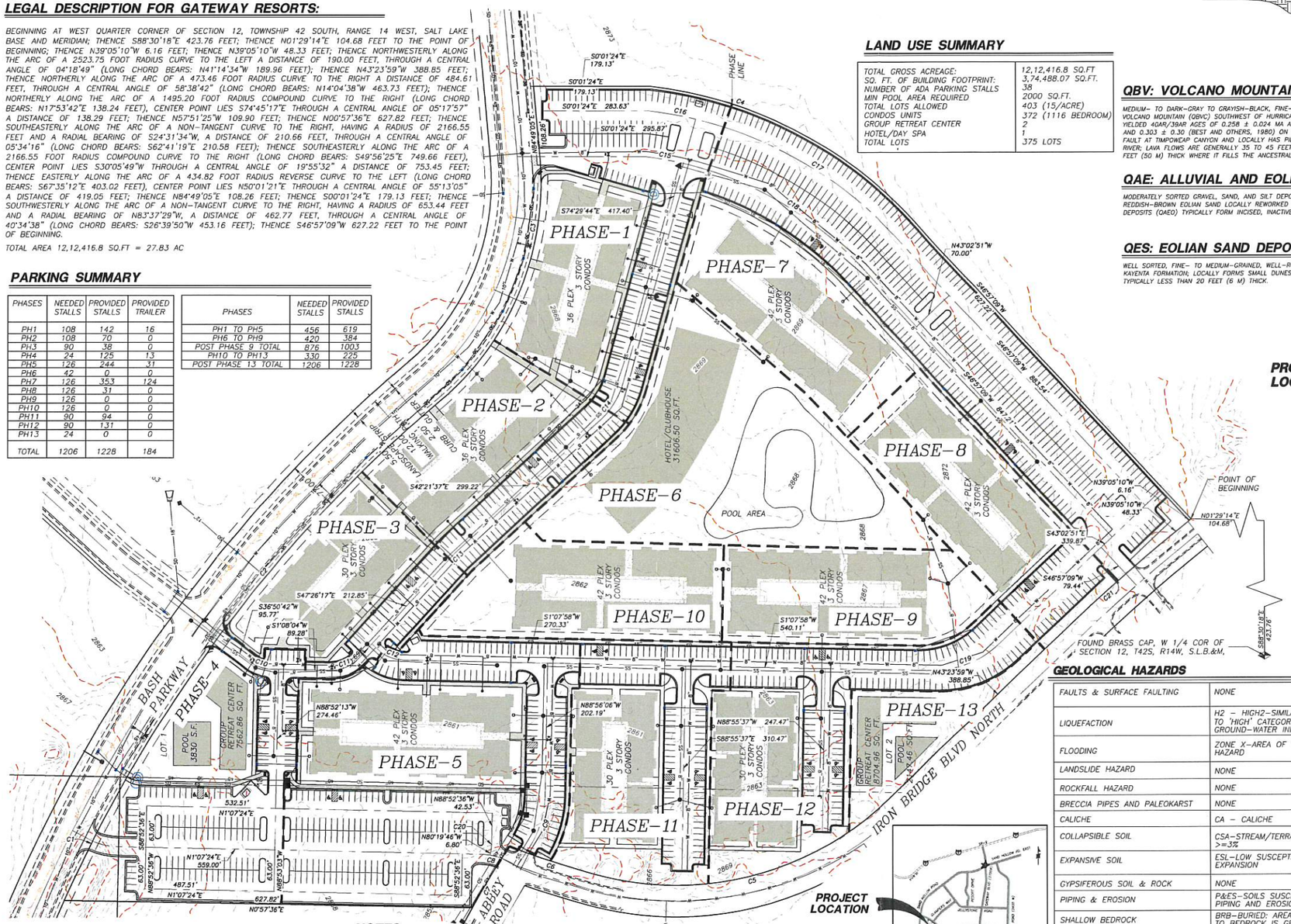
BEGINNING AT WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'18"E 423.76 FEET; THENCE N01°29'14"E 104.68 FEET TO THE POINT OF BEGINNING; THENCE N39°05'10"W 6.16 FEET; THENCE N39°05'10"W 48.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 04°18'49" (LONG CHORD BEARS: N41°14'34"W 189.96 FEET); THENCE N43°23'59"W 388.85 FEET; THENCE NORTHERLY ALONG THE ARC OF A 473.46 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 484.61 FEET, THROUGH A CENTRAL ANGLE OF 58°38'42" (LONG CHORD BEARS: N14°04'38"W 463.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 1495.20 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N17°53'42"E 138.24 FEET), CENTER POINT LIES S74°45'17"E THROUGH A CENTRAL ANGLE OF 05°17'57" A DISTANCE OF 138.29 FEET; THENCE N57°51'25"W 109.90 FEET; THENCE N00°57'36"E 627.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S24°31'34"W, A DISTANCE OF 210.66 FEET, THROUGH A CENTRAL ANGLE OF 05°34'16" (LONG CHORD BEARS: S62°41'19"E 210.58 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S49°56'25"E 749.66 FEET), CENTER POINT LIES S30°05'49"W THROUGH A CENTRAL ANGLE OF 19°55'32" A DISTANCE OF 753.45 FEET; THENCE EASTERLY ALONG THE ARC OF A 434.82 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S67°35'12"E 403.02 FEET), CENTER POINT LIES N50°01'21"E THROUGH A CENTRAL ANGLE OF 55°13'05" A DISTANCE OF 419.05 FEET; THENCE N84°49'05"E 108.26 FEET; THENCE S00°01'24"E 179.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 462.77 FEET, THROUGH A CENTRAL ANGLE OF 40°34'38" (LONG CHORD BEARS: S26°39'50"W 453.16 FEET); THENCE S46°57'09"W 627.22 FEET TO THE POINT OF BEGINNING.

