



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

April 27, 2022

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

5:00 p.m Farwell Open House for the City Attorney Fay Reber

6:00 p.m. - Call to Order

ELECTION OF A NEW CHAIRPERSON

Public Hearings

1. A Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial to remove the applicant's obligation to build an RV Park. Parcel number H-3-1-32-1102.
2. A Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346.

3. A Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E.

NEW BUSINESS

1. 2022-ZC-15: Discussion and consideration of a recommendation to the city council on a Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial so the applicant doesn't have to build an RV park. Parcel number H-3-1-32-1102. Sky Mountain Properties Applicant.

2022-PSP-13: Discussion and consideration of an approval for a Preliminary Site Plan for Hurricane Sky Mountain Townhomes, a Planned Commercial development consisting of commercial space and 172 townhomes, located at 200 N 2260 W. Sky Mountain Properties Applicant

2. 2022-ZC-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.
3. 2022-ZC-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E. Chris Wyler Applicant. Civil Science-Brandee Walker Agent.
4. 2022-FSP-04: Discussion and consideration of an approval of a final site plan for Pecan Valley Resort, located at 2320 S 5140 W. Chris Wyler Applicant. Civil Science Agent
5. 2022-FSP-05: Discussion and consideration of an approval of a final site plan for phase 2 and 3 of Coral Springs Resort, a residential multi-family condominium development located at approximately 200 N Foothill Canyon Dr. CW The Terra, LLC Applicant. Tysen Clements Agent.
6. 2022-PSP-14: Discussion and consideration of an approval of a Preliminary Site Plan for Sand Hollow Townhomes, a Planned Commercial development consisting of commercial space and 164 townhomes, located at the corner of Ash Creek Dr and Sand Hollow Road. Smoothie Kings Holdings Applicant. Premier Design Agent.
7. 2022-PSP-15: Discussion and consideration of a modification of the preliminary site plan for Black Ridge-Collina Tinta, a 1886 unit residential subdivision, located at approx. 2180 W and Rlington Parkway along the eastern side of Sullivan's Knoll. Austin Overman Applicant.

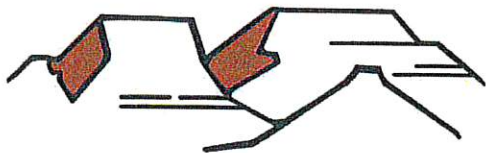
Planning Commission Business:

1. City Council Recap
2. Site Plan Design

Approval of Minutes:

1. March 10, 2022
2. March 30, 2022
3. November 17, 2021

Adjournment



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2022-ZC-15
Receipt No. 8-157138

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwin08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Existing Zone District: Mobile Home RV

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

Planned Commercial. Too many RV parks in the market.

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

- ___a. The name and address of every person or company the applicant represents.
- ___b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ___c. All abutting properties showing present zoning classifications.
- ___d. An accurate legal description of the property to be rezoned.
- ___e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ___f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

.....
(Office Use Only)

Date Received: _____ Application Complete: YES ___ NO ___

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



STAFF COMMENTS

Agenda Date:	04/27/2022
Application Number:	2022-ZC-15
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Sky Mountain Properties
Agent:	
Request:	A Zone Change from MH/RV to Planned Commercial
Location:	200 N 2260 W
Zoning:	MH/RV
General Plan Map:	General Commercial

Discussion:

This property is located west of the Retreat at Sky Mountain Apartments. In 2020 the property was approved for an RV park but after further review of the RV park market by the owners they have decided to come in with a zone change application for this property to Planned Commercial to match the adjacent property to the south, presumably to be developed together. The Planned Commercial code update that passed the Planning Commission earlier this year is still before the City Council. This parcel and the one to the south will most likely need to be developed under the updated code.

	Zoning	Adjacent Land Use
North	M-1	Storage Units
East	M-1	Hurricane Industrial Park
South	Planned Commercial	Undeveloped
West	RM-3 PDO	Retreat at Sky Mountain Apartments

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

JUC Comments

1. No comments on this zone change specifically. See JUC comments for 2022-PSP-13

As per Hurricane City Code 10-7-7:

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

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

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

Response: The General Plan maps this area as General Commercial which it defines as:

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

This area is a mix of General Commercial and Multifamily on the General Plan Map. The applicant wants to put mostly commercial on this property which complies with the General Plan.

As well the General Plan calls for: "1.5. The City encourages commercial development in "walkable" (pedestrian - oriented) centers" This development is within walking distance of several multifamily developments.

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

Response: Yes. There are commercial and residential uses in the area with townhomes planned to the southeast and commercial farther south near SR-9

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although development is planned for the area and commercial uses in the area may be beneficial for the nearby residents.

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

Response: Public facilities and services are adequate for the property. In addition to utility services, there are commercial and industrial amenities in the area, including some retail, medical services, and industrial job opportunities. JUC had no major concerns.

Findings:

Staff makes the following findings:

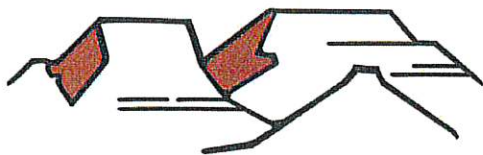
1. The proposed zone change meets the General Plan standards
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but development is anticipated for the area.
4. The services are currently adequate for the area.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend tabling this application until the new Planned Commercial standards are passed by the City Council. Generally staff finds this property as Planned Commercial acceptable.

	City Limits
	Zoning Overlay
	Planned Development Overlay
	RR: Recreational Resort Zone
	R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
	RM-3: Multi-Family - 15 Units Per Acre
	MH/RV: Mobile Home - RV
	PC: Planned Commercial
	HC: Highway Commercial
	M-1: Light Industrial

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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PLANNING & ZONING HURRICANE CITY UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-13
Receipt No. 8-15-1138

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwinf08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Zone District: _____

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

2.9 acres of commercial as Live/Work units and 8.6 acres of residential as 172 Townhomes

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

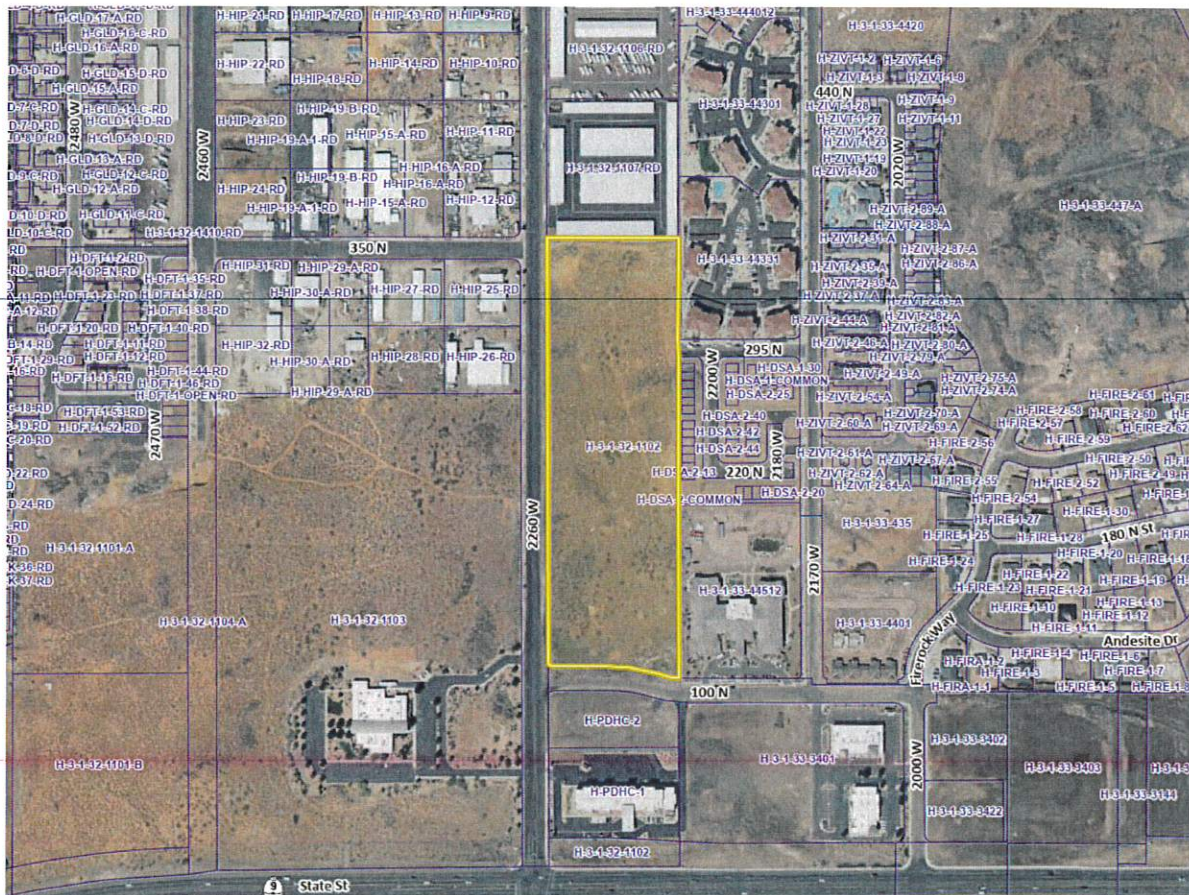


STAFF COMMENTS

Agenda Date:	4/27/2022
Application Number:	2022-PSP-13
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Sky Mountain Properties
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	200 N 2260 W
Zoning:	PC
General Plan Map:	General Commercial

Discussion: The applicant is seeking a preliminary site plan for 8.6 acres, containing 172 townhomes. The overall density is 20 units an acre. The property is zoned Planned Commercial which currently has no cap on density for residential. The northern 2.9 acres are currently zoned MH/RV but they have brought in a zone change to also have that parcel be rezoned to Planned Commercial. Updates to the Planned Commercial code that passed through the Planning Commission earlier this year are still being debated by the City Council.

The City Council current direction to staff is to cap the density at 15 units an acre (20 possible with destiny bonus with higher percentage of commercial space or affordable housing), and a minimum of 20% of property zoned for commercial and minimum of 20% zone for residential. The City Council is going to discuss the updated ordinance again on May 5, 2022.



JUC Comments

The following items will need to be addressed:

1. **Sewer:** Possible private sewer agreement. If there is a kitchen in the clubhouse then a grease interceptor and sample manhole will need to be installed. 12 inch concrete line in 2260 W
2. **Water:** Full water model and information about streets required.
3. **Fire:** Must meet fire code
4. **Engineering:** Traffic impact study required. Drainage study required. Geotech study required. All access points within this project need to be compatible with existing and approved proposed access points. Concerns about the driveways and parking. The roads do not appear to be public. Need more details with preliminary plat.
5. **Streets:** Improvements to 2260 W, 100 N, and 295 N. Are these public or private streets?
6. **Power:** No concerns
7. **Gas:** 6" line at 2260 W.

Staff Comments: Preliminary Site Plan

1. The proposed updates to the Planned Commercial code do allow up to 20 units an acre densities but only if 40% of the property is being planned for commercial uses. This plan has closer to 25% commercial.
2. Setbacks in Planned Commercial are:

- a. Front: 20 feet
 - b. Rear: 10 feet
 - c. Interior side: 10 feet
 - d. Street side: 20 feet
3. Staff appreciates the connectivity of connecting 295 N through from 2260 W to 2170 W
4. City code requires two parking spaces per unit for multifamily developments. It appears that each unit has a garage as well as other parking spaces scattered throughout.
5. Grass in the common areas should be limited. An ordinance to mandate this is before the City Council
6. More amenities should be provided and they should be spread out throughout the development. An ordinance change to mandate this is before the Planning Commission
7. At least the main north-south roadway within this development should be a public roadway. Utility easements will be required for all private roadways
8. The on-street parking is not allowed. An ordinance change to allow this is before the Planning Commission
9. The roadway that connects to 2260 W should line up with the driveway for the future IHC expansion.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this application until the City Council approves the new Planned Commercial standards.



COMMERCIAL
2.9 ACRES

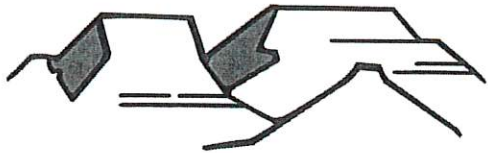
295 NORTH

100 NORTH

2260 WEST

2260 WEST

MAR. 29, 2022
HURRICANE SKY MOUNTAIN
SITE PLAN
8.6 ACRES FOR TOWNHOMES
172 TOTAL TOWNHOME UNITS
(20 UNITS PER ACRE)
344 GARAGE PARKING STALLS
58 SURFACE PARKING STALLS
402 TOTAL PARKING STALLS
(2.3 STALLS PER UNIT)



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2022-ZC-16
Receipt No. 8-157348

Name: Bench Lake LLC Telephone: _____
Address: 243 E St. George, UT 84790 Fax No. _____
Email: _____ Agent Email: dennis.leavitt@bonadmin.com
Agent (If Applicable): Dennis Leavitt Telephone: 435-669-0166
Address/Location of Subject Property: 1568 S River Rd. St. George, UT 84790
Tax ID of Subject Property: H-3345, H-3346 Existing Zone District: RA-1
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) change to RA-1 PDO Overlay

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

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: 04/07/2022 Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 04-08-22 Completion determination made by: Brienna Spencer

Agenda Date:	04/27/2022
Application Number:	2022-ZC-16
Type of Application:	Zone Change PDO
Action Type:	Legislative
Applicant:	Bench Lake LLC
Agent:	Dennis Leavitt
Request:	A Zone Change Request from RA-1 to RA-1 PDO
Location:	Northwest corner of 2500 S and 2100 W
Zoning:	RA-1
General Plan Map:	Agricultural

Discussion:

The applicant is seeking a zone change on 50 acres of land to build the American Village of the West. This is planned to be part of the Bon Gardens (formerly Balance Pointe) development to the east. The American Village is planned to feature museums, memorials, replicas of historical buildings like Mount Vernon and Independence Hall as well as some large single family homes and agricultural demonstration areas.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped
East	R1-10 PDO	Already approved Bon Gardens development

South	RA-1	Undeveloped
West	RA-1	Undeveloped



JUC Comments

1. **Power:** No power on site currently but plans to be developed. Easements to Hurricane Power required. Already in negotiations with Balance of Nature.
2. **Water:** Need a water model and a looped water system.
3. **Streets:** No problem with zone change. Improvements to 2700 S and 1700 W on top of already required improvements
4. **Sewer:** No issues with zone change. The 12" main line in 3000 S will be the main connection.
5. **Engineering:** Will need to provide off-site infrastructure. This land use is not eligible for rural road cross-sections. Active Transportation Master Plan analysis.
6. **Fire:** Must meet fire code
7. **Cable:** Fiber on 3000 S
8. **Gas:** No comments

Staff Comments

1. The applicant is proposing 10 one acre lots and the remaining 40 acres to be used for their proposed American Village of the West

2. Portions of this proposal are similar to what was proposed as part of Precinct I of the original Bon Gardens development. It is unclear if this is replacing those portions or if this is in addition to those elements. From the zone change application for Bon Gardens:
 - a. *Precinct I: Theme Park American Village | Experience*
 - b. • *American Village First Person Learning Experience, 12,000 SF*
 - c. • *Follows an existing model in Alabama*
 - d. • *Express the three branches of government*
 - e. • *Veterans Memorial*
 - f. • *Admissions building*
 - g. • *Stables and corral for carriage horses*
 - h. • *Picnic areas*
 - i. • *Staff maintenance buildings*
3. It should be noted that a portion of the property designated as Precinct I in the original preliminary site plan is now zoned M-1 as part of a zone change from earlier this year. Staff would request a new preliminary site plan being submitted for Bon Gardens
4. The Active Transportation Master Plan will require the following items:
 - a. 2700 S-paved path on south side
 - b. 2100 W-paved path on west side
 - c. 2600 W -paved path on west side

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

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

Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.

This area of town is planned to remain agricultural going forward. This type of development is unique in Hurricane and could be a massive boost to the community. The large residential lots will encourage agricultural use and the area is planned as a sort of museum to the agricultural heritage of the area.

The General Plan encourages the city to take steps to preserve and celebrate our agricultural heritage. The Plan calls for “*flexibility and some diversity in land uses in agricultural areas to promote continuing agricultural operations’ economic viability*” The General Plan also calls for the City “*to create an environment that will attract new business and employment to Hurricane ”* as well as to “*[capitalize] on the local tourism industry to bring in new strings of revenue*”.

Hurricane City’s General Plan also states:

OUR HERITAGE AND CULTURE VISION

“In 2030, Hurricane values and celebrates its agricultural heritage and works to preserve the character, open space, and scenic qualities that residents treasure. Known as an adventurous, active, and family-friendly city, Hurricane has year-round events for all ages and strives to create a

culture of inclusion. Hurricane's vibrant downtown is a prime example of our heritage and culture, representative of where we've been and where we're headed with beautifully repurposed historic buildings and modern amenities such as walkable streets."

THIS MEANS:

- » *Preserving agriculture*
- » *Incorporating heritage-based design elements in public places*
- » *Creating a vibrant downtown*
- » *Facilitating inclusive events*
- » *Preserving open space*

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

Response: Most of the area is undeveloped with some agricultural use in the area. This development could be seen as a buffer between the more intensive uses within Bon Gardens and the agricultural areas to the east.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, it will have some impact on the area but the impact is almost certainly dwarfed by the remaining Bon Gardens development. It appears that most of the traffic for the American Village will be funneled down to 2100 W, which will be upgraded by Balance of Nature.

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

Response: There are currently almost no services in the area. Balance of Nature, along with a number of other developers, are working to get services to the area. Balance of Nature wants to get moving on their manufacturing area as soon as possible which the power and water departments have given preliminary approval to.

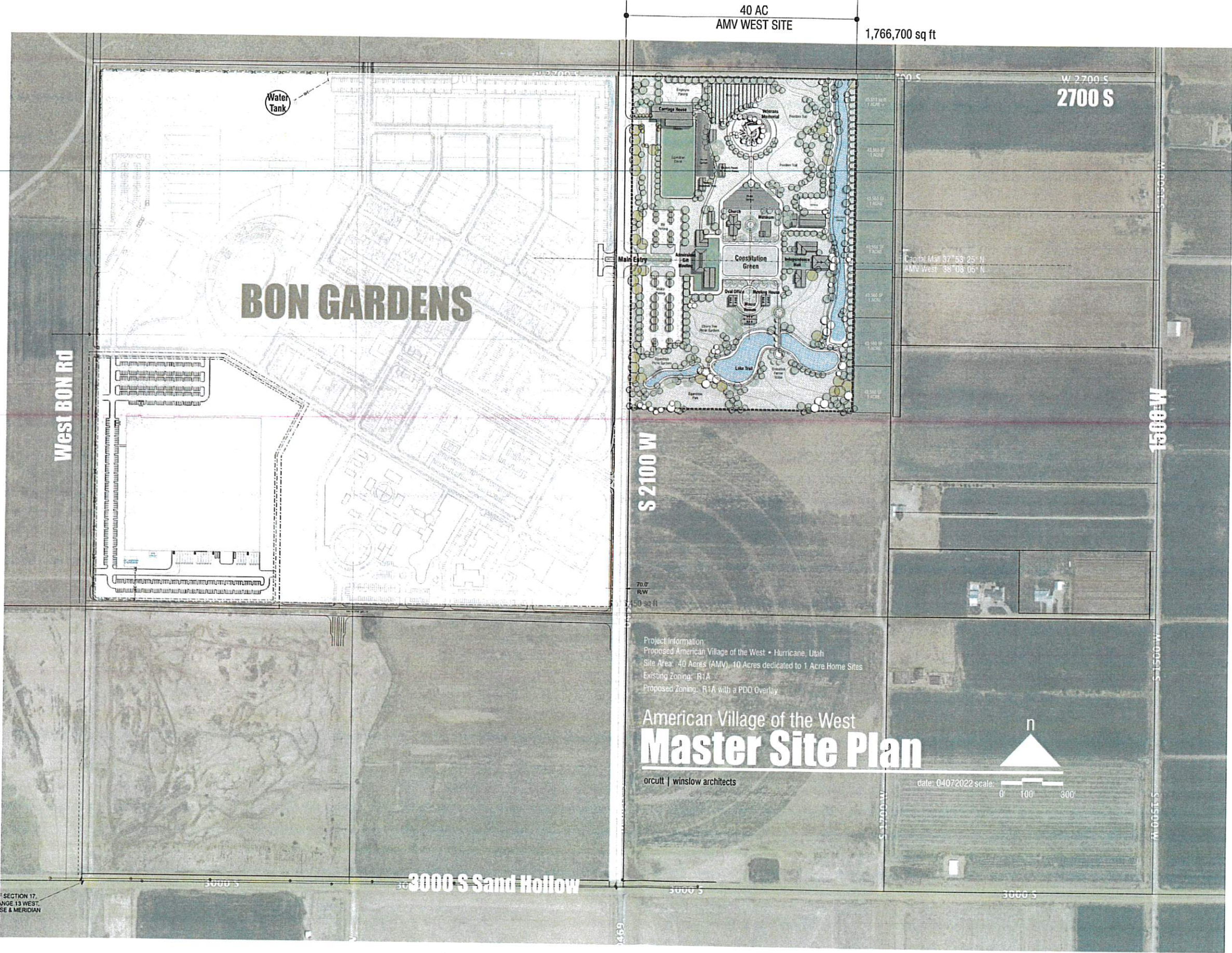
Findings:

Staff makes the following findings:

1. The proposed amendment does not meet the strict scrutiny of the General Plan Map but does meet many of the standards, goals, and intentions of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.
3. The proposed amendment will have an impact on the area but it is as anticipated with the remainder of the Bon Gardens development.

4. The services are currently not adequate for the development, and would only become adequate after surrounding properties develop or the applicant may install and construct significant offsite improvements. Applicant has signaled willingness to complete these improvements

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



PROPOSED ZONE CHANGE MAP FOR: AMERICAN VILLAGE OF THE WEST AT BON GARDENS

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



OWNER:
AMERICAN VILLAGE OF THE WEST
DENNIS LEAVITT
435-669-0166

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- PROJECT AREA LINE

ZONE LEGEND

- RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- RA-1: PDO OVERLAY
- R1-10: PDO ZONE

LEGAL DESCRIPTION FOR PROPOSED MH/RV ZONE:

PARCEL H-3346:
NORTH 1/2 NORTH 1/2 NORTHWEST 1/4 SOUTHWEST 1/4; SOUTH 1/2 SOUTHWEST 1/4
NORTHWEST 1/4 SECTION 16 TOWNSHIP 42 SOUTH RANGE 13 WEST SALT LAKE MERIDIAN
CONTAINING 30.0 ACRES

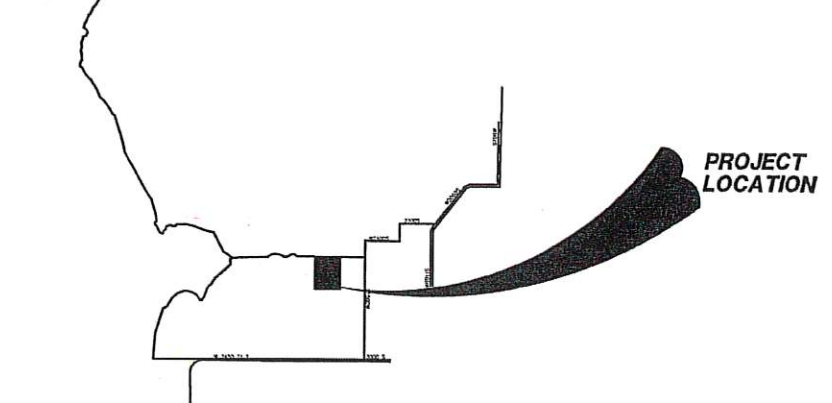
PARCEL H-3345:
ALL 1/2 SW 1/4 NW 1/4 SEC 16 T42S R13W SLM
CONTAINING 20.0 ACRES

ZONES CHANGED FROM RA-1: RESIDENTIAL AGRICULTURAL TO RA-1: PDO OVERLAY

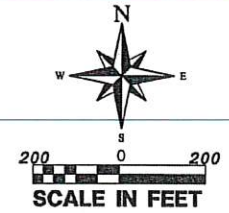
PURPOSE:

PLAN IS TO CHANGED PARCELS H-3346 AND H-3345 FROM
ZONE TYPE RA-1: RESIDENTIAL AGRICULTURAL TO ZONE TYPE RA-1: PDO OVERLAY FOR THE
AMERICAN VILLAGE OF THE WEST.