TOTAL AREA 12,12,416.8 SQ.FT = 27.83 AC

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS	PROVIDED TRAILER
PH1	108	142	16
PH2	108	70	0
PH3	90	38	0
PH4	24	125	13
PH5	126	244	31
PH6	42	0	0
PH7	126	353	124
PH8	126	31	0
PH9	126	0	0
PH10	126	0	0
PH11	90	94	0
PH12	90	131	0
PH13	24	0	0
TOTAL	1206	1228	184

PHASES	NEEDED STALLS	PROVIDED STALLS
PH1 TO PH5	456	619
PH6 TO PH9	420	384
POST PHASE 9 TOTAL	876	1003
PH10 TO PH13	330	225
POST PHASE 13 TOTAL	1206	1228



LAND USE SUMMARY

TOTAL GROSS ACREAGE:	12,12,416.8 SQ.FT
SQ. FT. OF BUILDING FOOTPRINT:	3,74,488.07 SQ.FT.
NUMBER OF ADA PARKING STALLS	38
MIN POOL AREA REQUIRED	2000 SQ.FT.
TOTAL LOTS ALLOWED	403 (15/ACRE)
CONDOS UNITS	372 (1116 BEDROOM)
GROUP RETREAT CENTER	2
HOTEL/DAY SPA	1
TOTAL LOTS	375 LOTS

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWCAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