HURRICANE, UTAH



VICINITY MAP
N.T.S.



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
20 South 400 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 669-0307 Karl Rasmussen
Phone: (435) 950-3371 Chad Hill



PROPOSED ZONE CHANGE MAP FOR:
AMERICAN VILLAGE OF THE WEST AT BON GARDENS
LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

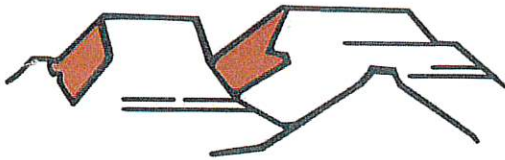
DATE: 4-1-2022
SCALE: 1"=200'

JOB NO.
659-001

SHEET NO.
1 OF 1



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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2022-ZC-17
Receipt No. 8-157563

Name: Pecan Valley Holdings LLC Telephone: 435-467-2216

Address: 5183 W 2040 S, Hurricane, UT 84737 Fax No. _____

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

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

Address/Location of Subject Property: 5300 West 2600 South Pecan Valley

Tax ID of Subject Property: H-4138-L & H-4138-E Existing Zone District: A-5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) RR
Resort Recreation zoning to expand the existing resort zoning to allow for
additional amenities and parking/ boat trailer storage for residences.

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

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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



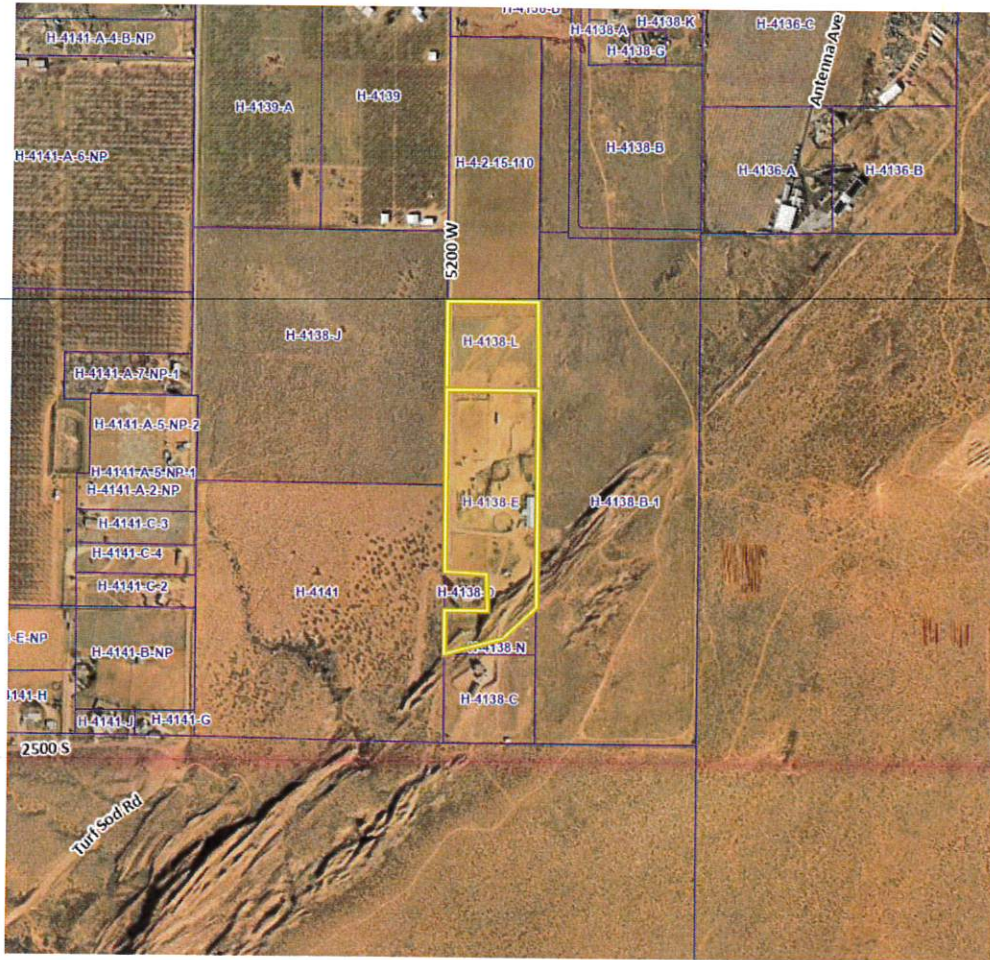
STAFF COMMENTS

Agenda Date:	04/27/2022
Application Number:	2022-ZC-17
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Pecan Valley Holdings LLC
Agent:	Chris Wyler/Civil Science
Request:	A Zone Change from A-5 to RR
Location:	5300 W 2600 S
Zoning:	A-5
General Plan Map:	Planned Community

Discussion:

The applicant is seeking to add an additional 18 acres to the already approved Pecan Valley resort. This addition will add parking for boats and RVs as well as approximately 97 additional units for the resort bringing the total number within Pecan Valley Resort to be about 540 units. The applicant has also turned in a preliminary site plan for the entirety of the remaining phases of the development.

	Zoning	Adjacent Land Use
North	A-5	Undeveloped property
East	RR, R1-15	Pecan Valley Resort and Pecan Valley Estates
South	A-5, RA-1	Undeveloped property
West	A-5	Undeveloped property



Zone Change Factors:

As per Hurricane City Code 10-7-7:

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

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 3. *The extent to which the proposed amendment may adversely affect adjacent property;*
- and

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

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

Response: The General Plan Map shows this area as Planned Community which it defines as:
Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

Generally the City has been supportive in the past of allowing Recreation Resort in the Planned Community section of the General Plan Map. The General Plan also encourages the City to take advantage of our “unique location” to attract tourists.

Hurricane is in a unique location with close proximity to several national and state parks and a celebrated network of mountain biking trails. Capitalizing on this national and state-wide trend will have huge economic benefits and can create hundreds of jobs each year. (Hurricane City General Plan, 2021, p. 50)

and

OUR ECONOMY VISION

In 2030, Hurricane has a strong and resilient economy that is supported by a variety of industrial and manufacturing, recreational tourism, local businesses, and healthcare facilities with employment opportunities that offer living-wage jobs. While there are many opportunities for living-wage jobs, and the City's downtown has activities, dining, and retail for residents, employees, and visitors to enjoy, the City maintains a small-town feel.

THIS MEANS:

- » *Creating more opportunity for living-wage jobs*
 - » *Capitalizing on local tourism industry to bring in new strings of revenue*
 - » *Creating vibrant public places downtown for residents and visitors to gather*
 - » *Encouraging development of a new health care facility*
 - » *Encouraging more restaurants, bars, and retail options*
- (Hurricane City General Plan, 2021, p. 53)*

Though staff would recommend not to open up every area for resort or short term rentals, finding appropriate spaces for resorts likely would add to the local economy of Hurricane.

Recreation Resort zoning can also serve as a residential use. People who buy or rent a unit within the zone are able to occupy the unit long term, whereas commercial settings, motels and hotels, are not allowed for long-term renters. Recreation Resort zoning allows for up to 15 units an acre.

This area is currently zoned A-5, agricultural one unit per 5 acres, there are many agricultural uses and larger homesteads in the area. The General Plan says: *1.1. Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.* A buffer area between agriculture and resort use would be appropriate but is not provided by this plan.

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

Response: Most of the area is agriculture, undeveloped, or other phases of Pecan Valley Resort.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will have an impact on the surrounding property. Less so than the overall development but the impact will be felt as the high density resort moves further into the agricultural area.

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

Response: Services are currently inadequate but the applicant is currently working to get utilities to the property. significant off-site improvements are required.

Other Considerations:

Per Hurricane City Code Recreation Resorts 10-26-5:

B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.

- 1. General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*
- 2. Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*
- 3. Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*
- 4. Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*

5. *Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.*

1. The property is located in the Planned Community portion of the General Plan Map
2. Even without this addition Pecan Valley Resort already exceeds 20 acres and is the largest development in the area
3. There are no master planned roadways adjacent to this property. The nearest master planned roadway is 5140 W which is a minor collector
4. Not applicable
5. This property does not have easy access to public amenities and services. While multifamily may not be ideal on this property, long-term residential could be, as is planned to the southeast.

Vacation Rentals

The city has 4757 vacation rentals built or approved in the past few years. The vast majority of these approved units have not been built yet so their effect on the local economy, housing market, and community at-large have yet to be fully felt or realized. Generally, staff would not recommend the approval of any more vacation rentals unless some amenities or other attractions are included in the proposal. The property's location within the already approved Pecan Valley may satisfy that, however other considerations like property location and density should be taken into account.

Recreation Resort Zones	
Development	Approved Number of Units
Bash Resort	353
Copper Rock	774
Coral Canyon	140
Cordero	148
Desert Sands	354
Horseman's Edge	15
Marla	121
<i>Pecan Valley</i>	<i>540 (if approved)</i>

Sand Hollow	702
Sand Hollow Gateway Resort	885
Sand Hollow Mesa	707
Zion Hub	37
Zion Village	89
Total	4865

Preliminary Site Plan Review

Applicant has submitted a site plan for phases 6-11 of Pecan Valley Resort which includes the rezoned area.

JUC Comments:

Power: Dixie Power area. Still waiting on off-site improvements. Probably will have enough capacity when they get to this part

Water: Need an updated water model. Water is in the area but could be limited with this increase.

Streets: Traffic flow on Turf Sod Road concerns. Need a road through to Dixie springs.

Sewer: A lot of off-site sewer that will be needed for this property. May need a regional lift station.

Engineering: A lot of impact out there. Access issues, we will need a road punched out to Turf Sod Road. We need improvements to the western end of Washington Dam Road, it should all be paved.

Fire: Water supply and access

Gas: No concerns.

Staff Comments:

1. **Density:** The density is about 5.3 units per acre for the zone change area, 6.75 units per acre for the whole area. Density cap is 15 units per acre in RR zoning
2. **Parking:** Per HCC 10-26-6:

E. Off street parking: Parking shall comply with the following standards.

1. *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.*
2. *RV and Trailer Parking: An applicant shall provide sufficient parking areas for RV's and trailers. A minimum of one RV/trailer parking space shall be provided for every 5 units.*
 - a. More information is required but one would presume all of these units will have garages to fulfill part 1's requirement
 - b. 100 RV/boat stalls are provided which is sufficient for this phase of the development.

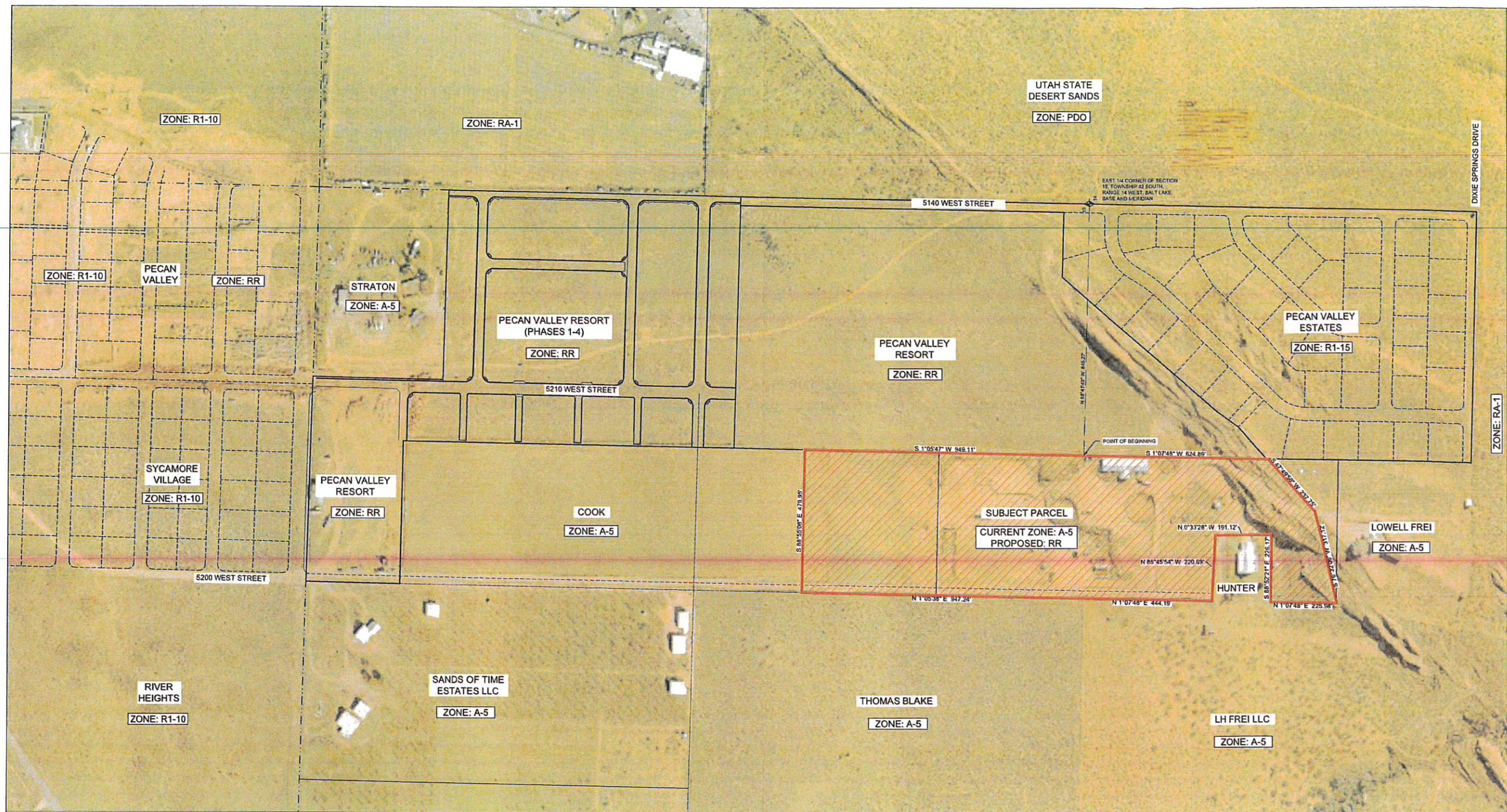
3. **Amenities:** Per Hurricane City Code 10-26-4: 3 clubhouses with 3500 sq ft of total non office space and 5 pools of at least 3000 sq ft total are required. Earlier phases of Pecan Valley Resort provided at least 2 clubhouses and 2 pools. As well:
 - a. *These amenities should be centrally located and have walking trails or sidewalks for access. Where applicable, multiples of amenities should be placed throughout the property to ensure equitable access.*
 - b. With these newer phases the amenity areas are now clustered towards the north end. Staff would recommend another amenity area be located near the southern end
4. A table providing the percentage of building coverage should be provided
5. The southernmost roadway running east-to-west creates a double-fronted lot in Pecan Valley Estates. Double fronted lots are not permitted by city code

Findings:

Staff makes the following findings:

1. The application only partially meets the standards set by the General Plan and the General Plan Map.
2. Generally, the uses are harmonious with some but not most of the surrounding development.
3. The proposed amendment will have an impact on the area.
4. Services are currently inadequate to serve the area and proposed project but plans are already in motion to get services near this property.
5. The application does not meet many of the requirements of rezoning a property to Recreation Resort
6. The Preliminary Site Plan provided is missing some key items required in the Recreation Resort zone

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



PARCEL H-4138-E & H-4138-L
COMBINED LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°41'43" W 845.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'48" W 624.89 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20200015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID PARCEL, THE FOLLOWING TWO (2) COURSES, (1) S 47°40'50" W 237.75 FEET, (2) THENCE S 76°32'06" W 317.12 FEET, TO A POINT ON THE EAST 1/4TH LINE OF SAID SECTION 15, THENCE N 1°07'48" E 225.93 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170059011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, (1) S 94°52'21" E 226.17 FEET, (2) THENCE N 0°33'28" W 191.12 FEET, (3) THENCE N 88°45'54" W 220.69 FEET, TO A POINT ON THE SAID EAST 1/4TH LINE, THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/4TH CORNER, THENCE N 1°05'38" E 547.24 FEET ALONG THE EAST 1/4TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011171, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°55'58" E 478.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

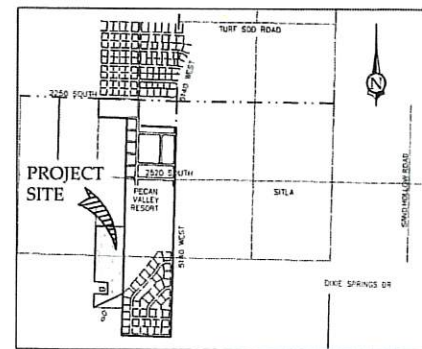
CONTAINS 16.00 ACRES MORE OR LESS

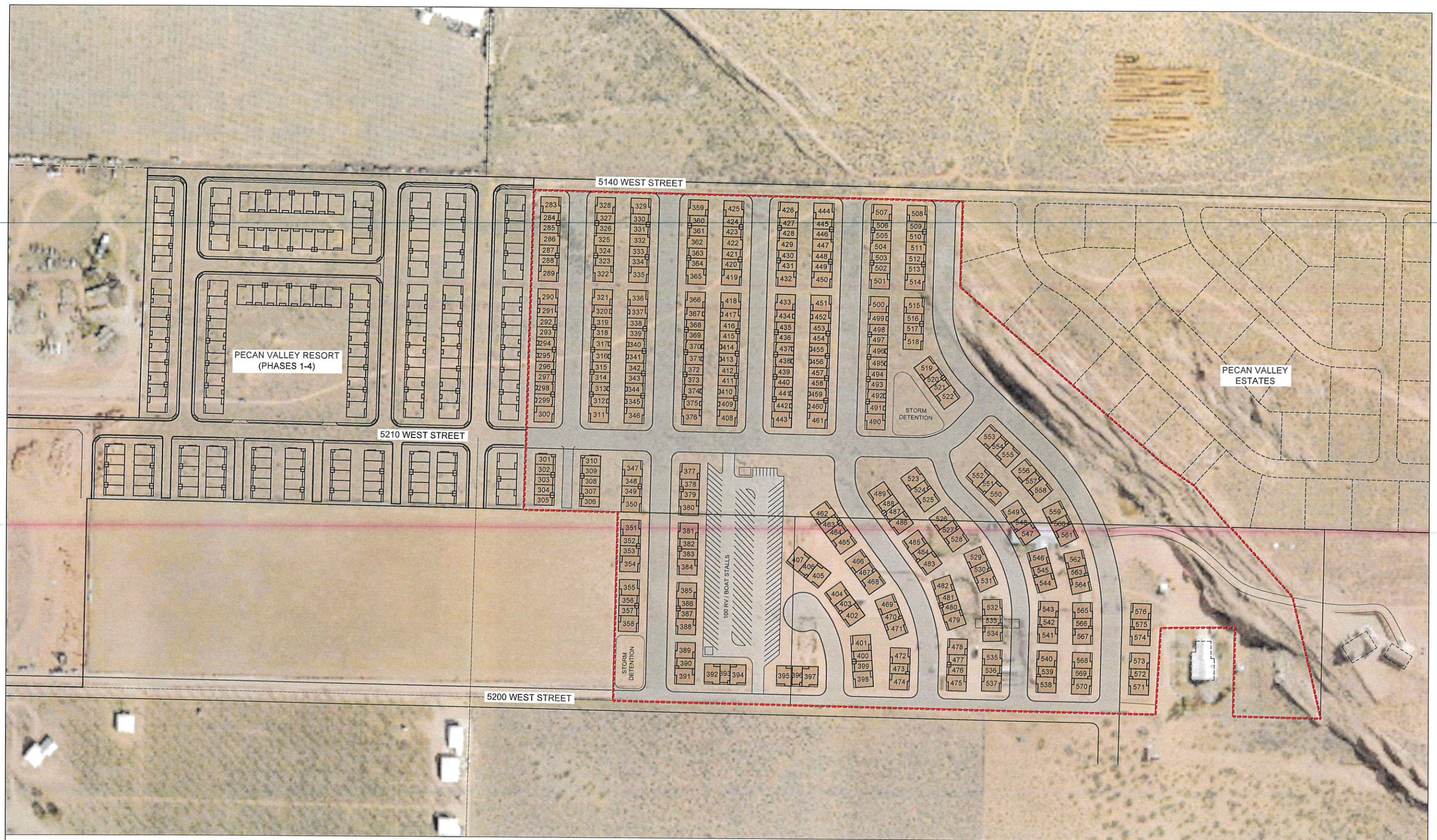
PECAN VALLEY HOLDINGS LLC
5183 W 2040S
HURRICANE, UT 84737
CHRIS WYLER
WYLTL@GMAIL.COM

ZONE CHANGE EXHIBIT
RESORT RECREATION
PECAN VALLEY

4/11/2022

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





- 295 TOWN HOME UNITS
- 43.7± ACRES
- DENSITY: 6.75 D.U./ACRE
- RESORT RECREATION ZONING



FINAL SITE PLAN APPLICATION

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

Pecan Valley Resort

Fee: \$250.00

For Office Use Only:

File No. 2022-FSP-04

Receipt No. 8154751

Name: Chris Wyler Telephone: 435-467-2216

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

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

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

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

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

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

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

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

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

The following shall be shown on separate sheets:

1) Site plan including:

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

Agenda Date:	4/27/2022
Application Number:	2022-FSP-04
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Civil Science
Request:	Approval of a Final Site Plan and Plat
Location:	5200 W 2500 S Pecan Valley
Zoning:	Recreation Resort
General Plan Map:	Planned Community

Update 4/27/2022: The City Engineer has decided to not sign off on the on-street parking along 5210 W. Updated plans that match the approved construction drawings have been received and have been added to this agenda item. Staff would recommend approval of this final site plan pending review by the City Engineer.

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

JUC Comments

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

Staff Comments: Final Site Plan

1. The lot layout and sizes comply with zoning standards.
2. Landscaping: The applicant is required to have one tree and two shrubs for each unit. The current plan shows 158 trees with 181 units planned. The applicant will need to add an additional 23 trees to come into compliance. There is also very limited landscape planning for the club house.
3. The applicant has added an outdoor lighting standard note to the final site plan.
4. The site plan shows the preliminary layout for the northwest section of the development, including an amenity area and 28 additional units. This area has not received JUC approval at this time and

should not be considered part of this application. The submitted plan does indicate that it is a future phase.