PROJECT LOCATION

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.66'	2166.55'	210.58'	S62°41'19"E	5°34'16"
C2	753.45'	2166.55'	749.66'	S49°56'25"E	19°55'32"
C3	419.05'	434.82'	403.02'	S67°35'12"E	55°13'05"
C4	462.77'	653.44'	453.16'	S26°39'50"W	40°34'38"
C5	484.61'	473.46'	463.73'	N14°04'38"W	58°38'42"
C6	138.29'	1495.20'	138.24'	N17°53'42"E	5°17'57"
C7	109.91'	2588.50'	109.90'	N57°51'25"W	2°25'58"
C8	47.99'	100.00'	47.54'	N14°52'22"E	27°29'56"
C9	87.30'	149.98'	86.07'	N72°15'44"W	33°21'01"
C10	37.40'	60.00'	36.79'	S18°59'23"W	35°42'37"
C11	50.87'	60.00'	49.36'	S23°09'06"E	48°34'22"
C12	43.38'	60.00'	42.45'	S21°50'50"W	41°25'45"
C13	7.09'	80.00'	7.09'	N44°53'57"W	5°04'40"
C14	67.30'	120.00'	66.43'	S58°25'41"E	32°08'07"
C15	97.58'	545.94'	97.45'	S12°05'54"W	10°14'28"
C16	119.64'	615.94'	119.45'	S12°07'54"W	11°07'43"
C17	319.64'	615.94'	316.07'	S32°05'08"W	29°44'01"
C18	283.32'	545.94'	280.15'	S32°05'08"W	29°44'01"
C19	115.66'	150.00'	112.82'	S20°57'27"E	44°10'49"
C20	14.92'	100.00'	14.90'	N84°36'11"W	8°32'50"
C21	190.00'	2523.75'	189.96'	N41°14'34"W	4°18'49"

GEOLOGICAL HAZARDS

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

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

PROJECT LOCATION

VICINITY MAP
N.T.S.

OWNERS:

BASH RESORTS LLC
CONTACT: BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL: enhancedhomesofutah@gmail.com

DESERT TORTOISE TAKE AREA

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

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK
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.

NO	DESCRIPTION	DATE	BY

REVISIONS

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
28 South 890 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8007

Utah License No. 181080
KARL BRADLEY RASMUSSEN
8/22/22

PRE PLAT PLAN:
BASH RESORTS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/22/2022
SCALE: 1"=80'

JOB NO.
281-010

SHEET NO:
1 OF 1

FULL SITE PLAN

Hurricane Planning Commission
Meeting Minutes
December 8, 2022

Minutes of the Hurricane City Planning Commission meeting held on December 8, 2022, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Michelle Cloud, Rebecca Bronemann, and Kelby Iverson

Members Excused: Brad Winder and Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Building and Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

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

1. Discussion on goals and plans for 2023

Stephen Nelson provided an interactive presentation and summarized the projects and goals for 2023. He explained that the Planning Department wants to update the sensitive lands code and work on the connectivity ordinance. The City Council approved $ 5,000 for a consultant to assist in updating the sensitive land code. The vocabulary in the planned development and the standards and definitions in the connectivity ordinance code need to be updated. The recently adopted Moderate Housing Plan encourages the city to incentivize developers who dedicate a portion of their developments to affordable housing. This can be accomplished with an Inclusionary Housing Policy. Mr. Nelson reported that the Parks Master Plan is ten years old and needs to be updated, as well as updating the historical survey to determine the city's goals to preserve the historic areas. Creating a minor subdivision code would allow for a more straightforward process for two or three lots subdivisions. Mr. Nelson explained that the fee schedule has not been updated for several years and feels it deserves a review. The presentation was opened to allow the Planning Commissioners to rate their priorities and give their opinions on what they would like to see in 2023.

2. Recap for the Regular City Council meetings of November 17th and December 1st.

Stephen Nelson recapped the motions from the November 17th and December 1st City Council meetings.

6:00 p.m. - Call to Order

Roll Call

Michelle Cloud motioned to approve the agenda as posted. Rebecca Bronemann seconded the motion. Unanimous.

Pledge of Allegiance, led by Shelly Goodfellow

Prayer and/or thought by invitation led by Mark Sampson

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.

Stephen Nelson explained that this amendment reflects updated state law public notice procedures.

2. A Zone Change Amendment request located at approx.. 100 North and 2600 West from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3/PDO, multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC/PDO, highway commercial with a planned development overlay covering 4.39 acres.