5. Parking: The application received approval of the preliminary plat and site plan before the City updated the parking requirements for Recreation Resorts, and has been grandfathered in. The applicant is providing a small two-car garage, but with driveways that are 25' deep. This meets the old code. The applicant has indicated providing RV and additional overflow parking in a future phase. The applicant has requested to be able to provide for the updated parking standard for the clubhouse, allowing for perpendicular parking. Planning, Engineering, and Public Works were okay with the applicant proceeding with this type of parking to allow for more room for the clubhouse and pool area. The new parking standard requires the following:

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

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

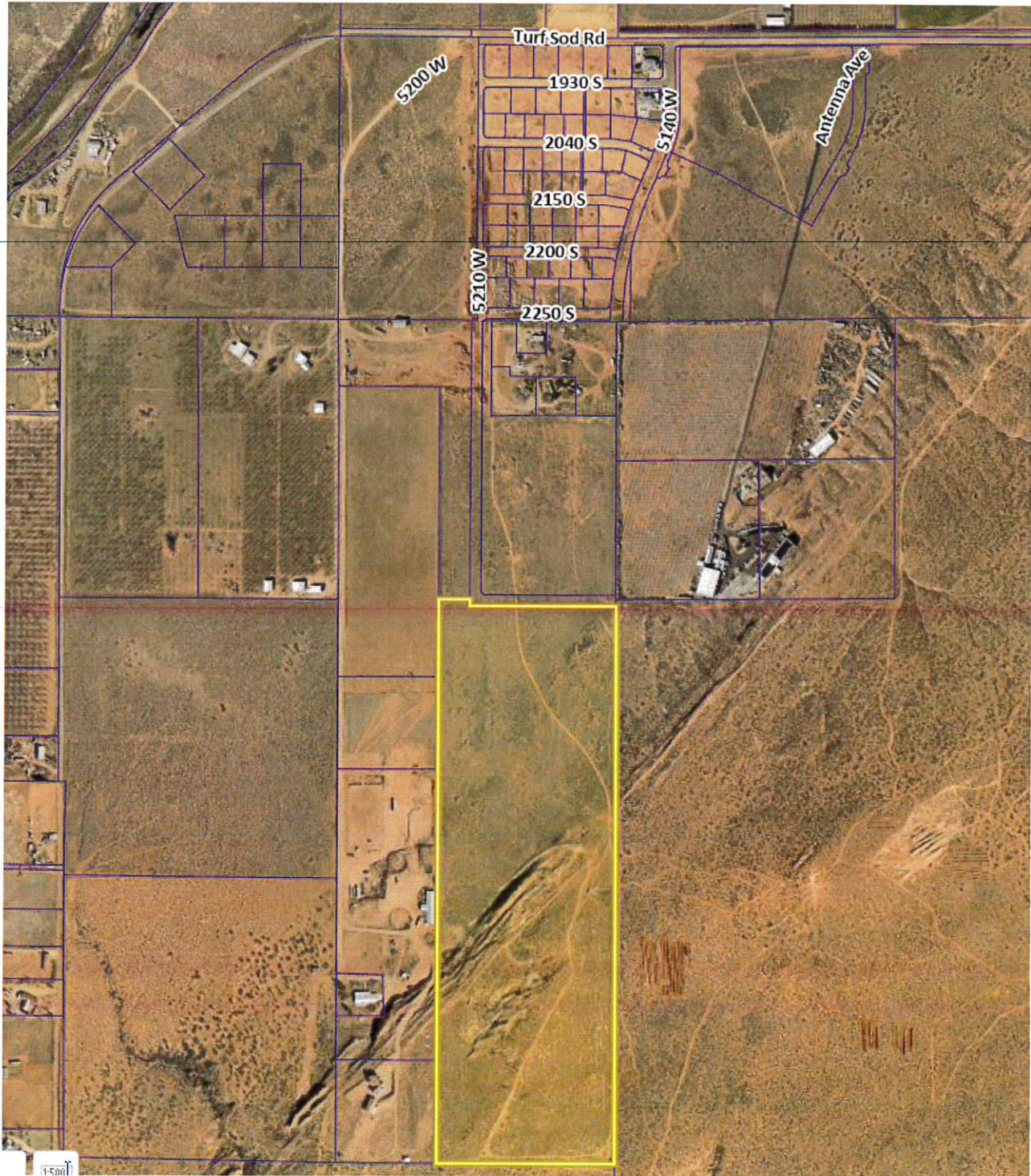
The applicant has not provided for a landscaping plan within the bulb-out, which requires a single tree, and these bulb-outs need to be at least 20' wide, which based on the scale is only about 13' or 14' wide. Though this parking area was widely discussed during the review of the construction drawings,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

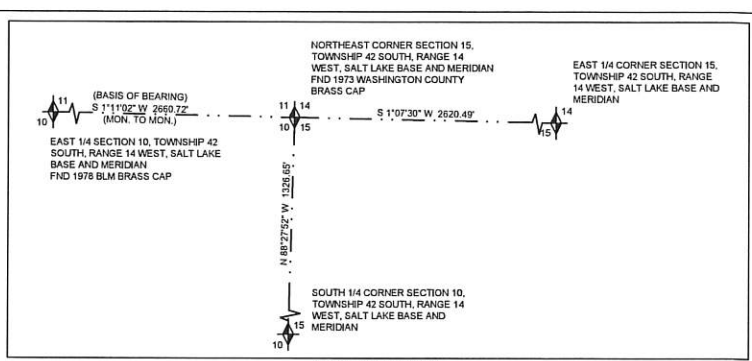
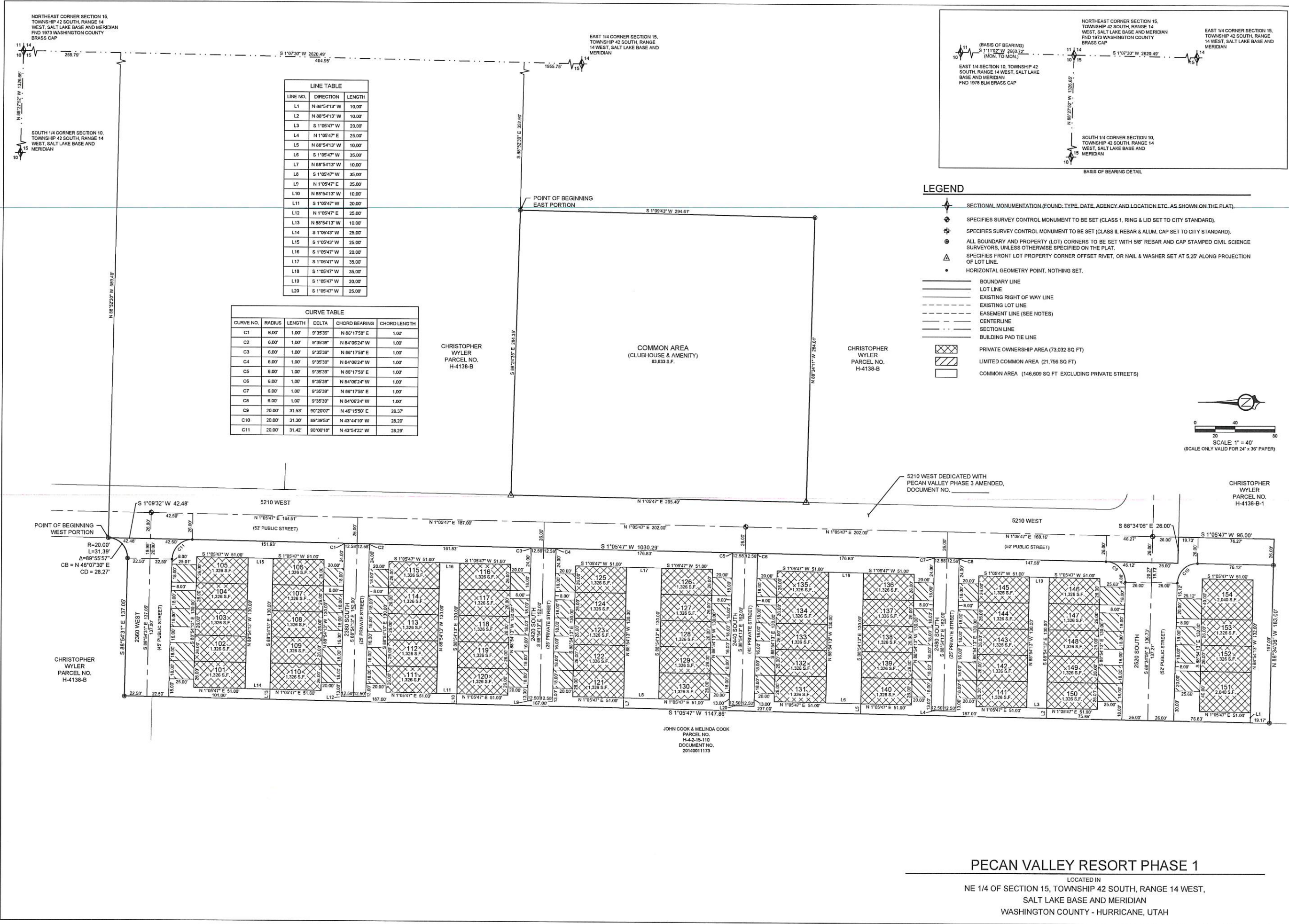
6. The applicant has provided a building rendering for the townhome complex, but not for the clubhouse at this time. This will need to be provided.

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

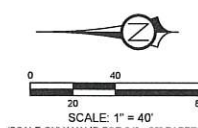
- (A) Accurate front, rear, and side elevations drawn to scale;*
- (B) Exterior surfacing materials and colors, including roofing material and color;*
- (C) Outdoor lighting, furnishings and architectural accents; and*
- (D) Location and dimensions of signs proposed to be attached to the building or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

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





- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
 - HORIZONTAL GEOMETRY POINT, NOTHING SET.
 - BOUNDARY LINE
 - LOT LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE (SEE NOTES)
 - CENTERLINE
 - SECTION LINE
 - BUILDING PAD TIE LINE
 - PRIVATE OWNERSHIP AREA (73,032 SQ FT)
 - LIMITED COMMON AREA (21,756 SQ FT)
 - COMMON AREA (146,609 SQ FT EXCLUDING PRIVATE STREETS)



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



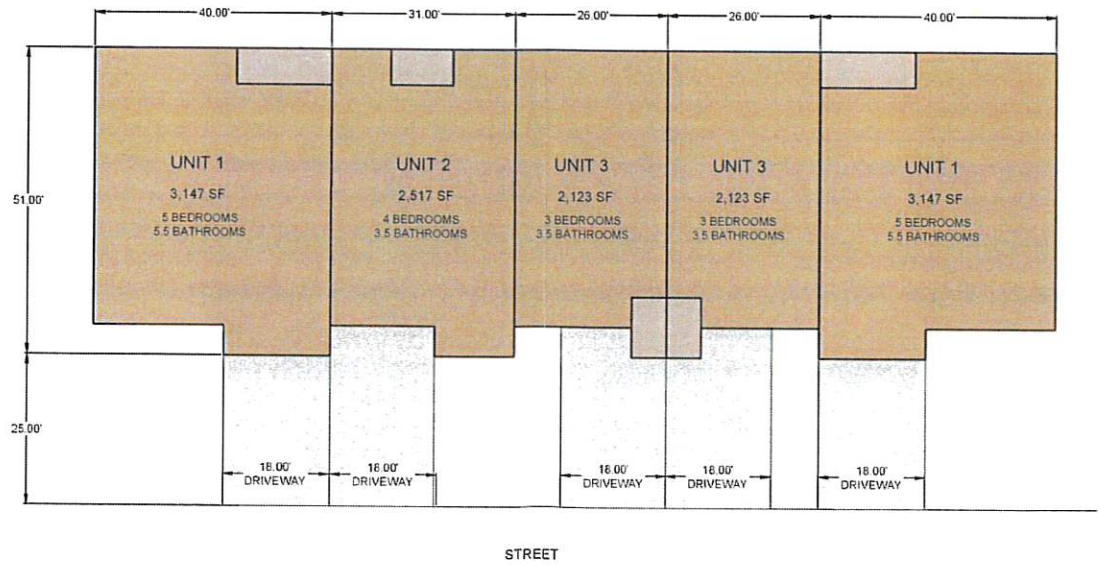
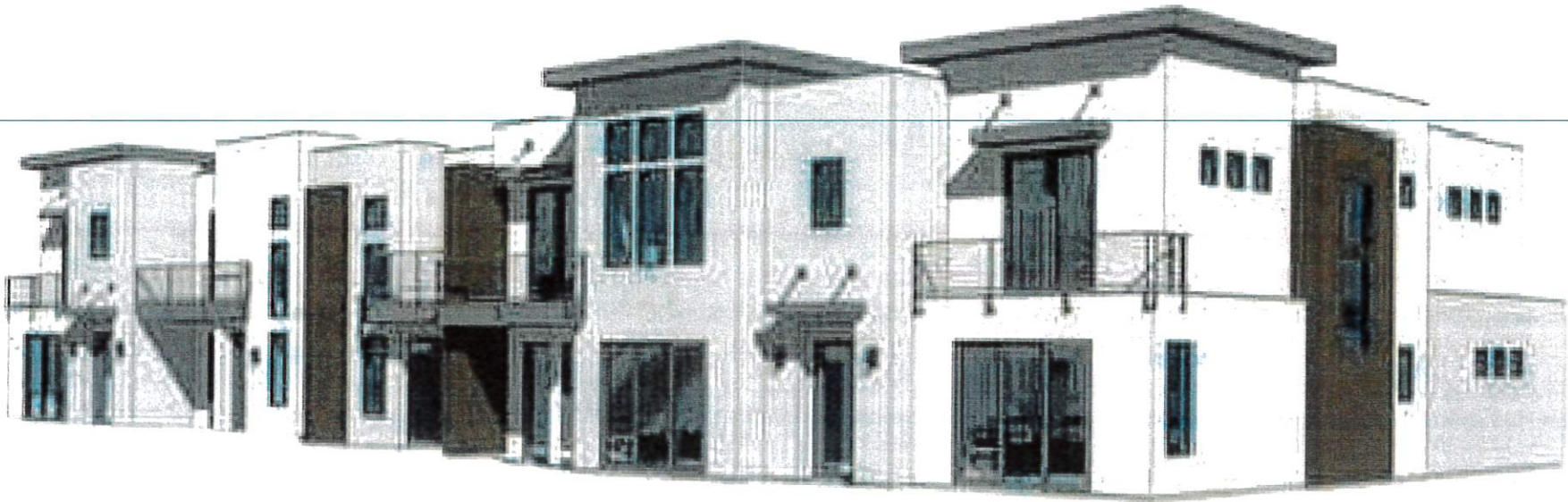
PECAN VALLEY RESORT PHASE 1
LOCATED IN

NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #	FF21188
DRAWN BY	PAW
DATE	2-8-2022
CHECKED BY	TWS
SCALE OF SHEET	HOR SCALE: 1" = 40'
SHEET	2
OF	2

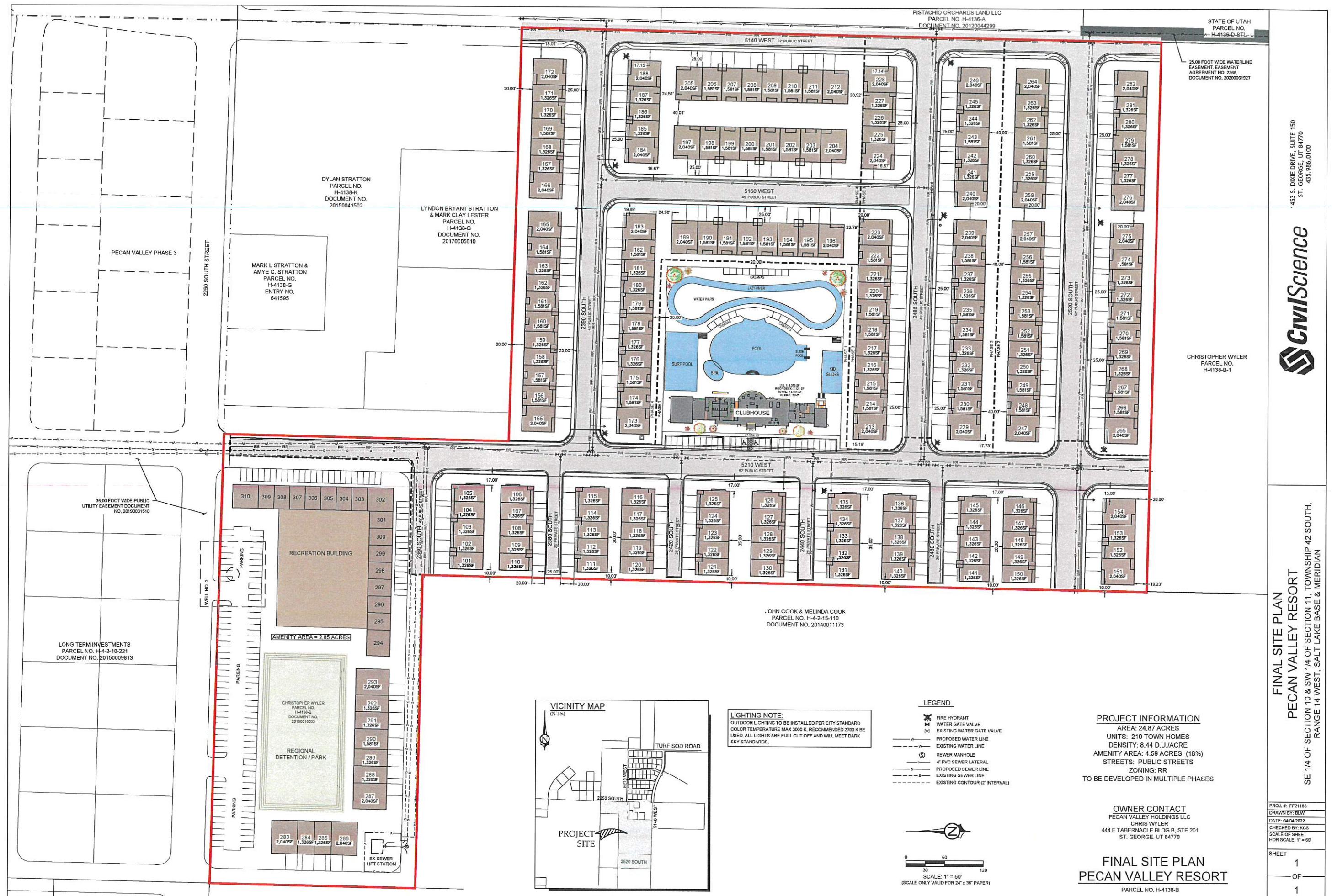
PECAN VALLEY RESORT PHASE 1
LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

PECAN VALLEY RESORT
TOWN HOMES



PECAN VALLEY RESORT
TOWN HOME BUILDINGS

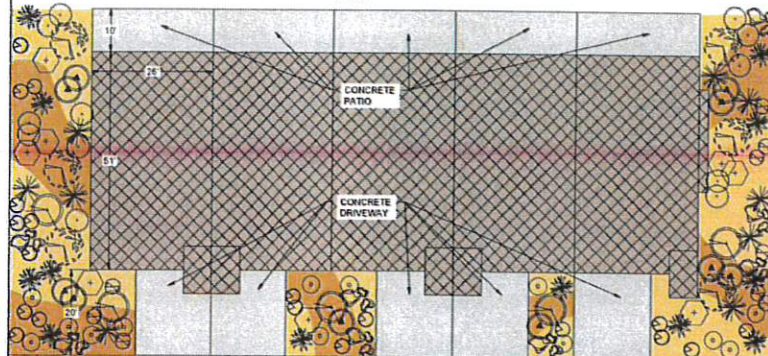
DATE: 11/10/2022



LANDSCAPE MATERIALS & PLANT LIST

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

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

YARD DETAIL
(CTS)

GENERAL CONSTRUCTION NOTES:

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

LANDSCAPE NOTES:

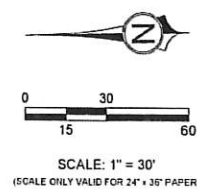
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE LANDSCAPE ARCHITECT OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNDESIRABLE CONDITIONS, AT NO ADDITIONAL COST.
- INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE 3 PARTS TOPSOIL, 1 PART NUTRIENT RICH GROUND BARK MULCH OR APPROVED EQUAL.
- ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770 PHONE (435) 672-2349. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
- GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND TREES UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF FIRE EMERGENT FOR VERIFICATION.
- GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/ APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
- REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

MAINTENANCE & GUARANTEE:

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

LEGEND

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



LANDSCAPE PLAN & DETAILS

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



REVIEW OF DRAWINGS	
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REVISION	
DATE	
BY	
CHK	
APP	

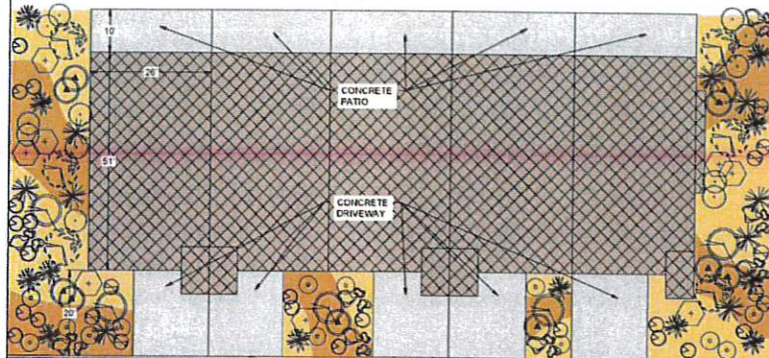
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SCALE OF SHEET:	1\"/>
SCALE:	N/A
SHEET:	

C21

LANDSCAPE MATERIALS & PLANT LIST

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

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

YARD DETAIL
(N.T.S.)

GENERAL CONSTRUCTION NOTES:

- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3".
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
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- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
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STRATTON
FAMILY

MATCHLINE SHEET C21

LANDSCAPE NOTES:

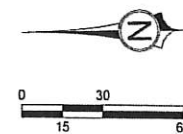
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- GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/MOV/CURB INSTALLATION.
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LEGEND

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



SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)



CivilScience
Engineers / Surveyors / Solutions
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ST. GEORGE, UT 84770
435.986.0100



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REVISION	DATE

LANDSCAPE PLAN & DETAILS

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

PROJ #: 1-21188
DATE: 01/01/2022
DESIGN BY: AWS
CHECKED BY: ACS
SCALE OF SHEET: 1" = 30'
VERTICAL SCALE: N/A
SHEET

C22

Symbol	Common Name	Scientific Name	Qty	Size	Notes																												
Trees																																	
	Maverick Mesquite	<i>Prosopis grandulosa</i> 'Maverick'	42	24" Box	Staked																												
	Desert Willow	<i>Chilopsis linearis</i> 'Burgandy Lace'	62	24" Box	Staked																												
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Shrubs																																	
	Yellow Bld of Paradise	<i>Caesalpinia gilliesii</i>	<table border="1"> <thead> <tr> <th colspan="7"># of Units</th></tr> <tr> <th>4</th><th>5</th><th>7</th><th>8</th><th>11</th><th></th><th></th></tr> </thead> <tbody> <tr> <td>5</td><td>5</td><td>7</td><td>7</td><td>9</td><td></td><td></td></tr> <tr> <td>6</td><td>6</td><td>6</td><td>6</td><td>6</td><td></td><td></td></tr> </tbody> </table>		# of Units							4	5	7	8	11			5	5	7	7	9			6	6	6	6	6			15 Gal
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	Arizona Rosewood	<i>Vauquelinia californica</i>	<table border="1"> <thead> <tr> <th colspan="7"># of Units</th></tr> <tr> <th>4</th><th>5</th><th>7</th><th>8</th><th>11</th><th></th><th></th></tr> </thead> <tbody> <tr> <td>5</td><td>5</td><td>7</td><td>7</td><td>9</td><td></td><td></td></tr> <tr> <td>6</td><td>6</td><td>6</td><td>6</td><td>6</td><td></td><td></td></tr> </tbody> </table>		# of Units							4	5	7	8	11			5	5	7	7	9			6	6	6	6	6			15 Gal
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*Quantities of shrubs were counted within areas adjacent to driveways & along sides of building units.

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5. ALL STAVING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAVED SHALL BE STAVED UNDER ROOT BALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3" FROM CURB OR SIDEWALK, STAKES SHALL BE 2' OR MORE AWAY FROM CURB OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB PLANTING AS SHOWN AWAY FROM HANGScape.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNDESIRABLE CONDITIONS, AT HO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIENT GROUND BARK MULCH OR APPROVED EQL MIX.
9. ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1003 WEST SUITE BLVD ST. GEORGE, UT 84770. PHONE: (435) 673-2346. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
10. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER ALL PLANTS AND SHRUBS AND AROUND CURBS, SIDEWALKS AND WALLS.
11. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF FIRE EMERGENT FOR VERMIN CONTROL.
12. GROUND NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/ APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
13. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

1 LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FIVE (5) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD SHALL BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.

2 PLANTS NOT IN HEALTHY CONDITION OVER A ONE YEAR WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.

3 PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY WATER FEATURE, IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.

4 IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPED/WRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND RECORDS OF THE LANDSCAPE.

5 AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ACTUAL AS BUILT CONDITIONS ON SITE AS IT RELATES TO THE LANDSCAPE AND IRRIGATION SYSTEM. THESE PLANS SHALL BE SUBMITTED TO THE OWNER AT FINAL INSPECTION.

 1" IRRIGATION LATERAL & METER WITH BOX
 EXISTING IRRIGATION LINE
 6" C-600 IRRIGATION LINE
 IRRIGATION CONTROLLER & PEDESTAL
 BUILDING AREA
 CONCRETE AREA
 ASPHALT AREA



Know what's below.
Call before you dig.

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

PROJ. #:	Fa. 21188
DATE:	01/31/2022
DESIGN BY:	AW5
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	

C23



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



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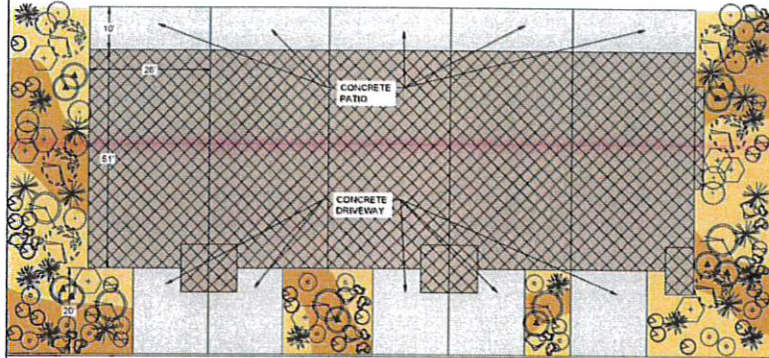
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LANDSCAPE MATERIALS & PLANT LIST

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

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

YARD DETAIL (N.15)



GENERAL CONSTRUCTION NOTES:

- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT -11.3'.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS HEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

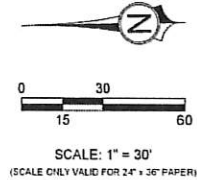
LANDSCAPE NOTES:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE LANDSCAPE ARCHITECT OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
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MAINTENANCE & GUARANTEE:

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



LANDSCAPE PLAN & DETAILS

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

PROJ. #:	15-21158
DATE:	09/01/2022
DESIGN BY:	AW5
CHECKED BY:	ACS
SCALE OF SHEET:	1" = 30'
OVER SCALE:	N/A
SHEET	

C24



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REUSE OF DRAWINGS	
REVISION	
DATE	
BY	
DATE	
BY	

[illegible]

beeherwalker
Architecture/Interiors

o. 801.438.9500
f. 801.438.9501

3115 EAST LION LANE #200
HOLLADAY, UTAH 84121

BEETHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWIN BY	CHKD BY
Author	Checker
Project Status	

ARCHITECTURAL SITE
PLAN

DRAWING NUMBER

A901

FINAL SITE PLAN APPLICATION

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

Fee: \$250.00

For Office Use Only:

File No. 2022-FSP-05

Receipt No. 8-157232

Name: CW The Terra, LLC Telephone: 800-383-2653

Address: 1222 W Legacy Blvd Ste 6 Centerville, UT 84014 Fax No. _____

Agent (If Applicable): Tysen Clements Telephone: 801-842-1975

Email: _____ Agent Email: Tysen.clements@colewest.com

Address/Location of Subject Property: Phase 2 & 3 at Coral Springs Resort

Tax ID of Subject Property: See attachment with ID#'s. Zone District: _____

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

Residential multi-family condos

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

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

The following shall be shown on separate sheets:

1) Site plan including:

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



STAFF COMMENTS

Agenda Date:	4/27/2022
Application Number:	2022-FSP-05
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	CW The Terra, LLC
Agent:	Tysen Clements
Request:	Approval of a Final Site Plan and Plat
Location:	200 N Foothills Canyon
Zoning:	Planned Development Overlay-Recreation Resort
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan for 10.77 acres, containing 144 total short-term rental condos. The overall density is 13.37 units an acre, the area has been approved for 15 units an acre recreation resort by a modification to the PDO in 2018. The area has had a preliminary approval in the past but only constructed the first phase and the first half of the second phase. The applicant is seeking final approval to modify the plan with a new layout with the new proposal. Coral Canyon is a master-planned community that spans both Washington and Hurricane City and is governed by City Code and the zoning requirements as listed on the attached maps.

JUC Comments

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

Staff Comments: Final Site Plan

1. This applicant had submitted a preliminary plat and site plan prior to the update to Hurricane City Recreation Resort Standard Change. The final site plan approval is based on the previous standard.
2. The lot layout and sizes comply with zoning standards and the preliminary approval. The area has been approved for a total of 15 units an acre as part of the plan.
3. Landscaping: The applicant has provided a detailed landscaping plan, including proposed signs, plants, and planting locations. Staff has found that this plan complies with Hurricane City requirements.
4. The applicant has not submitted plans for the clubhouse. Because of the resort status of the development, a clubhouse, pool, and onsite management is required. Part of the preliminary plat

and preliminary site plan approval for the project is that the clubhouse and pool be built as part of the first phase.

5. **Parking:** The site has a total of 319 parking stalls for the 144 units. At the time of preliminary approval, the requirement for recreation areas was two parking spaces for each unit. They have provided 2.2 spaces for each unit.
 - a. **ADA Parking:** ADA standards require that for a parking lot of this size, there needs to be a total of eight ADA parking spaces, with at least one van parking space. There are a total of eight spaces provided, but none are shown as van parking.
6. The applicant has provided a building rendering for the condo complex, but not for the clubhouse at this time. This will need to be provided. The buildings show that the top of the roof bearings is at 28' and 30'. The max building height is 35' without a conditional use permit. The surrounding buildings in the first phase of development are 28' and 35' tall.
 - (5) *Building elevations for all buildings showing the following:*
 - (A) *Accurate front, rear, and side elevations drawn to scale;*
 - (B) *Exterior surfacing materials and colors, including roofing material and color;*
 - (C) *Outdoor lighting, furnishings and architectural accents; and*
 - (D) *Location and dimensions of signs proposed to be attached to the building or structure.*

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend continuing the item until a final site plan has been submitted containing the information for the clubhouse and other amenities.



Mayor
John W. Bramall

City Manager
Clark R. Fawcett

City of Hurricane

Planning Department
Toni Foran, Planning Director
Cindy Beteag, Planning Assistant

August 22, 2018

Drake Howell, Director of Land
Cole West Development

Dear Mr. Howell,

Thank you for submitting the Coral Canyon PDO amendment proposal for neighborhoods 10 & 11. Based on our conversation today, this letter serves as approval for the proposed changes to neighborhood 11 to reflect the 15 per acre density permitted in Recreation Resort properties for a total of 225 units. No approval has been given for neighborhood 10 and future review will occur regarding changes proposed.

If you have any questions, please contact me at 435-635-2811 X 118 or email
toni@cityofhurricane.com

Sincerely,

Toni Foran

Toni Foran
Planning Director

COLE WEST DEVELOPMENT

26 July 2018

Ms. Toni Foran
Planning Director, City of Hurricane
147 N 870 W
Hurricane, UT 84737

Dear Toni,

We respectfully request the amendment of the Coral Canyon Planned Development Overlay near I-15 and SR-9. The proposed amendment is summarized in the following table and accompanying Amended Land Use Plan.

Summary of proposed amendment:

Land Use Table						
Neighborhood	Land Use	(Original) Acres	(Amended) Acres	(Original) Units	(Amended) Units	(Original) SQ. FT.
10	Commercial	50	16	NA	NA	650,000
	Industrial	33	33	NA	NA	NA
	Open Space	53	53	NA	NA	NA
	Residential	48	78	500	750	NA
	Sub-Total Units	184	180	500	750	650,000
11	Commercial	77	76	NA	NA	850,000
	Multi-Family	14	15	143	225	NA
	Recreational	17	13	NA	NA	NA
	Open Space	NA	6	NA	NA	NA
	Sub-Total Units	108	110	143	225	850,000
Total Mixed Residential Units				643	975	1,500,000
Total Lodging Units				NA	NA	
Total Units				643	975	

The difference in total acres between "Original" and "Amended" is a result of basing boundaries for planning area on underlying county parcel ID boundaries in the Amended Land Use Plan. The Original Land Use Plan did not follow county parcel ID boundaries.

Please let me know if you have any questions or need additional information.

Regards,



Drake J. Howell
Director of Land

CC: Kyle Pasley, State of Utah School & Institutional Trust Lands Administration
Scott Duffin, Horrocks Engineers

H:\2018\SG-433-1510 Coral Canyon\Project Data\Area 10\Project Data\02 CAD\02.03 Sheet Files\Concepts & Exhibits\PCD Amendment Exhibit.dwg Shaun Albrecht 7/20/2018 3:21 PM

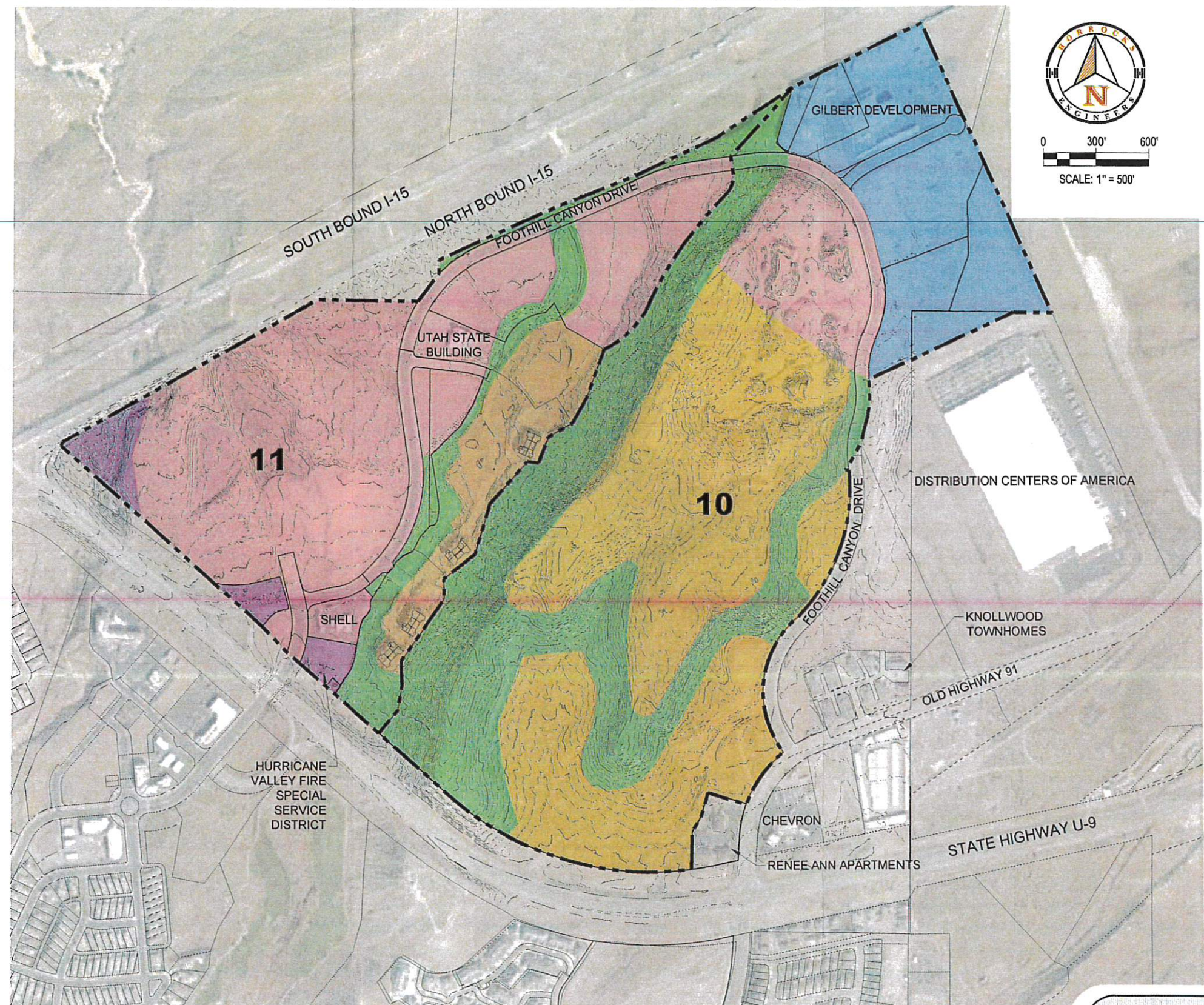
Land Use Table			
Neighborhood	Land Use	Acres	Units
10	Commercial	16	NA
	Industrial	33	NA
	Open Space	53	NA
	Residential	78	750
	Sub-Total Units	180	750
11	Commercial	76	NA
	Multi-Family Recreational	15	225
	Open Space	13	NA
	Public Facility	6	NA
	Sub-Total Units	110	225
Total Mixed Residential Units			975
Total Lodging Units			NA
Total Units			975

PCD ZONING LEGEND

- MIXED DENSITY - RESIDENTIAL
- MULTIFAMILY RECREATIONAL CONDO - TIME SHARE
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE - UNDEVELOPED AREA
- PUBLIC FACILITY

NOTES:

THESE PLANNING AREAS ARE INTENDED TO PORTRAY APPROXIMATE LAND PLANNING AREAS. FINAL ACREAGES TO BE VERIFIED UPON DEVELOPMENT OF SPECIFIC AREAS WITHIN THE LAND PLANNING AREAS.



HORROCKS
ENGINEERS

555 South Bluff St., Suite 101
St. George, UT 84770

(435) 988-7888
www.horrock.com

APPLICANT:
**COLE WEST
DEVELOPMENT**



WARNING
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

CORAL CANYON
A PLANNED COMMUNITY DEVELOPMENT
HURRICANE, UTAH
AMENDED LAND USE PLAN

DRAWING INFO	
DATE	07/20/18
SCALE	1" = 500'
REV #	DATE
PROJ. NO:	

LU-01

PAGE 01

Approved 7/2008

AMENDED LAND USE MASTER PLAN
for
CORAL CANYON
A PLANNED COMMUNITY DEVELOPMENT
CITY OF WASHINGTON, UTAH
by

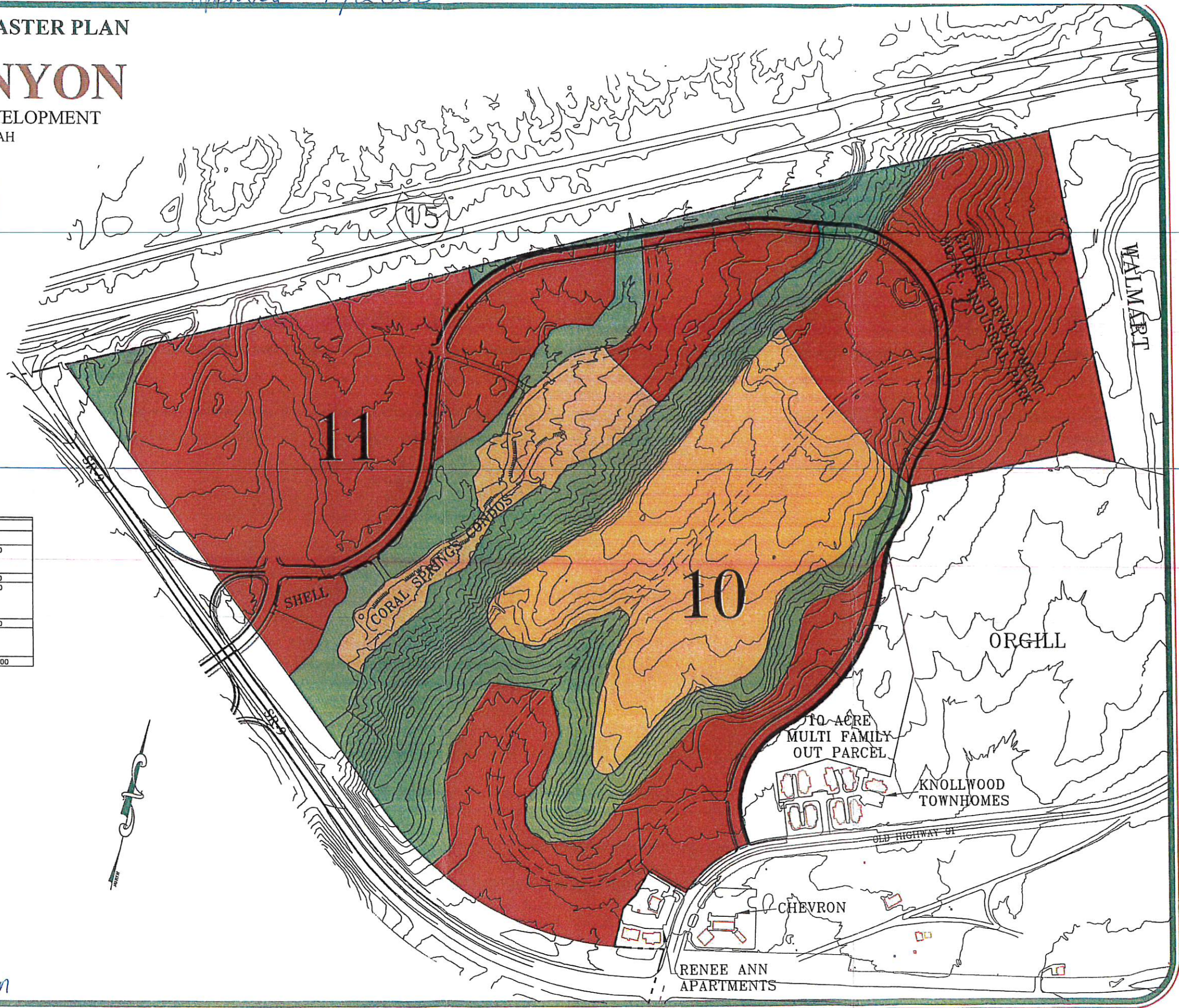


PCD ZONING LEGEND

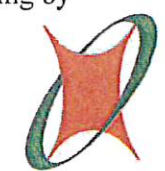
- MIXED DENSITY - RESIDENTIAL
- COMMERCIAL / INDUSTRIAL
- RESORT RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE / UNDEVELOPED AREA

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
10.	COMMERCIAL	63.31		650,000
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	450	
	SUB-TOTAL UNITS	164.04	450	
11.	COMMERCIAL	76.66		850,000
	RESORT RECREATIONAL	14.34	143	
	OPEN SPACE	17.39		
	LODGING	0	0	
	SUB-TOTAL UNITS	108.39	143	
TOTAL MIXED RESIDENTIAL UNITS			0	
TOTAL LODGING UNITS			0	
TOTAL UNITS			593	1,500,000



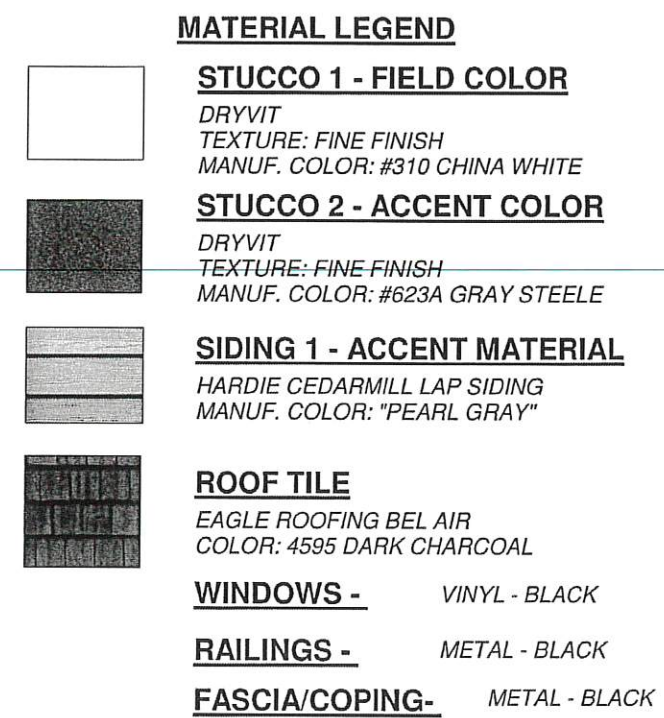
Engineering by



ALLIANCE CONSULTING

AMENDED 10-06-2005

2008 plan



UNLESS A PROFESSIONAL SEAL WITH
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TERRA
STACKED 18-PLEX

REVISIONS:

[illegible]

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

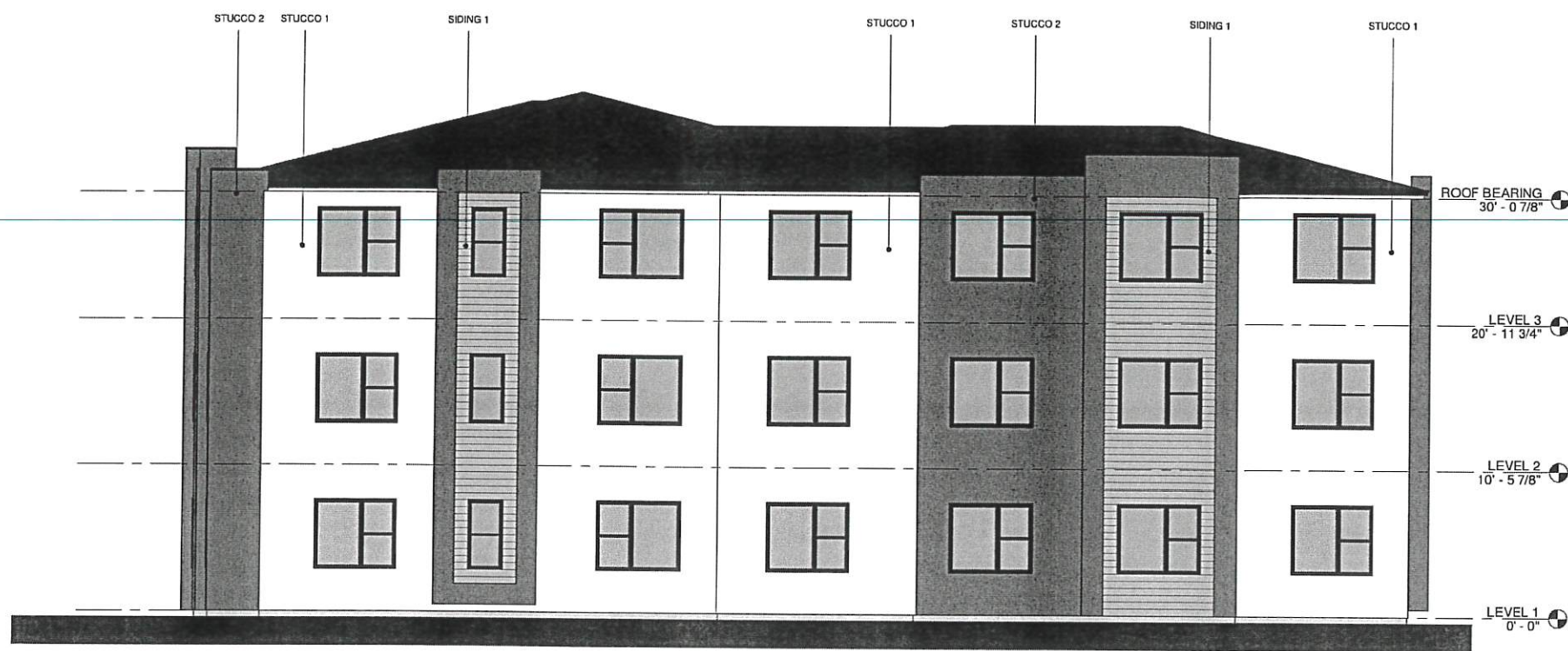
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DRAWING NUMBER

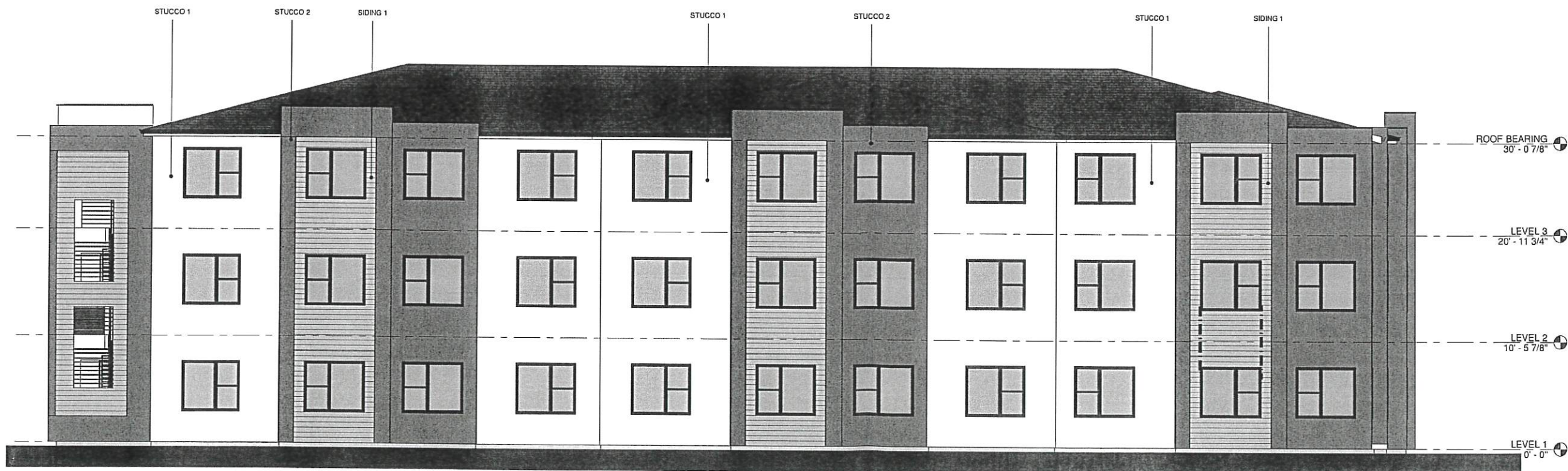
A201

PROJECT NUMBER

ISSUE DATE :	11/05/2021
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1 LEFT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