Jan Peirce explained that she drove four hours to attend this meeting because this item is very important to her. She is concerned that changing the zone will increase the density. The roads are busy in this area, and more units will increase the traffic. There are other areas within Hurricane City zoned for this type of density. This is a residential area, and she would like to keep it that way.

John Parker feels that increased density will exasperate the ongoing traffic issues on 2600 West.

Dick Charles purchased his home twelve years ago because it was a quiet subdivision. He feels the proposed parking for the multifamily units is inadequate, and increased traffic is a concern.

Mr. Parker asked if there was a fire contingency in place.

OLD BUSINESS

1. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a condominium development consisting of 882 resort units and 117 multifamily units, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

Fred Resch explained that this plat has more units than the approved zone change. The applicant has not submitted a plan for additional parking, the clubhouse space is inadequate, and the application is incomplete.

Paul Farthing motioned to table 2022-PP-24. Rebecca Bronemann seconded the motion. Unanimous.

NEW BUSINESS

1. 2022-LUCA-11: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.

Michelle Cloud motioned a recommendation of approval of 2022-LUCA-11. Paul Farthing seconded the motion. Unanimous.

2. 2022-ZC-38 2022-PSP-47: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at approx. 100 N and 2600 W from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3 (PDO), multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC (PDO), highway commercial with a planned development overlay covering 4.39 acres. Shadow Glen 420 In Applicant. Brandee Walker Agent.

Stephen Nelson reported that there has been a lot of discussion about the future master planned roadway. He reviewed the roadway alignment and the roadway proposal. He recommends excluding highway commercial from the PDO and considering the other portion as RM-3 with a PDO. Shelley Goodfellow asked why the applicant requested RM3 with a PDO when the project can be achieved with RM-2 PDO. Frank Lindhart reported that RM-3 will increase the density. There are twelve units in each building, which the applicant will own and manage. Mrs. Goodfellow asked if approval would commit the applicant to the preliminary site plan, which would not allow them to add additional units. Mr. Nelson reported that the applicant could submit an amended preliminary site plan application to increase density.

Mrs. Goodfellow asked if the applicant would lose off-street parking if the road became a public roadway. Mr. Nelson reported that the applicant has proposed more parking than the code requires. However, they would lose some spaces if the roadway were public. Rebecca Bronemann shared that 2600 West goes from State Street to 600 North, and people will likely turn left and get on State Street. She does not think the traffic will

impact the surrounding neighborhood. Paul Farthing would like the street to be public so police can patrol it. Michelle Cloud likes this project and feels it will provide affordable housing. Kelby Iverson asked if the applicant was opposed to making the roadway public. Mr. Lindhart reported that they have no objection. Dayton Hall explained that the area to the north is zoned RM-2. The application would align the zoning with the master planned roadway, which will expand RM-2 and decrease the Highway Commercial. The Planning Commission needs to consider whether they want to move the multifamily line and increase the density to the north. He noted that thirty-five feet is the maximum building height and will not change regardless of the zoning.

Paul Farthing motioned a recommendation of approval of 2022-ZC-38 and 2022-PSP-47 to rezone the north portion of the proposed road as an RM-3/PDO with no more than 120 units. The southern portion of the proposed roadway will remain Highway Commercial. This approval includes a recommendation that the east roadway become a public roadway. Rebecca Bronemann seconded the motion. Michelle Cloud, Paul Farthing, Rebecca Bronemann, Mark Sampson – aye. Kelby Iverson and Shelley Goodfellow – nay. Motion carries.

3. 2022-PP-30: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Glampers Inn, a five-lot commercial development, located at approximately 450 S Sand Hollow Road. Blow Sand LLC Applicant.

Karl Rasmussen shared that the applicant wants to separate the four commercial lots due to ownership. Michelle Cloud verified that this does not change Glampers Inn.

Kelby Iverson motioned a recommendation of approval of 2022-PP-30 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

4. 2022-CUP-32: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 2799 S 3680 W. Kevin and Ralene Scott Applicant

Rebecca Bronemann motioned to approve 2022-CUP-32 subject to staff and JUC comments and mylar recording. Paul Farthing seconded the motion. Unanimous.