STUCCO 1 - FIELD COLOR

DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #310 CHINA WHITE

STUCCO 2 - ACCENT COLOR

DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #623A GRAY STEELE

SIDING 1 - ACCENT MATERIAL

HARDIE CEDARMILL LAP SIDING
MANUF. COLOR: "PEARL GRAY"

ROOF TILE

EAGLE ROOFING BEL AIR
COLOR: 4595 DARK CHARCOAL

WINDOWS - VINYL - BLACK

RAILINGS - METAL - BLACK

FASCIA/COPING- METAL - BLACK

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CENTREVILLE, UT 84014
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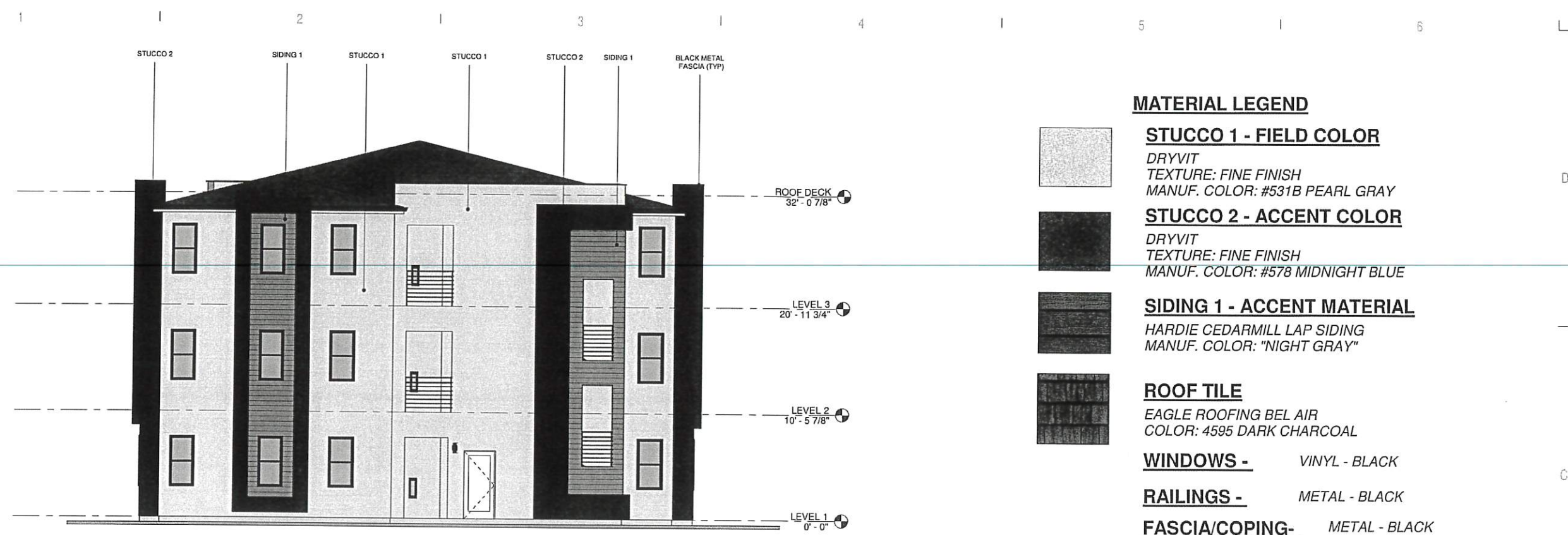
ELEVATIONS

DRAWING NUMBER

A202

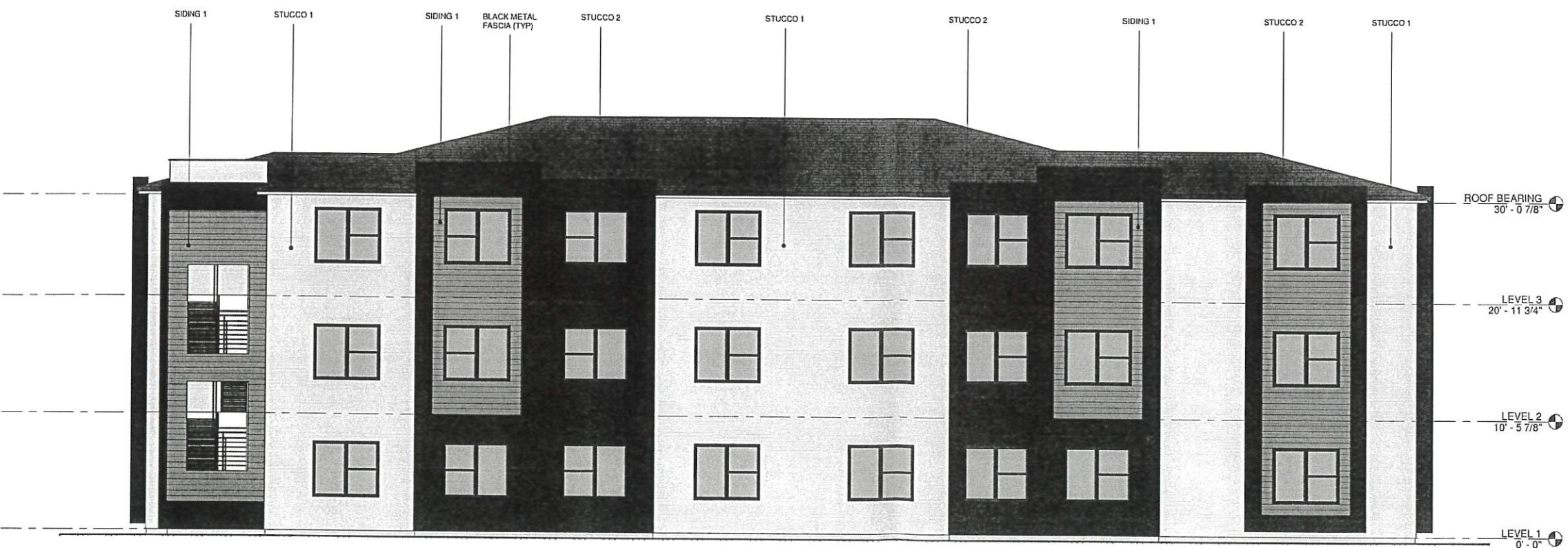
PROJECT NUMBER

ISSUE DATE: 11/05/2021



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

- MATERIAL LEGEND**
- STUCCO 1 - FIELD COLOR**
DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #531B PEARL GRAY
 - STUCCO 2 - ACCENT COLOR**
DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #578 MIDNIGHT BLUE
 - SIDING 1 - ACCENT MATERIAL**
HARDIE CEDARMILL LAP SIDING
MANUF. COLOR: "NIGHT GRAY"
 - ROOF TILE**
EAGLE ROOFING BEL AIR
COLOR: 4595 DARK CHARCOAL
 - WINDOWS -** VINYL - BLACK
 - RAILINGS -** METAL - BLACK
 - FASCIA/COPING-** METAL - BLACK



2 REAR ELEVATION
3/16" = 1'-0"

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REVISIONS:

REV #	DATE	DESCRIPTION

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CENTERTVILLE, UT 84014
BUILTBYCW.COM

ELEVATIONS

DRAWING NUMBER
A201
PROJECT NUMBER
Project Number
ISSUE DATE : Issue Date
Schematic Design



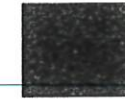
1 RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND



STUCCO 1 - FIELD COLOR

DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #531B PEARL GRAY



STUCCO 2 - ACCENT COLOR

DRYVIT
TEXTURE: FINE FINISH
MANUF. COLOR: #578 MIDNIGHT BLUE



SIDING 1 - ACCENT MATERIAL

HARDIE CEDARMILL LAP SIDING
MANUF. COLOR: "NIGHT GRAY"



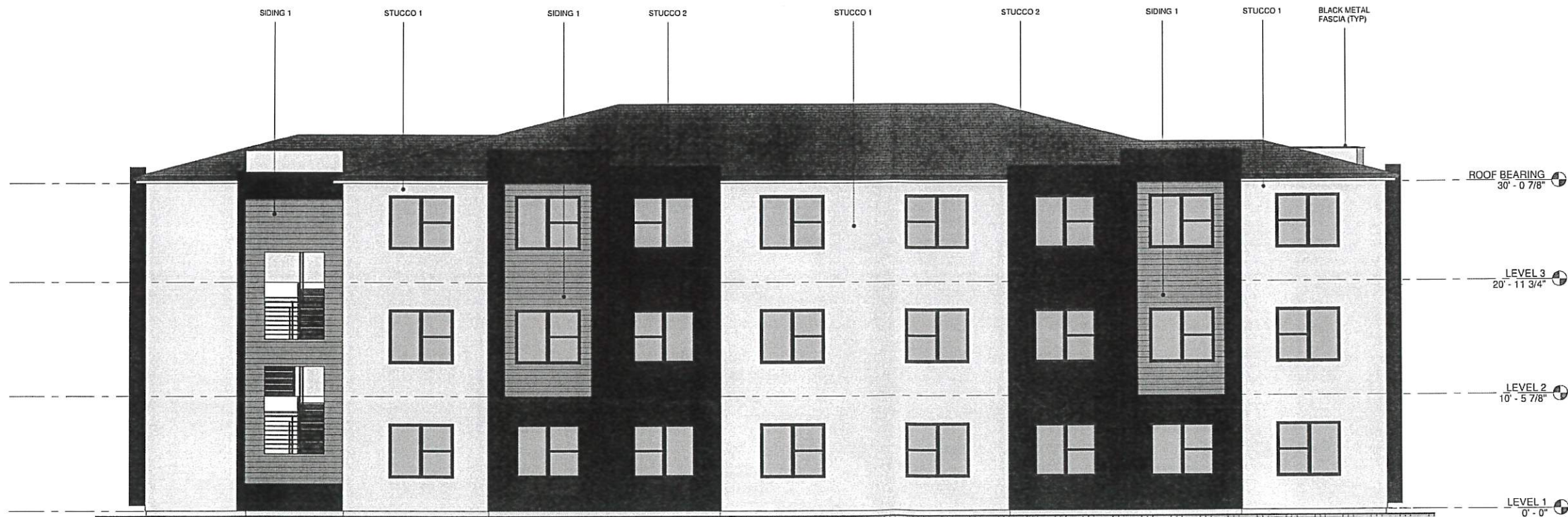
ROOF TILE

EAGLE ROOFING BEL AIR
COLOR: 4595 DARK CHARCOAL

WINDOWS - VINYL - BLACK

RAILINGS - METAL - BLACK

FASCIA/COPING- METAL - BLACK



2 FRONT ELEVATION
3/16" = 1'-0"

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CENTERTVILLE, UT 84014
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ELEVATIONS

DRAWING NUMBER

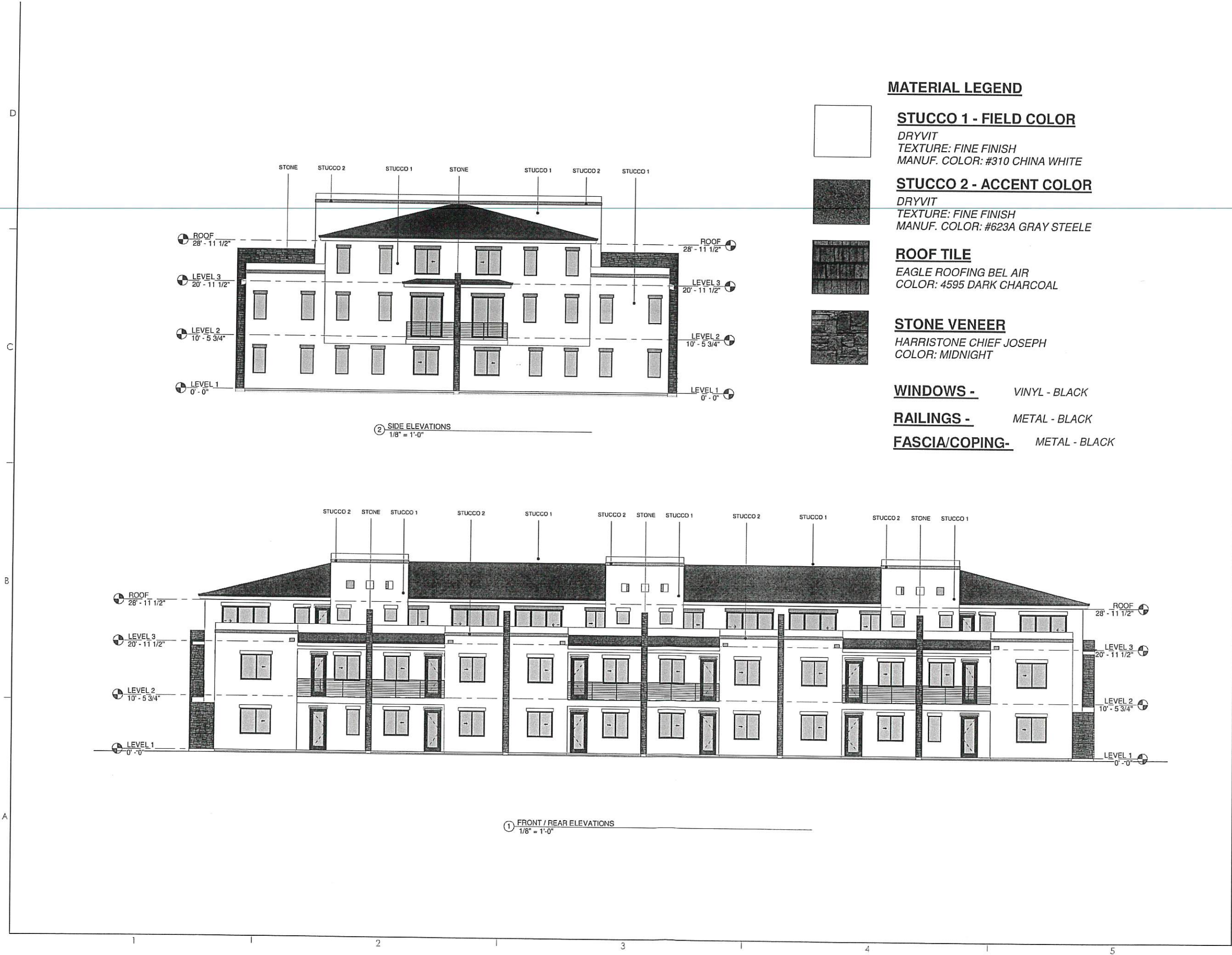
A202

PROJECT NUMBER

Project Number

ISSUE DATE : Issue Date

Schematic Design



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PROJECT
TERRA 12 PLEX

REVISIONS:

TITLE:
ELEVATIONS

SHEET:
A201

DATE: 4/5/2022 3:11:36 PM



GENERAL NOTES:

1. SIDEWALK A PATH-JOINT SCORING PLAN NOT SHOWN. CONTRACTOR SHALL SUBMIT A PROPOSED JOINT AND SCORING PLAN TO THE ENGINEER FOR FINAL APPROVAL PRIOR TO CONSTRUCTION. (SEE 2002 ASPHA PLAN NO. 231) FOR GUIDANCE.
2. CONTRACTOR SHALL CLEAN AND RECALCULATED SAND AND SALT FROM ALL EXISTING CURB AND GUTTER, SIDEWALKS AND ASPHALT SURFACES LOCATED WITHIN THE PROJECT BOUNDARIES.
3. CONTRACTOR SHALL ENSURE PROPER COORDINATION BETWEEN AS-BUILT PAYMENT SCHEDULE, CURBS & GUTTER, STORM DRAIN, SEWER, WATER, AND UTILITIES, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
4. ALL FIELD DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION OF PROPOSED CHANGES.
5. SEE SHEET C-2 FOR ADDITIONAL NOTES.
6. ALL CLASS II AND CLASS I SURVEY POINTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY A LICENSED PROFESSIONAL SURVEYOR.

EXISTING INFORMATION KEY NOTES:

- | | |
|-----|--|
| 001 | EXISTING CURB & GUTTER PROTECT IN PLACE |
| 002 | EXISTING CURB & GUTTER TO BE REMOVED |
| 003 | EXISTING SIDEWALK PROTECT IN PLACE |
| 004 | EXISTING SIDEWALK TO BE REMOVED |
| 005 | EXISTING ASPHALT PAVEMENT TO BE PROTECTED IN PLACE |
| 006 | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
| 007 | EXISTING TELECOMMUNICATIONS TO BE PROTECTED IN PLACE |
| 008 | EXISTING ELECTRICAL TO BE PROTECTED IN PLACE |
| 009 | EXISTING TELECOMMUNICATIONS TO BE RELOCATED |
| 010 | EXISTING ELECTRICAL TO BE RELOCATED |
| 011 | EXISTING TRASH INCLOSURE TO BE PROTECTED IN PLACE |

CONSTRUCTION KEY NOTES:

- 1 PROPERTY LINE
- 2 PHASE BOUNDARY LINE
- 3 MATCH TO EXISTING. PROTECT EXISTING CURB IN PLACE WHERE APPLICABLE. SAW CUT EXISTING ASPHALT AS REQUIRED TO PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW.
- 4 STANDARD H26-7 CURB & GUTTER (PER HC. STD. DWG. CC 101)
- 5 STANDARD 4-Ft CONCRETE SIDEWALK (PER HC. STD. DWG. CC 105)
- 6 STANDARD 5-Ft CONCRETE SIDEWALK (PER HC. STD. DWG. CC 105)
- 7 CORNER PEDESTRIAN RAMP (PER HC. STD. DWG. PED 103)
- 8 CORNER PEDESTRIAN RAMP IN (PER HC. STD. DWG. PED 104)
- 9 ROADWAY PAVEMENT SECTION (SEE DETAIL SHEET C.5.1)
- 10 PARKING AREA PAVEMENT SECTION (SEE DETAIL C.5.1)
- 11 PRIVATE STREET SIGN (PER HC. STD. DWG. SS 101)
- 12 STANDARD STOP SIGN (PER HC. STD. DWG. SS 102)
- 13 ROCK RETAINING WALL (SEE DETAIL SHEET C.5.1)
- 14 SEGMENTED CONCRETE BLOCK RETAINING WALL (SEE DETAIL SHEET C.5.2)
- 15 LANDSCAPING (BY OTHERS)
- 16 AMENITY AREA (BY OTHERS)
- 17 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- 18 H26-7 MODIFIED REVERSE PAN CURB & GUTTER (SEE DETAIL SHEET C.5.1)
- 19 ROCK WALL WITH REINFORCED FL. SLOPE (SEE DETAIL SHEET C.5.2)
- 20 WASH EROSION PROTECTION WALL (SEE DETAIL SHEET C.5.1)
- 21 CONCRETE STAIRS (SEE ARCHITECTURAL PLANS)

LAND USE TABLE	
OVERALL AREA	10.77 ACRES
BUILDING FOOTPRINT	2.02 ACRES
NUMBER OF UNITS	144 UNITS
PARKING STALLS	319 STALLS
DWELLING UNIT DENSITY	13.37 UNITS/ACR
CONSTRUCTION TYPE	TYPE V-A
UNITS PER BUILDING (BUILDS 1 & 3 - 10)	12 UNITS
UNITS PER BUILDING (BUILDS 2 & 11)	16 UNITS

NOTES:

ALL PRIVATE ROADS AND DRIVE ISLES MAY BE USED AS NON-DISCRIMINATORY ACCESS TO THE SUBDIVISION AND WILL HAVE A P.U.



KEY MAP

HORROCKS

555 South Bluff St., Suite 101
St. George, UT 84770

(435) 986-7888
www.horrocks.com

WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

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PROJECT 117 J D 3759 21 MG



TERRA AT CORAL CANYON

HURRICANE IIT

[illegible]

PLAN

OVERALL

C.1.2





Agave Americana
AGAVE AMERICAN

(Z8-11) Among the most architectural plants, agaves feature bold succulent leaves that set the tone for wherever they're planted.

H: 1' to 20'



Trachycarpus fortunei
WINDMILL PALM

(Z6-10) Single trunk palm the spreads foliage in a windmill shape. Slow growing with nice texture.

H: 10' - 50'



Yucca baccata
Banana Yucca

(Z7-11) Narrow sharp-pointed bluegreen leaves have curly white filaments along their edges and from a tidy rosette from which rises a spike of green or purple white flowers. Evergreen.

H:2-3'



Cactacea sp.
BARREL CACTUS

(Z9-11) Slow growth, needs little water. Small cactus with yellow needles.

H 2' W 1'



hesperaloe parviflora
RED YUCCA

(Z6-11) Clump-forming succulent, with arching, leathery, linear foliage. Dark olive-green leaves with no thorns or spines are sparsely covered with fibrous strands along the margins. Deep coral-pink flowers with golden-yellow throats crowd the length of the stalk

H 2-3' W 3-6'

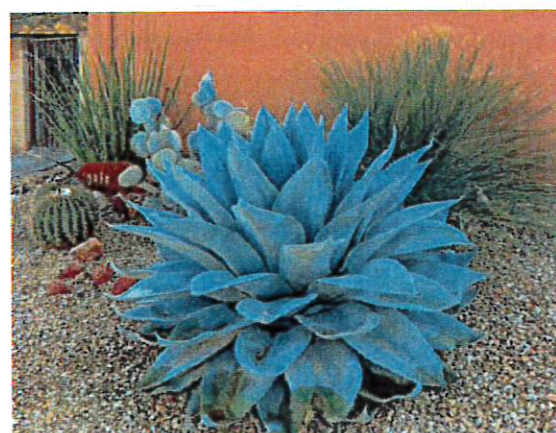


Muhlenbergia capillaris
PINK MUHLY GRASS

(Z7-10) Full sun to partial shade.

Ornamental grass with vibrant pink, billowy inflorescences in the fall. Deer and drought tolerant. Tolerates poor soils. Clump variety. Provides year round interest. Stunning in mass plantings or as a specimen.

H 3-6' W 1-3'



Agave ovatifolia
WHALE'S TONGUE AGAVE

(Z7-11) Full to partial sun.

Agave ovatifolia is a solitary succulent with a rounded rosette of short wide gray leaves that are distinctively cupped. Leaves have small teeth along their margins and a long dark gray terminal spine. When this succulent plant flowers it forms a up to 14 foot tall spike with greenish-yellow flowers. After flowering, the plant dies (usually after ten years).

H 5' W 6'

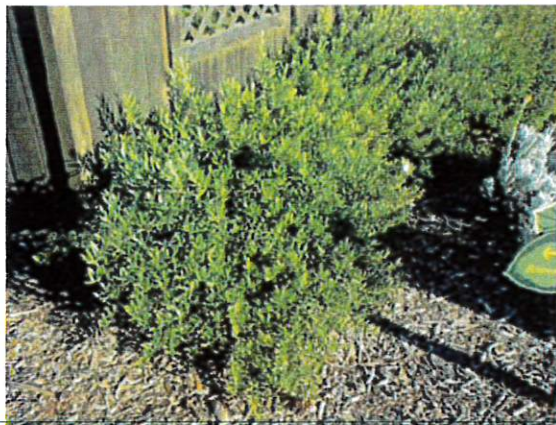


Photinia fraseri
FRASER'S PHOTINIA

(Z6) Full sun to full shade

Evergreen shrub with lush glossy green foliage. Bright bronze-red new growth needs sun to keep best color.

H 8-10' W 6-8'



Olea europaea
Little Ollie

(Z8-10) Olive family, dense shrub excellent as screen or hedge.

H 3-6'



Salvia leucnatha
Mexican Bush Sage

(Z8) Tolerates sun and light shade, little water and attracts hummingbirds.

It has hairy white stems, gray-green leaves and velvet like purple spikes that bloom summer through fall.