5. 2022-CUP-33: Discussion and consideration of a conditional use permit for an accessory building of greater height and size located at 1544 W 725 S. Scott W Miller Applicant.

Scott Miller explained that he is applying for a conditional use permit to build a garage. Stephen Nelson reported that the primary issue is that these are two separate parcels. Mr. Miller explained that he applied to combine the lots as the previous Planning Director directed. Mr. Nelson explained that the subdivision plat was not amended as required by state law. Stephen Nelson reported that the applicant can reduce the size of the structure or amend the plat. Mark Sampson does not feel the applicant is to blame for the inaccurate information given to him by the City. Mr. Nelson agrees with Mr. Sampson. However, that does not negate state law requirements. Mr. Nelson explained the steps the applicant must take to complete the process, noting that the application fee will be waived.

Kelby Iverson motioned to table 2022-CUP-33. Rebecca Bronemann seconded the motion. Unanimous.

6. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan and a conditional use permit for a metal building for Bryson Young, a commercial development consisting of one commercial building and seven nightly rental units, located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.

Fred Resch feels the management concerns have been resolved. The only outstanding issues are the landscaping and parking. He explained that the applicant has agreed to provide the required landscaping and parking. However, the applicant still needs to provide the updated information.

Rebecca Bronemann motioned to table 2022-FSP-19 and 2022-CUP-34 until the applicant addresses the onsite management, landscaping, and parking. Paul Farthing seconded the motion. Unanimous.

7. 2022-PSP-45: Discussion and consideration of a possible approval of a preliminary site plan for Canyon del Sol, a park model development, located at 250 N and 2800 W. Sunwood Homes of Southern Utah Inc Applicant. James Jessop Agent.

James Jessop reported that the applicant wants to create a park model development under one ownership. Stephen Nelson presented the applicant's ideas and reviewed the property's history. He reported that this development is already entitled to mobile home zoning. Mr. Nelson reported staff recommends sidewalks. However, they are not required by code. Shelley Goodfellow asked what the average rent per unit would be. Mr. Jessop anticipates the monthly rent to be between $1,200 to $1,500. Michelle Cloud asked if management would be on site. Mr. Jessop reported that a property manager will live on site.

Shelley Goodfellow motioned to approve 2022-PSP-45 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. 2022-PSP-48: Discussion and consideration of a preliminary site plan for Ace Hardware, a commercial development consisting of a hardware store and three restaurants, located at 1400 W State St. Buck Hurst Applicant

Buck Hurst reviewed the proposed plan. Stephen Nelson reported that there are some issues with the master planned roadway. After discussion, the staff has concluded that with a slightly different alignment, the roadway can accomplish the purpose of the master plan. The parking plan shows two hundred lots, and staff feels the parking is adequate for the nature of the store. Rebecca Bronemann asked if the concerns regarding the storm drain outlet were resolved. Jeremy Pickering reported that the southeast corner will outlet to the neighboring property.

Kelby Iverson motioned to approve 2022-PSP-48 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. 2021-PP-34: Discussion and consideration of a possible approval of an extension of the final plat deadline for Red Cliffs Development, a 31-unit multifamily development, located at 600 N and 2170 W. Red Cliffs Development, Jay Rice Applicant. Jared Madsen Agent.

Jared Madsen shared that the applicant does not have signed construction drawings and is currently working on the drawings with staff. Stephen Nelson is not opposed to the extension.

Rebecca Bronemann motioned to approve 2021-PP-34, extending the deadline for the Red Cliffs Development. Shelley Goodfellow seconded the motion. Unanimous.

10. 2021-PP-31: Discussion and consideration of a possible approval of an extension of the final plat deadline for Crocker Enterprises, a nine-lot industrial subdivision, located at 492 N Old Highway 91. Crocker Enterprises LLC Applicant. Brady Shakespear Agent.

Stephen Nelson reported that an extension of the final plat deadline needs to include the City Council's conditions for approval.

Rebecca Bronemann motioned to approve 2021-PP-31 subject staff and JUC comments and the previously approved conditions from the City Council. Kelby Iverson seconded the motion. Unanimous

11. Discussion and consideration of a landscape deviation request for Lot 4 Hurricane Storage Industrial Subdivision

Jared Madsen reported that the construction drawings were approved in March. The landscaping was brought up during the final site plan. However, this should have been addressed during the preliminary site plan approval. He explained that the garage access restricts the area available for landscaping. They ask for a deviation to allow the applicant to provide half the required landscaping. Stephen Nelson reported that the code does allow the commission to approve a landscaping deviation. Jeff Andrus reported that the excavating and the pads are complete. Paul Farthing stated that it is the project engineer’s responsibility to research the site requirements. Dayton Hall stated that the landscaping requirements are clear in the code, and it is not the

staff's job to guide the developers through every step of the development. Shelley Goodfellow feels industrial buildings are needed in the city, and she does not see any landscaping when driving through other industrial parks. She does not think industrial should be held to the same standards as commercial.

Shelley Goodfellow motioned to approve the landscape deviation request for Hurricane Storage Unit Lot 4 based on the letter submitted and the findings that it is consistent with the intent of the chapter. It is identified on the landscape plan, accompanied by a description, justified by site constraints, and of comparable quality with what might otherwise be required without a deviation. Roll call vote. Unanimous.

12. Discussion and consideration of approving the 2023 Planning Commission schedule.

Kelby Iverson motioned to approve the 2023 Planning Commission schedule. Michelle Cloud seconded the motion. Unanimous.

Approval of Minutes:

1. October 27, 2022

Michelle Cloud motioned to approve the October 27, 2022, minutes. Rebecca Bronemann seconded the motion. Unanimous

2. November 10, 2022

Kelby Iverson motioned to approve the November 10, 2022, minutes. Shelley Goodfellow seconded the motion. Unanimous

Adjournment

Hurricane Planning Commission
Meeting Minutes
October 12, 2023

Minutes of the Hurricane City Planning Commission meeting held on October 12, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Michelle Cloud, Ralph Ballard, Kelby Iverson, and Brad Winder.

Members Excused: Shelly Goodfellow and Rebecca Bronemann

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, City Engineer Representative Jeremy Pickering, City Councilman Kevin Thomas, and City Recorder Cindy Beteag.

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

1. Discussion on the vacation rental ordinance

Gary Cupp explained that the Planning Department intends to update the ordinance due to nuisance enforcement concerns. The revised ordinance will disallow future whole-home short-term vacation rentals in single-family zones. The currently approved residential hosting licenses will not be affected. However, the wait list will be terminated, and the license will not be transferred upon the sale of the property. Michelle Cloud reported that the owners purchased these properties as an investment, and she is concerned about the financial loss the owners will incur. Although, she agrees that this may be necessary to address the issue. Kelby Iverson agrees with Mrs. Cloud. Fred Resch III reported that Washington County no longer issues vacation rental licenses. He reported that three documented code violations within twelve months constitute revocation of the business license. Ralph Ballard feels this stems from the inability to enforce the nuisance ordinance. He is concerned about the loss of investment upon the home's sale.

Kevin Thomas reported that the City Council had received several complaints regarding short-term vacation rentals, and neither the homeowners nor the property managers responded to the nuisance letters. Many owners living out of state are detached from the management of the home. There is an affordable housing crisis within Hurricane City, and the overpriced value of short-term rentals is negatively affecting the market. He reiterated that this change will not affect the currently licensed properties. Ralph Ballard does not think it is appropriate to penalize homeowners who do not violate the ordinance. Paul Farthing has never approved of vacation rentals in single-family zones. He feels it is a commercial venture in a residential zone. Investment is part of the capitalistic venture, and property values constantly change. Mr. Cupp reiterated that the owner will retain their investment value if they still own the property.