H: 3-4' W: 3-4'



Nassella tenuissima
MEXICAN FEATHER GRASS

(Z7-9) Delicate and graceful leaves and airy flower heads sway gently with the slightest breeze. Herbaceous.

H: 12-24" W: 30"



Baileya mutiradiata
DESERT MARIGOLD

(Z10-11) Long blooming flower that is yellow and daisy looking. Gray green foliage at base and in stems to flower heads.

H: 10-30"



Sorghastrum nutans
INDIAN GRASS

(Z4) Full sun

Yellow indian grass is a tall, bunching grass, 3-8 ft. in height, with broad blue-green blades and a large, plume-like, soft, golden-brown seed head. This showy perennial's fall color is deep orange to purple.

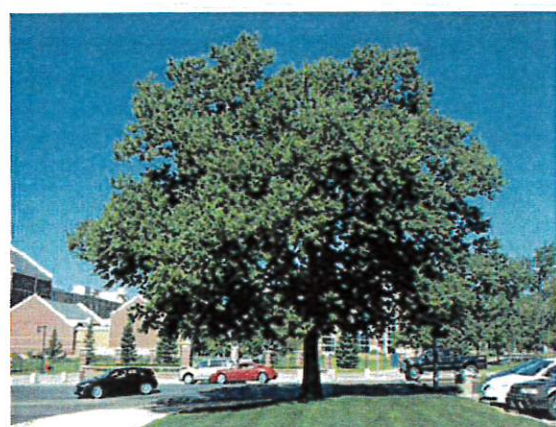
H 3-5' W 12-24"



Calliandra californica
Baja Fairy Duster

(Z9-11) Baja fairy duster is a medium sized shrub with scarlet red to red-orange, tufted flowers appear nearly year-round.

H: 5' W: 5'

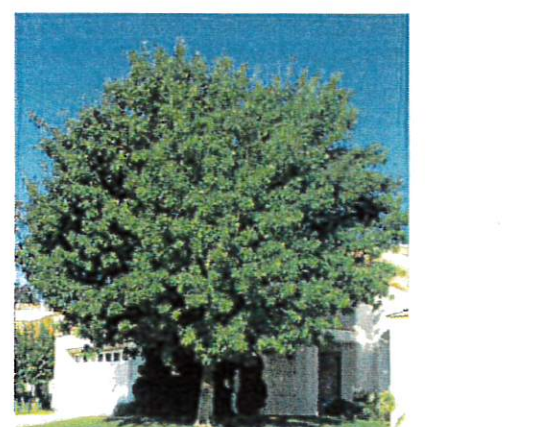


Celtis occidentalis
COMMON HACKBERRY

(Z2)

A broad tree with ascending branches, arching with age. Fall color is yellow. Resistant to oak root fungus.

H 40' W 30'



Fraxinus velutina
ARIZONA ASH

(Z6) Full Sun.

A fast-growing perennial deciduous shade tree native to Arizona & parts of Southwestern New Mexico. Young trees are pyramidal, but the shape becomes more rounded and open as mature height is reached. This is an especially useful shade tree where summers are long, hot, and dry, and where soils are alkaline.

H 35' W 20'

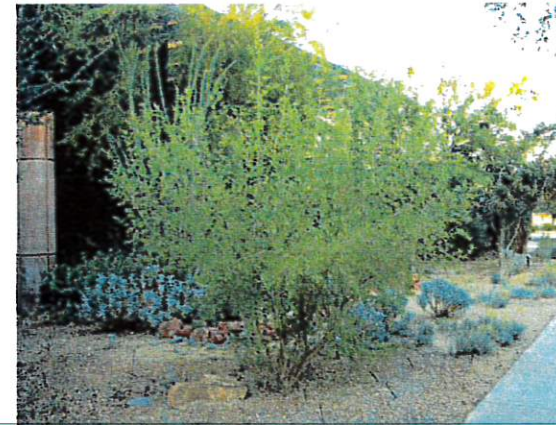


Spartium junceum
SPANISH BROOM

(Z7) Full sun. Evergreen

Plant with nearly leafless stems grows to 6 feet or so with masses of bright yellow flowers in spring. Excellent in desert garden. Full sun, any soil, deep infrequent water once established. No fertilizer needed. Prune regularly to keep form and size.

H 6' W 6'



Forestiera neomexicana
NEW MEXICAN PRIVET

(Z6-10) Deciduous shrub to small tree. Good background plant.

H 8-15'

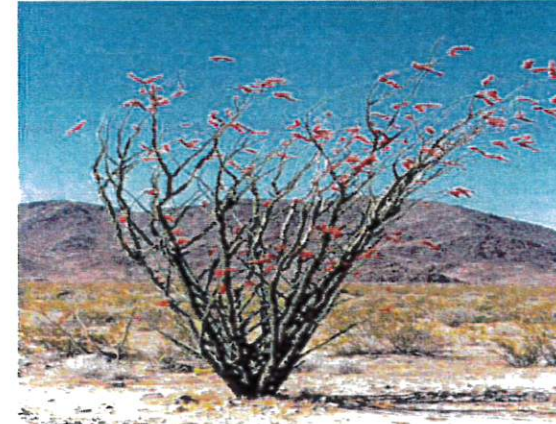


Lavandula stoechas
SPANISH LAVENDER

(Z8-11) Full Sun. Evergreen, Drought tolerant.

Loved by bees, Spanish Lavender will make your garden hum with life. It blooms profusely in the spring and when it finishes it needs a good pruning. The result will be an attractive, fragrant, gray-green shrub throughout the rest of the year.

H 18-24" W 24"



Alluanudia procera
Octillo

(Z10-11) Whip-like stems, thorny, orange flowers, need good drainage.

H 9-15'



Salvia Dorrii
DORR SAGE

(Z8-10) Gray foliage with deep bluish purple sag, no water once established.

H 2-3'



Ilex vomitoria 'Stoke's Dwarf'
DWARF YAUPON HOLLY

(Z7-11) Full Sun to Part shade. Deer resistant.

This dwarf evergreen shrub with tight branches that create a tidy spreading mound is excellent for low hedges, borders, or around foundations. The twiggly branches covered with fine-textured, glossy, dark green foliage take well to shearing. A tough plant that tolerates a range of soil conditions and can withstand drought or flooding.

H 3' W 4'



Arenaria macradenia
CLIFF SANDWORT

(Z6-10) Full Sun.

In early to midsummer, the abundance of white star-shaped flowers of this rounded subshrub seem to be dancing in a cloud over the diminutive needle-like foliage. Often used as lawn substitutes, between stepping stones, or for velvety green patches. Moderate water use.

H 9-18" W 12-18"



Euphorbia martinii 'Astcot Rainbow'
ASCOT RAINBOW EUPHORBIA

(Z5) Full sun to part shade.

The unique variegated foliage is phenomenal! Great addition to the garden or in containers. Plant in sun to part shade, any well drained soil, deep infrequent water once established.

H 24" W 24"

CW TERRA
LANDSCAPE SET

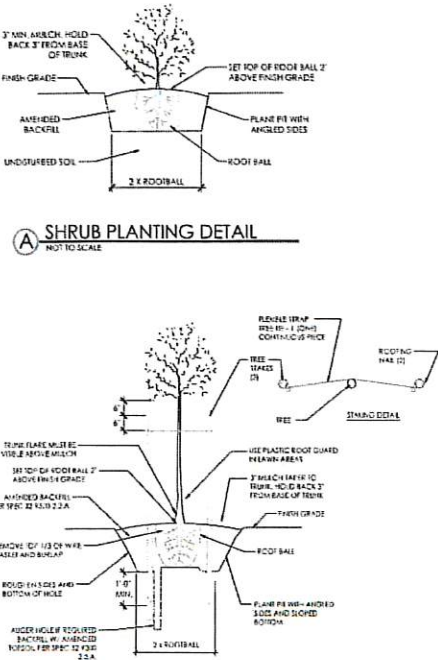
DRAWING LIST

L0.0	COVER AND SITE PLAN OVERALL
L1.1	SITE PLAN 1
L1.2	SITE PLAN 2
L1.3	SITE PLAN 3
L1.4	SITE PLAN 4
L1.5	SITE PLAN 5
L1.6	SITE PLAN 6
L1.7	SITE PLAN 7
L1.8	SITE PLAN 8
L1.9	SITE PLAN 9
L1.10	SITE PLAN 10
L1.11	SITE PLAN 11
L1.12	SITE PLAN 12
L1.13	SITE PLAN 13

PLANT SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
AGAM	Agave americana	American Aloe	2#
AGOV	Agave ovatifolia	Whale's Tongue Agave	2#
BAMU	Baleya multiradiata	Desert Marigold	1#
CACL	Caryopteris x clandonensis	Blue Mist Spirea	5#
CHHU	Chamaerops humilis	Mediterranean Fan Palm	12'
CHU	Chilopsis linearis	Desert Willow	2' cal.
CHTA	X Chilopsis lashtkentensis 'Pink Dawn'	Pink Dawn Chilopa	2' cal.
DECO	Delosperma cooperi	Hardy Ice Plant	1#
FAPA	Fatua paradoxa	Apache Plume	5#
FEAC	Ferocactus acanthodes	Barrel Cactus	2#
FEGL	Festuca ovina glauca	Blue Fescue	1#
FOSP	Fouquieria splendens	Ocotillo	2#
FRVE	Fraxinus velutina	Arizona Ash	2' cal.
HEPA	Hesperaloe parviflora	Red Yucca	2#
LFN	Loganostroma indica x laurifolia 'Natchez'	Natchez Crape Myrtle	2' cal.
LLRB	Leucophyllum langmaniae 'Rio Bravo'	Texas Ranger	5#
MUCA	Muhlenbergia capillaris	Pink Muhly Grass	1#
PGMA	Propolis glandulosa 'Maverick'	Maverick Honey Mesquite - Multi-Trunk	clump
RHIN	Rhopilepis indica	Indian Hawthorn	5#
SGFR	Salvia greggia 'Furman's Red'	Furman's Red Sage	1#
STTE	Stipa (Hasseltia) tenuissima	Mexican Feather Grass	1#
TRFD	Trachycarpus fortunei	Windmill Palm	8'
YURI	Yucca filamentosa	Adam's Needle Yucca	2#

PLANTING DETAILS



TREE PLANTING AND STAKING



GENERAL NOTES

- LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.
- BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.
- THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.
- LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.
- ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES. SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.
- CONTRACTOR TO PROVIDE 3" OF ROCK MULCH IN ALL PLANTER AREAS.
- ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
- ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY.
- LANDSCAPE CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY (MINIMUM) ON ALL PLANTING INSTALLATION. CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO OWNER, ANY PLANT MATERIAL THAT DOES NOT SURVIVE.
- SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

PLANTING NOTES

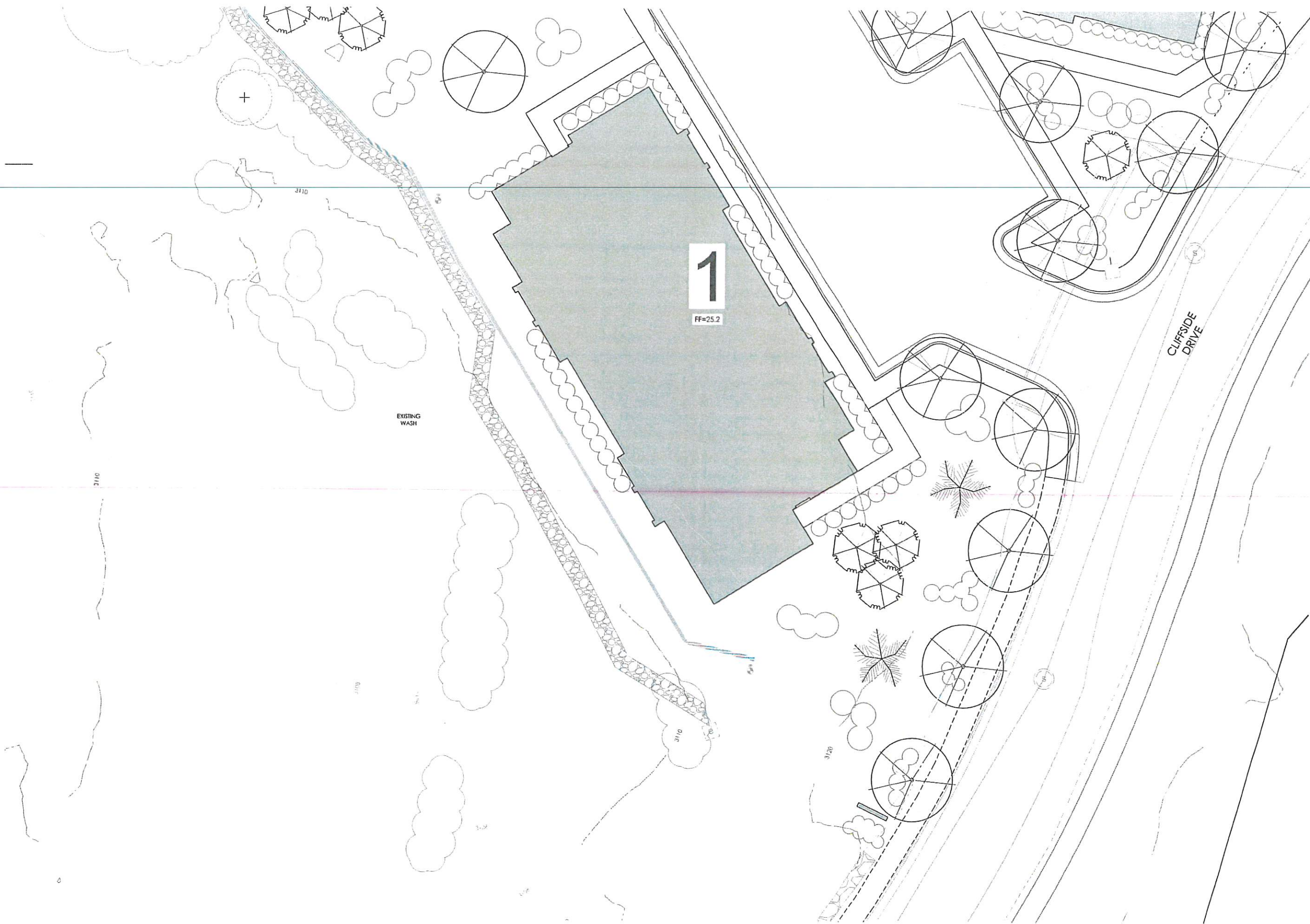
- THE INTENTION OF THE OWNER AND DESIGNER IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENTS IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
- WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETERMINAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE DESIGNER WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO COMPLETE ROUGH GRADING, FINE GRADING AND PLACING AND GRADING OF TOPSOIL.
- SEE PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- EXISTING LANDSCAPE TO REMAIN SHALL BE PROTECTED AND MAINTAINED BY CONTRACTOR.
- COMPACTED LANDSCAPE AREAS SHALL BE REPAIRED BEFORE PLANTING OCCURS.
- PRE-EMERGENT HERBICIDE APPLICATIONS ARE REQUIRED DURING LANDSCAPE INSTALLATION. THE APPLICATION IS TO OCCUR AFTER THE LANDSCAPE AREA IS WEED FREE AND BEFORE THE WEED BARRIER OR WOOD MULCH IS INSTALLED.
- QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES EXIST THE PLAN QUANTITIES SHALL DICTATE.
- DECORATIVE ROCK PLACED AROUND PAVERS AND IN GRAVEL AREAS IS TO BE PLACED AT 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER OR APPROVED EQUAL SPRAY PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF WEED BARRIER AND AFTER PLACEMENT OF ROCK.
- BETWEEN ALL PLANTING, LAWN, AND GRAVEL AREAS, INSTALL METAL EDGING. USE COL-MET 1/8" X 5" BLACK EDGING OR APPROVED EQUAL.
- LOCAL ROCK MULCH SHALL BE PLACED AT 3" DEPTH ON SOIL IN MULCHED AREAS. SIZE AND COLOR TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO INSTALLATION. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER PLACEMENT.
- SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY OWNER.

CW Terra
6680 West
Hurricane, UT



Cover and
Site Plan Overall
0.0

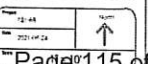
2/21/24



CW Terra
6680 West
Hurricane, UT



Site Plan - 1
1.1

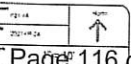


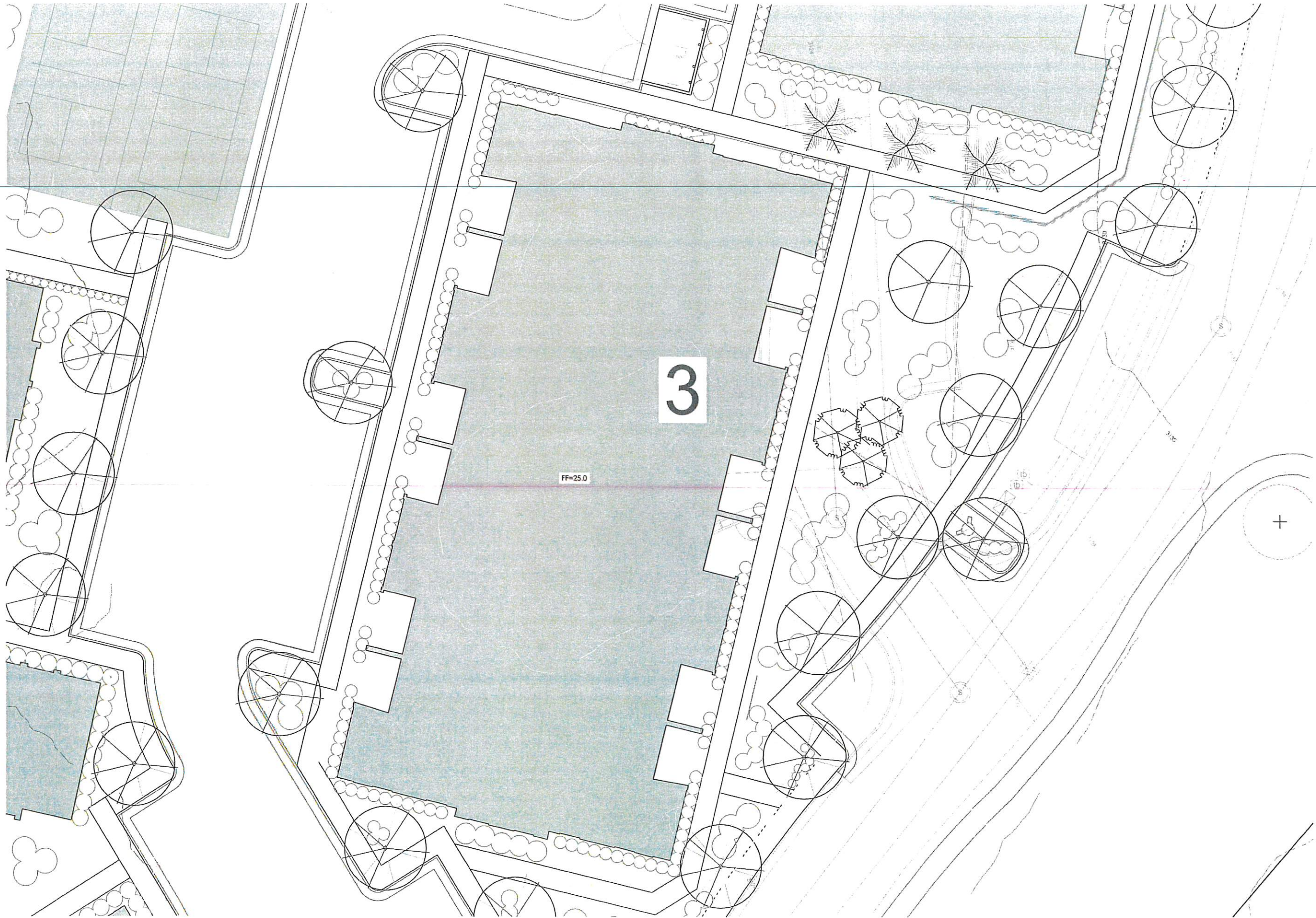


CW Terra
6680 West
Hurricane, UT



Site Plan - 2
1.2





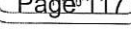
CW Terra
6680 West
Hurricane, UT

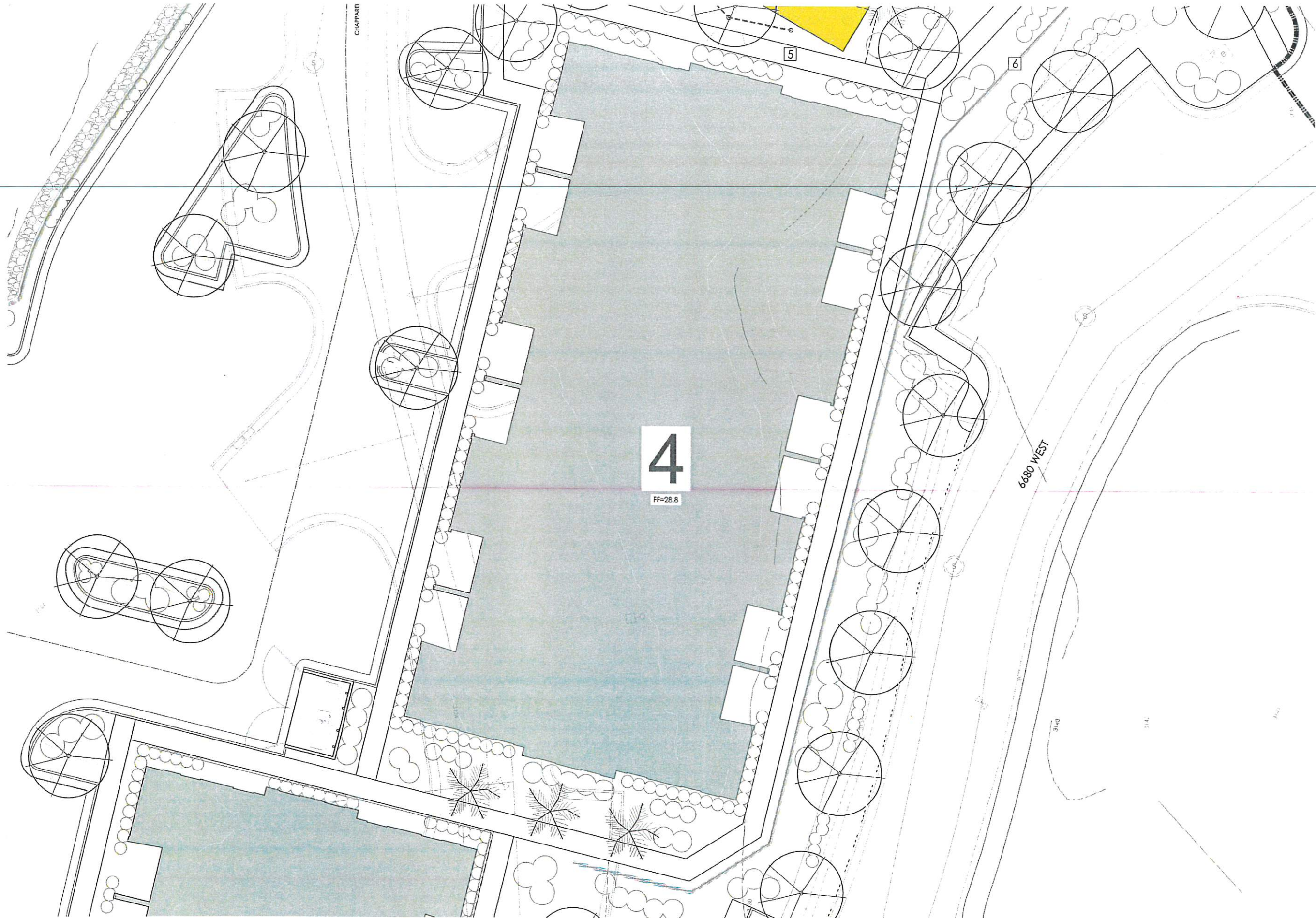
No.	Revision/Notes	Date



Site Plan - 3
1.3

12' x 48'
20' x 24'