Mr. Iverson agrees with Mr. Farthing. However, he is concerned about the City's role in negatively affecting property investments. He confirmed that there are currently seventy licenses, and the ordinance has been in place since 2016. Mr. Resch III reviewed the violation letter. Mr. Iverson recommended allowing the license transfer upon the home's sale and banning any future whole-home vacation rentals. Ralph Ballard recommended providing a letter explaining the city ordinance and violations and notifying the owners of the proposed ordinance. Cindy Beteag reported the rules are posted in the current ordinance.

2. Training on ethics and the open and public meetings act

Fred Resch III presented ethics training videos from the Utah League of Cities and Towns.

6:00 p.m. – Call to Order

Roll Call

Pledge of Allegiance, Brad Winder

Prayer and/or thought by invitation led by Kelby Iverson

Michelle Cloud motioned to approve the agenda as posted. Seconded by Paul Farthing. Unanimous.

Declaration of any conflicts of interest

Brad Winder declared a conflict on New Business item 9. He will not abstain from voting.

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 7 Subsection 23 regarding grading permits

Gary Cupp reviewed the current grading permit ordinance. The proposed update would allow grading of the site prior to approved construction drawings. The proposed ordinance includes requirements for complete bonding and submission of drainage plans, grading plans, weed control, and dust plans.

No comments.

2. A Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet to RA-0.5, residential agriculture one unit per half acre

Gary Cupp reported that this standard zone change from r1-10 to residential agriculture will reduce density.

No comments.

NEW BUSINESS

1. LUCA23-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 Subsection 23 regarding grading permits. Hurricane City Applicant.

Michelle Cloud motioned a recommendation of approval for LUCA23-09. Paul Farthing seconded the motion. Unanimous.

2. ZC23-22: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential one unit per half acre. Casey and Kelsey Stratton Applicant.

Casey Stratton explained that this zone change is more harmonious with the surrounding uses, and they to build a large shop on the property. They would like a traditional agriculture barn look, which is not allowed in r1-10. Paul Farthing asked if the fire department requirement had been resolved. Gary Cupp reported that this will be addressed in the conditional use permit. He noted that staff recommends approval.

Kelby Iverson motioned a recommendation of approval for ZC23-22. Paul Farthing seconded the motion. Unanimous.

3. PSP23-28: Discussion and consideration of a possible approval of a preliminary site plan for Goulding casita, an additional residential unit in a multifamily development located at 220 W 200 N. Dace and Laurie Goulding, Applicant. Ben Sorenson, Agent.

Ben Sorenson reported that the applicant has owned the property for fifteen years. They originally intended to build a four-plex. However, that was stalled due to the economy. They are seeking permission to move forward with building the multifamily unit.

Paul Farthing motioned to approve PSP23-28 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

4. CUP23-14: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1208 W 50 N. Seret Rafferty Applicant.

Seret Rafferty reported that the metal building is intended for covered RV parking on their property.

Kelby Iverson motioned to approve CUP23-14 subject to staff comments. Paul Farthing seconded the motion. Unanimous.

5. PSP23-30: Discussion and consideration of a possible approval of a preliminary site plan for Copper Cave Storage, a 225-unit storage facility located at 3087 S 1100 W. Clint Hadfield Applicant.

Karl Rasmussen reported that the storage unit facility is north of the gravel pit on 1100 West. He reviewed the location of the entrance and exit, noting that the setback requirements have been met. Gary Cupp reported that staff recommends approval.

Paul Farthing motioned to approve PSP23-30 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

6. PP23-20: Discussion and consideration of a recommendation to the City Council on a preliminary plat for High Desert Ranch, a 10 lot single family subdivision located at 4600 S 1300 W. Patrick Jacolenne, Applicant. Robbie Pope, Agent.

Jeff Armor reported that the applicants were not part of the previous zone change application. However, they are in favor of the current zoning. Mr. Armor reviewed staff comments. Kelby Iverson noted that this application complies with the current zone. Patrick Jacolenne explained that they intend to split off two lots for horse property. Gary Cupp reported that staff recommends tabling the application due to inadequate power capacity. The applicants are in discussions with the Power Department to enter into the power increase agreement. Michelle Cloud asked if this could be approved conditional upon signing that agreement. Dayton Hall reported the Planning Commission could grant the entitlement conditional upon the signed agreement. However, the Power Department recommends tabling the item until the agreement is signed. Ralph Ballard asked if there are any concerns regarding the runway. Mr. Jacolenne reported restrictions on the property south of the runway. Sky Ranch has requested that the applicant acknowledge the air traffic in their CCRs.

Mr. Hall explained that several preliminary plats in the area were approved without adequate capacity. The Power Department has determined how to reconfigure the grid to provide additional capacity. However, the developer must pay their proportionate share of the capacity development. Mr. Armor explained that tabling the item creates a hardship for the applicants. He asked for approval subject to the agreement. Mr. Jacolenne explained that they have been working with JUC since March and are willing to absorb the cost of developing the power capacity. Mr. Hall reported that the Power Department has purchased the power service in the Sky Ranch area and is in the process of taking over the service system. The cost of development has yet to be determined.

Michelle Cloud motioned to table PP23-20 pending a signed power agreement. Ralph Ballard seconded the motion. Unanimous.

7. PSP23-32: Discussion and consideration of a possible approval of a preliminary site plan for Hat Trick Townhomes, a 13 unit townhome development located at 520 W 100 N. Hat Trick Holdings LLC, Applicant. Tyler Hughes, Agent.

Mr. Cupp reported that staff has no concerns. Michelle Cloud noted the Fire Department comments in the staff report. Fred Resch III reported that this will be addressed in the construction drawings.

Kelby Iverson motioned to approve PSP23-32 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. AFP23-17: Discussion and consideration of a recommendation to the City Council on an amended final plat for Painted Hills Phase 1 Lots 108 & 84, located at 35 S Rlington Parkway. Ronald Ertman, Applicant. Ryan Scholes, Agent.

Gary Cupp explained that the applicant wants to adjust the lot line to increase yard space.

Paul Farthing motioned a recommendation of approval for AFP23-17, subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

9. 2022-PP-25: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Lone Pine, a nine-lot single-family subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering, Applicant.

Kelby Iverson motioned to approve 2022-PP-25. Michelle Cloud seconded the motion. Unanimous.

10. FSP23-34: Discussion and consideration of a possible approval of a final site plan for Hurricane LDS meetinghouse, a church building, located at 4300 W Dixie Springs Drive. LDS Church, Applicant. Brian Scott, Agent.

Bryan Scott reported that the parking concerns have been addressed.

Paul Farthing motioned to approve FSP23-34 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

11. CUP23-16: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 251 W 725 S. Casey Stratton Applicant.

Casey Stratton explained that the proposed shop will include an ADU. The size of the building and the second ADU require a conditional use permit. Gary Cupp reported that staff recommends approval conditional upon recording the easement to include the fire turnaround. Mr. Stratton feels there is adequate property to provide the fire turnaround. Mr. Cupp asked if the proposed building would affect the established turnaround. Mr. Stratton reported that the turnaround to the north will not interfere with the new building. Dayton Hall explained that the City needs an updated easement to ensure an appropriate turnaround.

Kelby Iverson motioned to approve CUP23-16 subject to a recorded fire easement. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. August 24, 2023

Michelle Cloud motioned to approve the August 24, 2023, minutes. Paul Farthing seconded the motion. Unanimous.

2. September 14, 2023

Michelle Cloud motioned to approve the September 14, 2023, minutes. Paul Farthing seconded the motion. Unanimous.

3. September 26, 2023

Michelle Cloud motioned to approve the September 26, 2023, minutes. Paul Farthing seconded the motion. Unanimous.

Adjournment at 7:20 p.m.