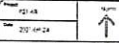


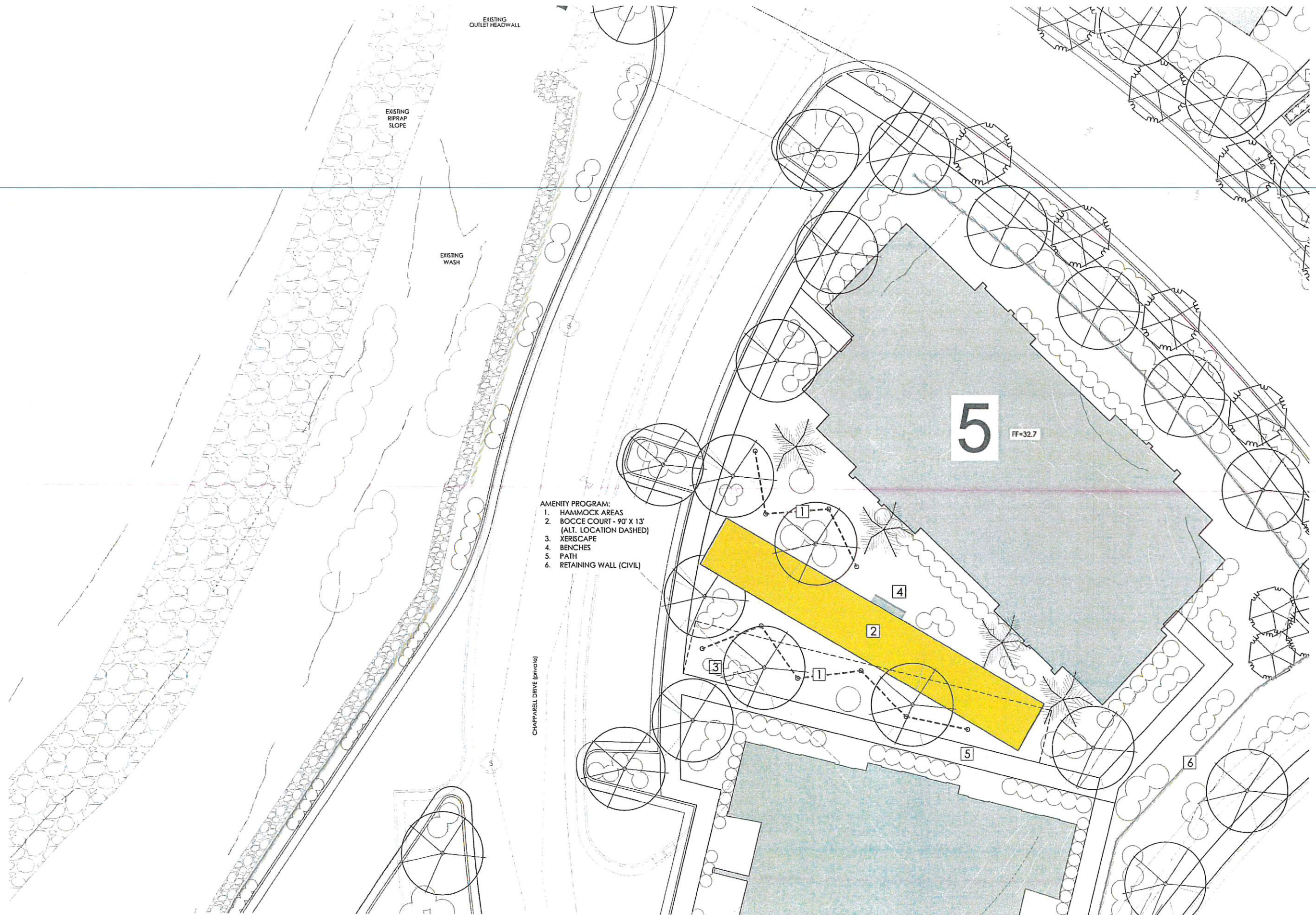


CW Terra
6680 West
Hurricane, UT



Site Plan - 4
1.4





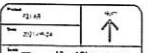
- AMENITY PROGRAM:
1. HAMMOCK AREAS
 2. BOCCO COURT - 90' X 13' (ALT. LOCATION DASHED)
 3. XERISCAPE
 4. BENCHES
 5. PATH
 6. RETAINING WALL (CIVIL)

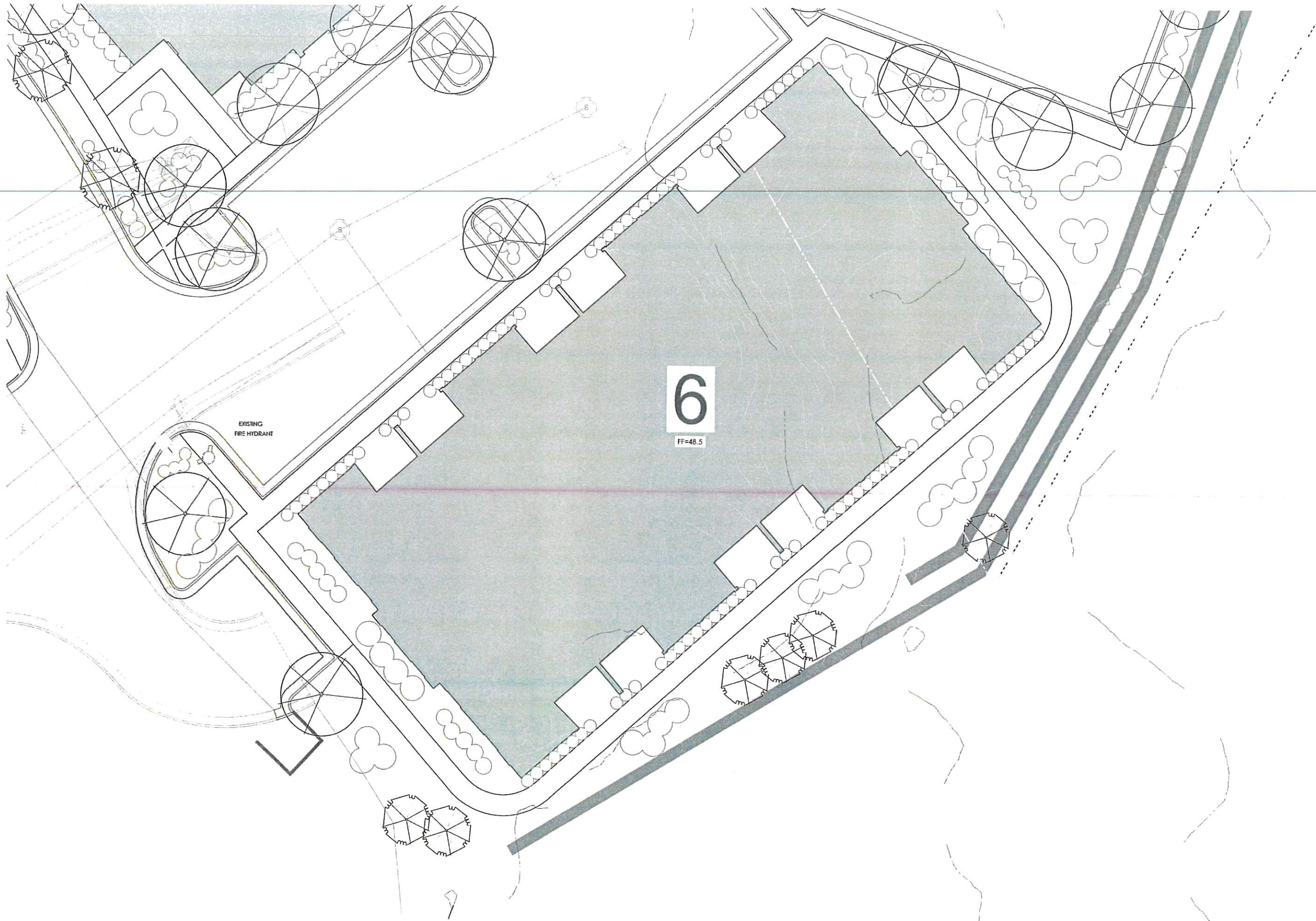
CW Terra
6680 West
Hurricane, UT

No.	Revision/Issue	Date

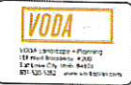


Site Plan - 5
1.5

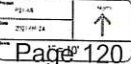




CW Terra
6680 West
Hurricane, UT



Site Plan - 6
1.6





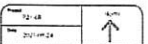


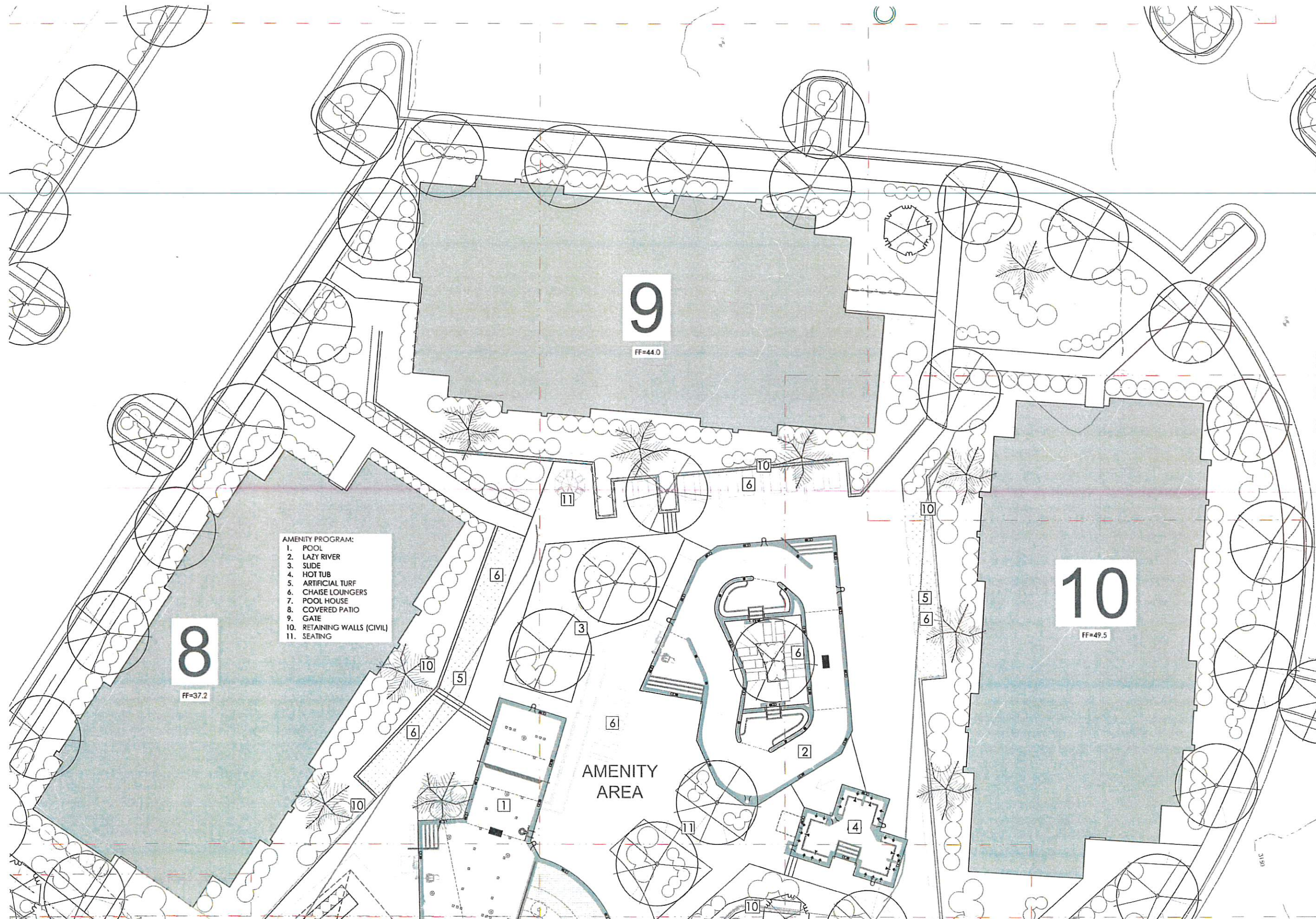
CW Terra
6680 West
Hurricane, UT



Site Plan - 8

1.8





- AMENITY PROGRAM:
- 1. POOL
 - 2. LAZY RIVER
 - 3. SLIDE
 - 4. HOT TUB
 - 5. ARTIFICIAL TURF
 - 6. CHAISE LOUNGERS
 - 7. POOL HOUSE
 - 8. COVERED PATIO
 - 9. GATE
 - 10. RETAINING WALLS (CIVIL)
 - 11. SEATING

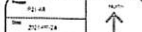
AMENITY
AREA

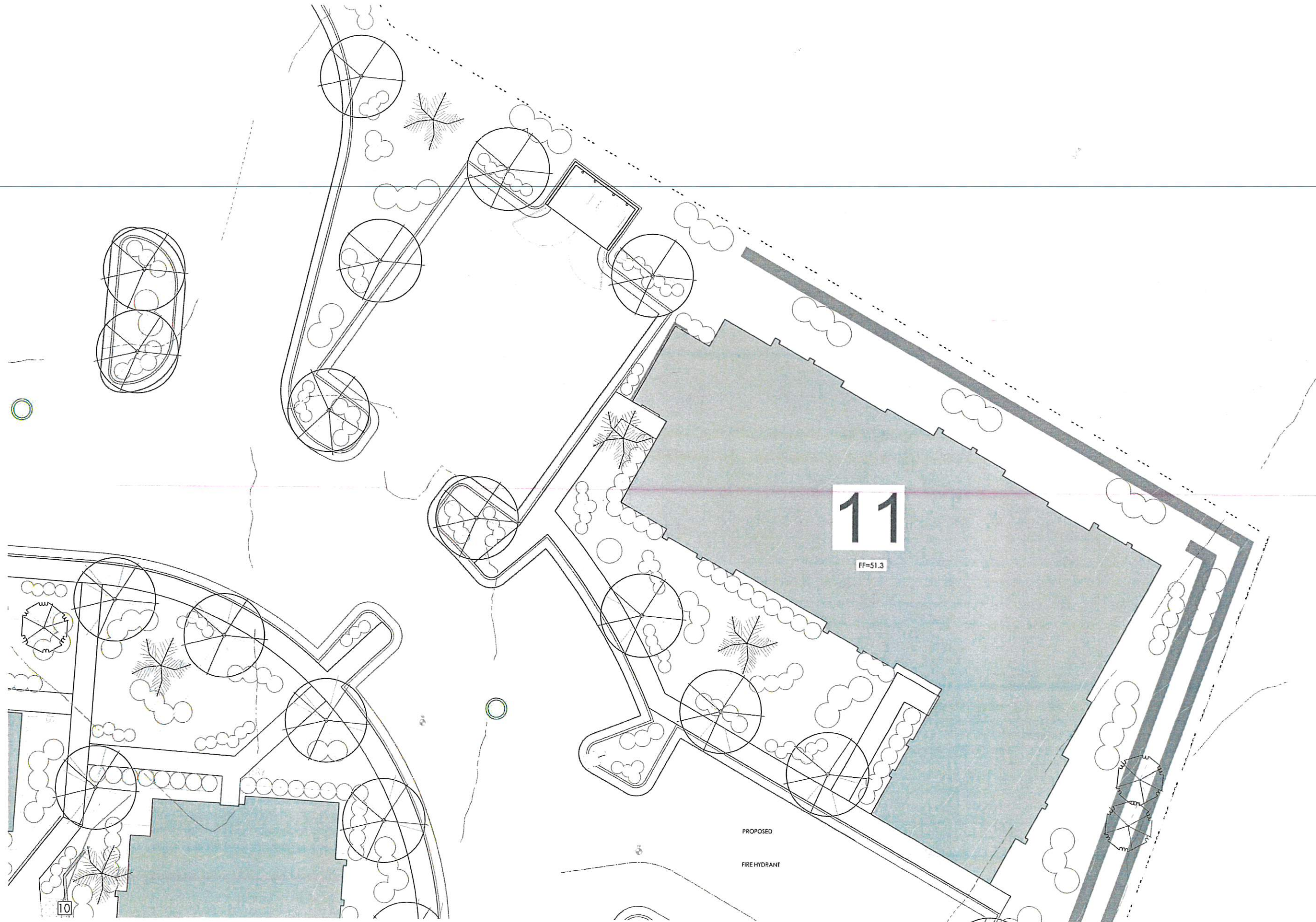
CW Terra
4480 West
Hurricane, UT



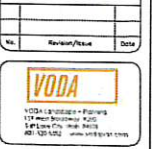
Site Plan - 9

1.9

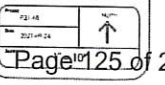




CW Terra
4680 West
Hurricane, UT



Site Plan - 9
1.9



12

EXISTING
WASH

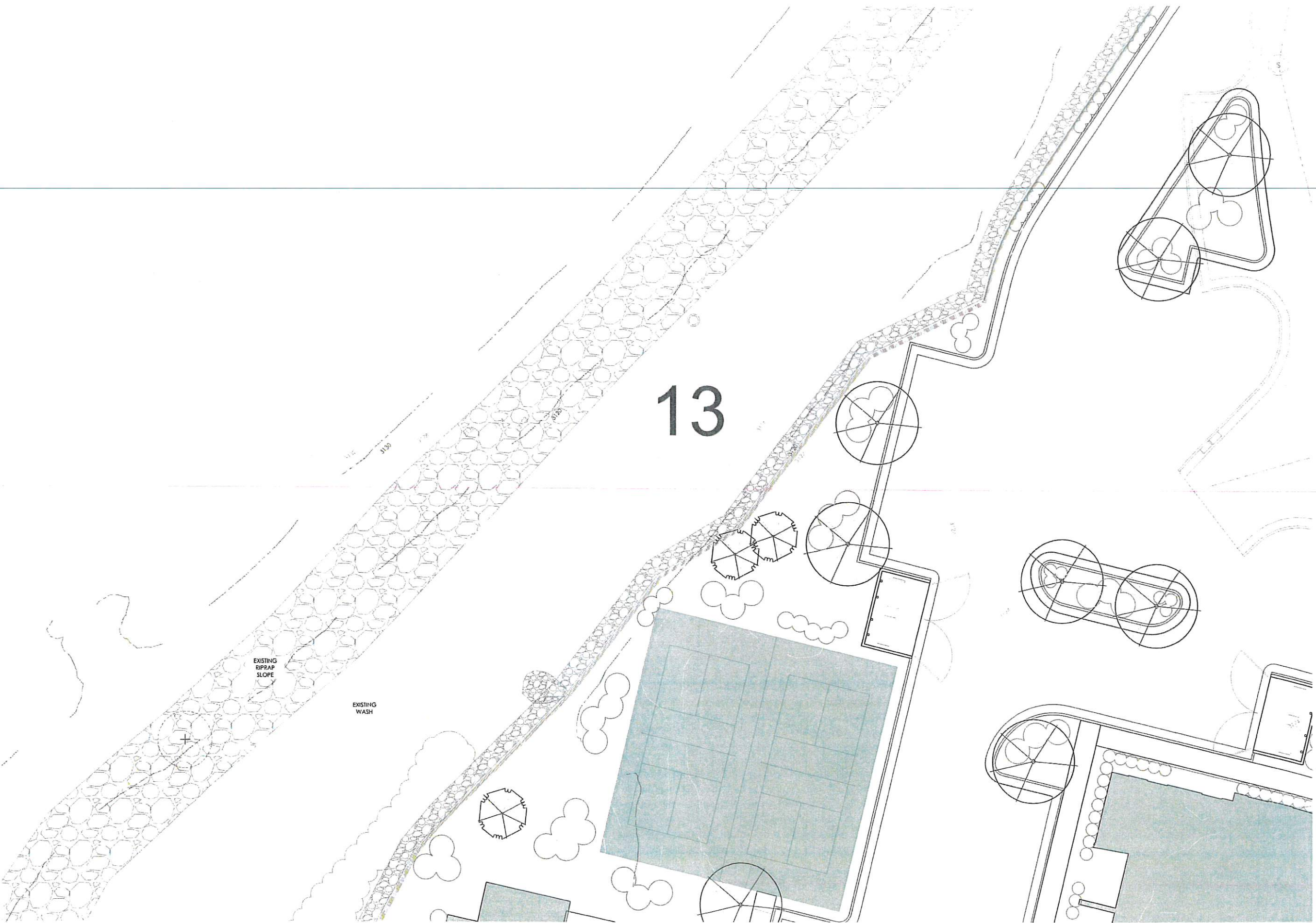
EXISTING
RIPRAP
SLOPE

Boat/RV Parking

CW Terra
6680 West
Hurricane, UT

VODA
VODA Landscape + Planning
100 West Broadway, Suite 200
Salt Lake City, UT 84101
801.525.1522 www.voda.com

Site Plan - 12
1.12



13

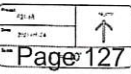
EXISTING
RIPRAP
SLOPE

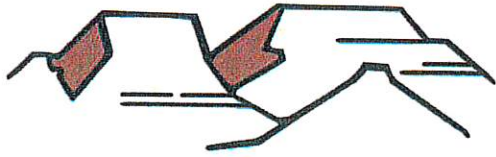
EXISTING
WASH

CW Terra
6600 West
Hurricane, UT



Site Plan - 13
1.13





PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE 435.635.2811 FAX 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-14
Receipt No. 0.157205

Name: SMOOTHIE KINGS HOLDINGS LLC Telephone: (435) 705-4474
Address: 1173 SOUTH 250 WEST ST. GEORGE Fax No. N/A
Email: DAVENASAL@gmail.com Agent Email: PREMIER.DESIGN-ERIC@yahoo.com
Agent (If Applicable): PREMIER DESIGN Telephone: (435) 313-2267
Address/Location of Subject Property: ASH CREEK DR & SAND HOLLOW RD.
Tax ID of Subject Property: H-4-2-11-241 Zone District: PC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) TOUHHOME PROJECT
WITH 164 UNITS ON 14.3 ACRES, REMAINING 4.02 ACRES TO BE COMMERCIAL

This application shall be accompanied by the following:

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

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

Date Received: 04.05.2022 (Office Use Only)
Received by: Brienna Spencer
Date application deemed to be complete: _____ Completion determination made by: _____



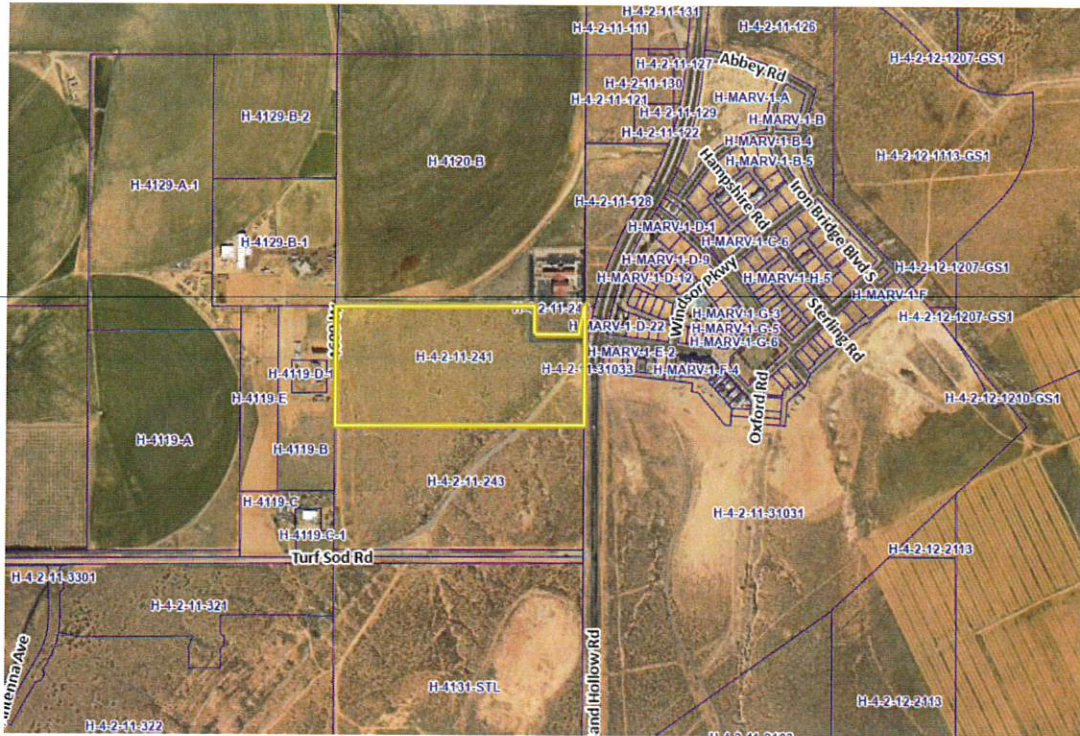
STAFF COMMENTS

Agenda Date:	4/27/2022
Application Number:	2022-PSP-14
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Smoothie Kings Holdings LLC
Agent:	Premier Design
Request:	Approval of a Preliminary Site Plan
Location:	The corner of Ash Creek Dr and Sand Hollow Road
Zoning:	PC
General Plan Map:	Planned Community

Discussion: The applicant is seeking a preliminary site plan for 18.32 acres, containing 164 townhomes. The overall density for the residential area is 11.5 units per acre. The property is zoned Planned Commercial which currently has no cap on density for residential. This plan is for the most part compliant with the new restrictions on the Planned Commercial zoning but these changes have not yet been passed by the City Council. This property was proposed for a zone change to Recreation Resort last year but the application was tabled and then withdrawn.

The City Council current direction to staff is to cap the density at 15 units an acre (20 possible with destiny bonus with higher percentage of commercial space or affordable housing), and a minimum of 20% of property zoned for commercial and minimum of 20% zone for residential. The City Council is going to discuss the updated ordinance again on May 5, 2022.

The applicant will need to change the name of the project because there is already a Sand Hollow Townhomes development within the City.



JUC Comments

The following items will need to be addressed:

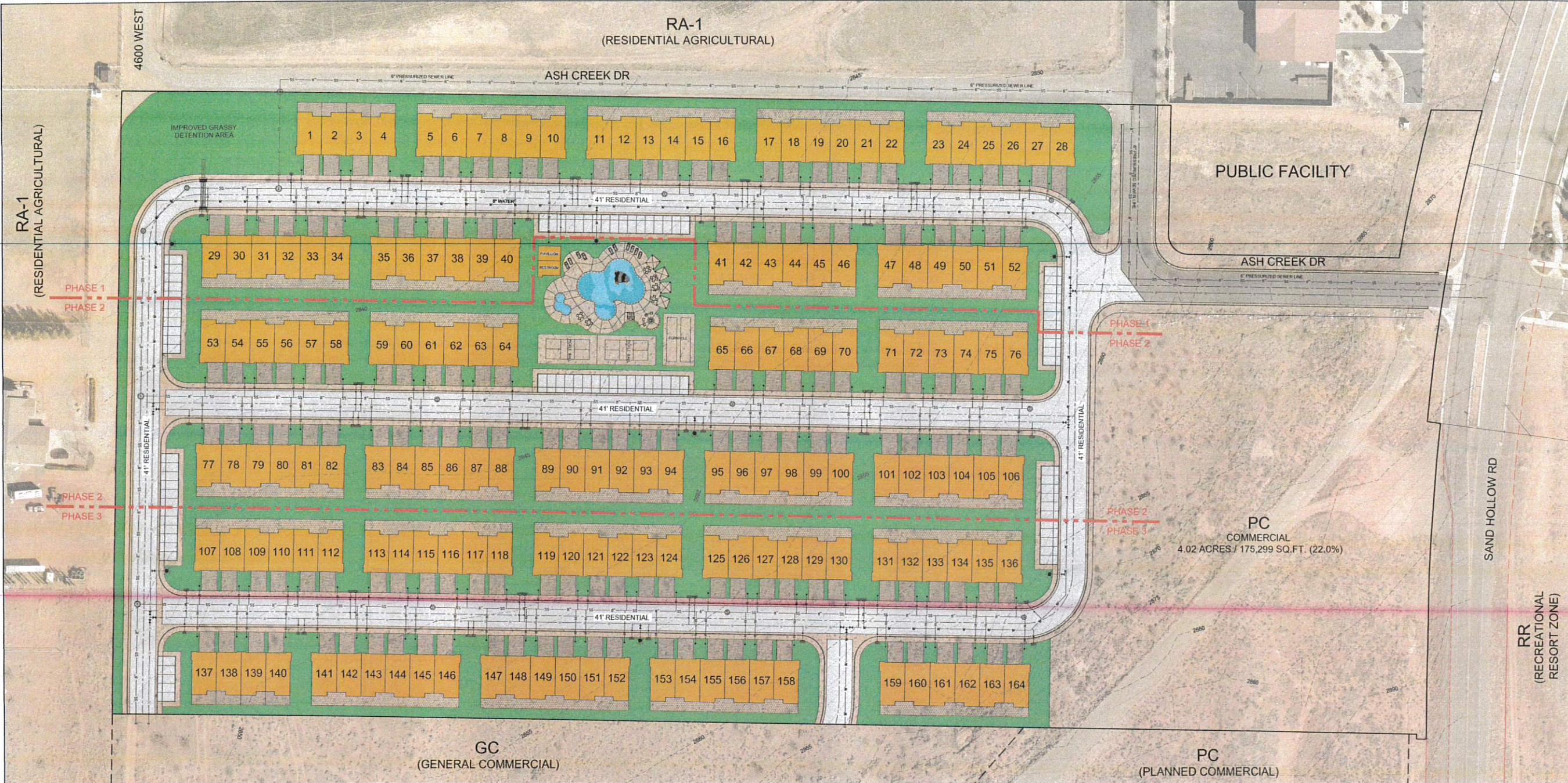
1. **Sewer:** A polymer manhole will need to be installed where the pressure line connects to Sand Hollow Road. Stubs on the west side required. A 50' by 50' pump station will be needed with Gorman-Rupp pump. Ash Creek requested the applicant reach out to them to coordinate sewer improvements prior to construction drawings.
2. **Water:** Need a full water model. Need to install irrigation.
3. **Fire:** Must meet fire code
4. **Engineering:** Roads will need to be 45' and 52' wide. Block lengths need to be 800' maximum. May need improvements to Ash Creek Drive. 4600 W should connect through. Traffic impact study required. Improvements on Sand Hollow Road and Turf Sod Road required. Will need a road connection to Turf Sod Road.
5. **Streets:** Public or private streets? Improvements to Ash Creek Drive. Second access needed. Make sure roadways align with neighboring properties.
6. **Power:** Dixie Power area. No comments received by staff.
7. **Fire:** Must meet fire code.
8. **Gas:** No concerns.
9. **Cable:** Copper line in sewer easement

Staff Comments: Preliminary Site Plan

1. The density of this application is 11.5 units per acre. There is no residential density cap currently in Planned Commercial but the proposed updates would cap it at 15 units per acre with an option of up to 20 units per acre

2. The applicant is reserving 22% of the property for future commercial use. The City Council has not decided if this will comply with the updated Planned Commercial ordinance but it does comply with the current ordinance.
3. Setbacks in Planned Commercial are:
 - a. Front: 20 feet
 - b. Rear: 10 feet
 - c. Interior side: 10 feet
 - d. Street side: 20 feet
4. City code requires 2 parking spaces per unit for multifamily developments
5. The street parking areas proposed are currently not permitted. An ordinance to change this is before the Planning Commission.
6. Grass in the common areas should be limited. An ordinance to mandate this is before the City Council
7. Staff appreciates the provided amenities. None are currently required.
8. The applicant will need a working second access once the development has 30 units, this will likely be needed within the first phase of the development. 4600 W should connect through the property
9. The on-street parking is not allowed. An ordinance change to allow this is before the Planning Commission

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this application until the City Council passes the new changes to the Planned Commercial ordinance.



DATE: 4/1/2022
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: SKHLLC

SCALE: 1" = 50'

PRELIMINARY SITE PLAN
SAND HOLLOW TOWNHOMES
SMOOTHIE KINGS HOLDINGS LLC
PARCEL H-4-2-11-241
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH WINS, UTAH 84738 (435) 315-2267

4/4/2022
License No. 222008
Marc R. Foy
Marc R. Foy

SHEET
PS

SAND HOLLOW TOWNHOMES



SITE DATA

TOTAL PARCEL = 18.32 ACRES / 798,453 SQ.FT.
TOWNHOMES = 14.30 ACRES / 623,154 SQ.FT. (78.0%)
COMMERCIAL = 4.02 ACRES / 175,299 SQ.FT. (22.0%)

TOWNHOMES TOTAL AREA = 14.30 ACRES / 623,154 SQ.FT.
DENSITY = 164 UNITS = 11.468 UNITS / ACRE

BUILDING AREA = 3.93 ACRES / 171,108 SQ.FT.
REAR PATIO AREA = 1.08 ACRES / 47,232 SQ.FT.
TOTAL PRIVATE AREA = 5.01 ACRES / 218,340 SQ.FT. (35.0%)

ROADWAYS, SIDEWALKS & PARKING = 3.89 ACRES / 169,755 SQ.FT. (27.2%)
LIMITED COMMON AREA (DRIVEWAYS) = 1.25 ACRES / 54,359 SQ.FT. (8.8%)
LANDSCAPING (COMMON AREA) = 4.15 ACRES / 180,700 SQ.FT. (29.0%)

PARKING:
EACH UNIT HAS 2 CAR GARAGE & 16' W X 20' L DRIVEWAY
GUEST PARKING = 84 SPACES

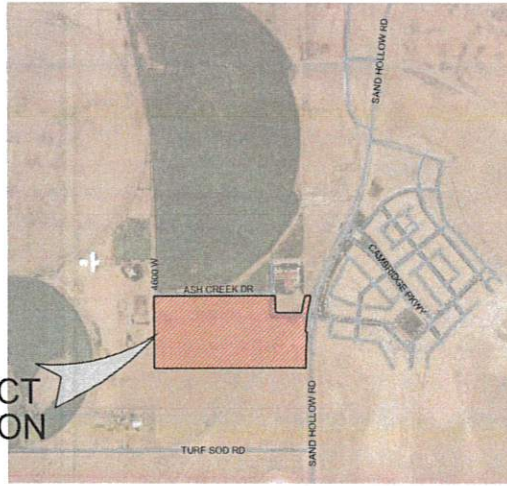
AMENITIES:
SWIMMING POOL WITH RESTROOMS & COVERED PICNIC AREA
(2) PICKLE BALL COURTS
(4) CORNHOLE COURTS
LARGE IMPROVED GRASSY DETENTION AREA

PROPERTY INFO

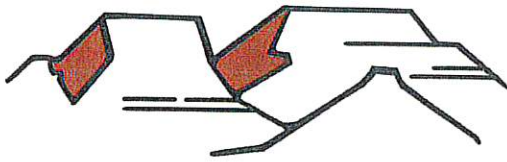
PROPERTY ADDRESS = H-4-2-11-241
APPROX ADDRESS: ASH CREEK DR & SAND HOLLOW RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
SMOOTHIE KINGS HOLDINGS LLC
1173 SOUTH 250 WEST
ST. GEORGE, UTAH 84770
(435) 705-4474

PROJECT
LOCATION



VICINITY MAP



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee

File No. 2022-PSP-15

Receipt No. 8-157519

Name: Austin Overman Telephone: 801-688-5400

Address: 10565 North 6400 West Highland UT 84003 Fax No. _____

Email: austin.overman@wasatchcommercial.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Colina Tinta / Black Ridge Painted Hills PDO

Tax ID of Subject Property: H-3-Z-4-44021 Zone District: Washington County

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

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

Agenda Date:	04/27/2022
Application Number:	2022-PSP-15
Type of Application:	Preliminary Site Plan Modification
Action Type:	Administrative
Applicant:	Austin Overman
Agent:	
Request:	A modification of the master plan for the Collina Tinta PDO
Location:	Collina Tinta/Black Ridge PDO
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

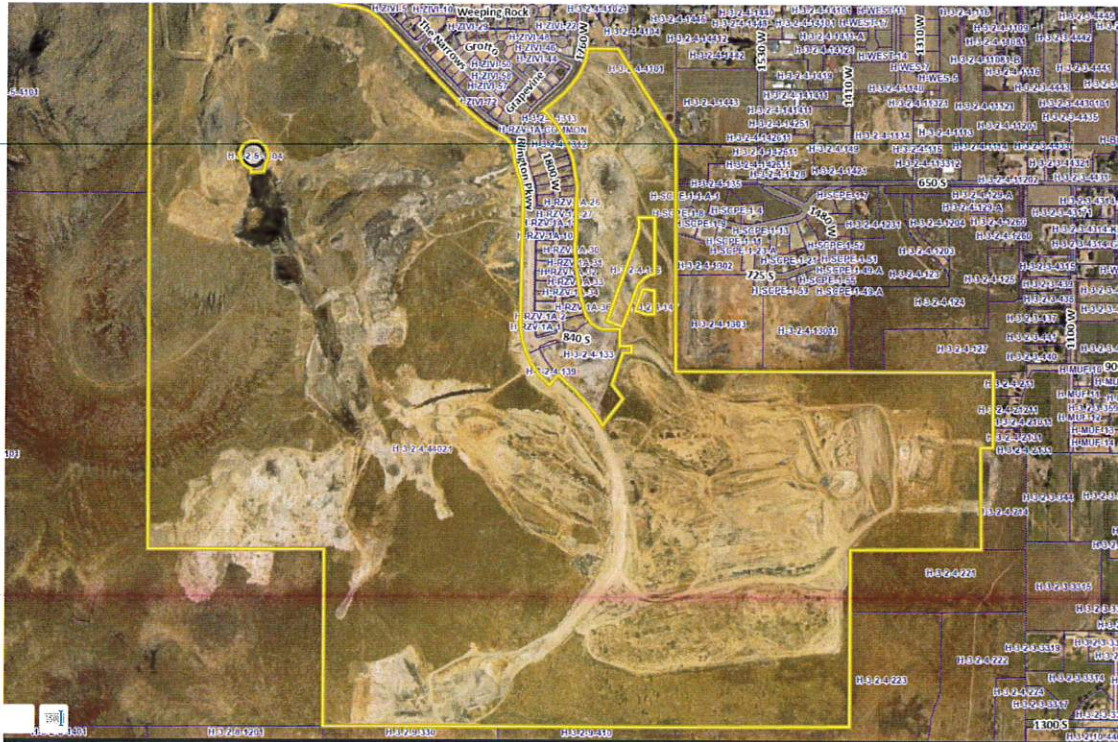
Discussion:

The applicant has submitted a preliminary site plan for Black Ridge. This will replace the previously approved site plan for the Collina Tinta PDO. The primary change is that the golf course will no longer be built. The number of units and overall density is the same. The applicant has also submitted an amendment to their development agreement.

The new property owner has met with staff several times over the past year and has discussed the future of the project in detail. This is the first application for modification.

	Zoning	Adjacent Land Use
North	R1-10, RM-2 PDO	Single family homes, planned townhomes
East	RA-1, R1-10	Primarily single family homes (Scenic Pointe), and other single family developments planned

South	RA-1, R1-10	Undeveloped Property
West	RA-1	Undeveloped Property



Amendment and Process

The applicant is not seeking to change the underlying zoning, but seeking major changes to the site plan and development agreement. The main difference is that the applicant is seeking to eliminate the golf course and change it to a variety of parks, trails, and open space. This change reduces the overall “open space” from a required 262 acres (200 of which was planned for a golf course) to 100 acres of open space.

Amendment to a site plan is controlled by the master development agreement (attached). In the following sections it describes the process:

5.5 Process for Modifying the PDO.

5.5.1 Intent. City acknowledges that the PDO Zone Approval and Preliminary SitePlan is a generalized depiction of the proposed development of the Project with specific land uses permitted as shown on the Preliminary Site Plan. This Agreement contemplates that Developer may modify the Preliminary Site Plan so long as the total density allowed, land uses permitted, depicted and described in the Preliminary Site Plan are not changed or increased. Subject to this limitation, and as provided in this paragraph and other related provisions throughout this Agreement, Developer is specifically entitled to, and City hereby grants Developer, the right to change and/or adjust the exact location of various development uses and

densities under the provisions of this Agreement between or among Development Phases shown on the Preliminary Site Plan, or any amendment approved pursuant to this paragraph. The purpose of this provision is to allow Developer the opportunity to change the configuration of uses shown on the Preliminary Site Plan to reflect future changes in economic factors, development, ownership or other relevant matters so long as such changes do not require the uncompensated relocation of public improvements which have been constructed or which materially and adversely impact other public improvements depicted and planned on the Preliminary Site Plan, as reasonably determined by City. Any proposed modification of the Preliminary Site Plan which increases the total density allowed or adds other land uses or property not depicted or described in the Preliminary Site Plan shall be accomplished only as provided in Section 10-23-7 and other related sections of City's Land Use Ordinance, as amended.

5.5.3 City Acceptance of Preliminary Site Plan Modification Application.

City shall have fifteen(15) calendar days after submittal of a Preliminary Site Plan Modification Application to inform Developer whether City considers the Preliminary Site Plan Modification Application to be complete. If City does not notify Developer in writing of any additional information required to complete the application, the Preliminary Site Plan Modification Application shall thereafter be deemed complete. If City determines the Preliminary Site Plan Modification Application is not complete as submitted, City shall notify Developer in writing within the fifteen(15) days specifying in detail any incomplete or missing information. If City does not notify Developer in writing within fifteen(15) days after submittal of the additional information requested, the Preliminary Site Plan Modification Application shall be deemed complete. If City determines that the required additional information for the Preliminary Site Plan Modification Application is not complete as submitted, City shall notify Developer in writing within fifteen (15) days thereafter and shall specifically identify the additional information required to complete the Preliminary Site Plan Modification Application.

5.5.4 City Review. *City shall have forty five(45) calendar days to review the changes proposed in the Preliminary Site Plan Modification Application After said application accepted as complete or deemed complete. If City does not object within forty five (45) days, the final completed Preliminary Site Plan Modification Application shall be deemed accepted by City and shall constitute modification of the PDO Zone Approval and Preliminary Site Plan, provided that any such modification conforms to applicable law set forth in Paragraph 2.2 of this Agreement.*

5.5.5 City's Objections. *If City objects to the Preliminary Site Plan Modification Application, City shall specify in writing with reasonable detail the reasons City believes that the proposal is not consistent with City's General Plan or other policies, plans and ordinances of general applicability allowed by this Agreement and the vested rights conveyed by this Agreement.*

Staff main concern about the process for review is that the application is more than to “adjust the exact location of various development uses and densities”. Though density is overall the same, but one of the largest uses, the golf course, is being completely eliminated. Staff believes this will trigger a complete

zone change and modification, requiring a public hearing and notification to surrounding property owners. The applicant has stated that because the density is not changing, that just a modification plan is all that is required. Staff, with the City Attorney, is planning on sitting down with the applicant to review the development agreement requirements to resolve the issue.

Main Changes

	Collina Tinta			Black Ridge		
	Acres	Units	Use	Acres	Unit	Use
Single Family	197.3	623		311	1137	
Multi Family	85.92	1263		80	749	
Open Space	60.2			100		
Golf Course	202					
Commercial	1			5		
Major Roadways				11		
Total	546.42	1886		507	1886	
Units Per Total Acre	3.45155741			3.45155741		
Units Per Residential Areas	6.659134242			4.823529412		
Resort Units		247	Multi Family Areas		247	Not Shown
R1-10 Base Density			3.5 Unit/Acre			
Estimated Density for Developable Area			1807.47			
20% Density Bonus			2168.964			

1. **Golf Course and Open Space.** The applicant, with staff general recommendation, is wanting to eliminate the golf course in exchange for a park and trail system. Staff made this recommendation to the applicant when they first started looking into purchasing the project. Staff made this recommendation for a couple of reasons. 1) Golf Courses are privately held open space and do not grant access except to those who pay the fee, 2) very water intensive, and 3) there are

currently three other active courses within the City, two of which did not exist when the original plan was approved. The PDO was granted in part because of the golf course, but staff would strongly encourage the City to eliminate that requirement in exchange for a more broadly accessible park and trail system. The proposal is unclear what parks will be dedicated to the City and what will remain private. The idea within the development would be to allow for a connected system of open space and amenities connected with trails. Staff would recommend that the trail system, Sullivan's Knoll, and at least one five acre minimum park space be dedicated to the City for public use.

2. **Density and Housing.** As you can see from the table above, there is no increase in density. The new proposal will contain more single family areas, and the residential areas will be overall less dense. The base density for the underlying zone is likely around 1,807 units once you factor in that about 30 acres is undevelopable because of slopes, but the applicant would be able to receive a density bonus based on open space, park and other amenity dedication.
3. **Development Agreement.** The applicant has submitted an updated development agreement proposing to make several changes. The biggest change is to eliminate the golf course requirements. There are other proposed changes that are currently being reviewed by planning staff and the City Attorney.
4. **Layout.** Generally, the layout has been adjusted, but many of the roadways and open space have items in common with the update. Housing and open space locations have been moved, and the applicant has added five acres of commercial space on the south property boundary.

Preliminary Site Plan Review

JUC Comments:

Power: Previous quote from former owner available. Talk to power about the express circuit from the substation. Develop 750 mcm to State Street. Extra 6" circuit along Rlington. Applicant needs to meet with Power Department

Water: Need a complete water model. Need to install irrigation lines. Need to loop water lines to 1300 S. Needs to be 12" to match the overall Water Master Plan.

Streets: Check compliance with Transportation Master Plan and connectivity with neighboring subdivisions.

Sewer: No issues with zone change. Sewer line at 280 S and Rlington Parkway. Off-site sewer in multiple directions will be needed along 1100 W and 1300 S.

Engineering: Need to include connectivity to neighboring parcels.

Phone: Fiber along Rlington Parkway.

Parks: All park areas need to be built to Hurricane City Parks specifications and approved before construction

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend continuing this item until a legal review of the development agreement can be completed.

When Recorded Return To:

Wasatch Commercial Developers, LLC
299 S. Main Street, Suite 2400
Salt Lake City, Utah 84111

Space above for County Recorder's Use

PARCEL I.D. #: See Attached

**FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT
FOR PAINTED HILLS COLLINA TINTA**

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA ("Amendment") is made to be effective as of _____, 2022 (the "Effective Date"), by and among WPP Hurricane Land, LLC, a Utah limited liability company ("Developer"), RR Penga, LLC, a Utah limited liability company ("Penga"), Interstate Homes LLC, a Utah limited liability company ("Interstate"), and the City of Hurricane, a municipal corporation and political subdivision of the State of Utah ("City") (individually a "Party" and collectively the "Parties").

RECITALS

A. Summit-Hurricane Development, Inc, a Nevada corporation ("Summit"), Toquerville Enterprises, a Utah limited liability company ("Toquerville") and City entered into that certain Development Agreement for Painted Hills Collina Tinta dated September 7, 2006, and recorded in the Official Records of Washington County, Utah on October 24, 2006, as Document No. 20060049271 (the "Agreement") for the development of approximately 560 acres of land located in Hurricane, Utah (the "Project") as more particularly described on Exhibit "A" attached hereto.

B. Summit, Toquerville and City entered into the First Amendment to the Agreement, dated January 2, 2008, and recorded in the Official Records of Washington County, Utah on February 6, 2008, as Document No. 20080004968.

C. Summit, Toquerville and City entered into the Second Amendment to the Agreement, dated May 22, 2008, and recorded in the Official Records of Washington County, Utah on May 28, 2008, as Document No.20080021728.

D. Penga became a successor owner and developer on July 19, 2017 of the proposed phases known as Grande Canary, Mira Rosa 1, Mira Rosa II in addition to the parcels to be dedicated as streets known as Rlington Parkway and 1760 West. Penga received a Sheriff's Deed and Bill of Sale dated July 20, 2017, which is recorded in the Official Records of Washington County, Utah on July 21, 2017 as Document No. 20170029809.

E. Summit, Toquerville, City and Penga entered into the Third Amendment to the Agreement, dated June 7, 2018, and recorded in the Official Records of Washington County, Utah on June 25, 2018, as Document No. 20180026189.

D. Interstate became a successor owner and developer upon acquisition from RR Penga of Mira Rosa 1, to be known as the Ridge at Zion Vista ("The Ridge") and Rlington Parkway adjacent to Mira Rosa 1 as recorded in the Official Records of Washington County, Utah on February 10, 2021, as Document No. 20210009584.

E. Developer became a successor owner and developer upon acquisition of multiple properties in the Project on September 17, 2021.

F. Developer, City, Penga and Interstate entered into the Fourth Amendment to the Agreement, dated _____, 2021, and recorded in the Official Records of Washington County, Utah on _____, 2021, as Document No. _____.

G. The Parties desire to again amend the Agreement to update the general development plan of the Development, including the elimination of requirement for a golf course and certain open space requirements.

H. The Parties desire to amend the Agreement by adding the language set forth below.

AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Agreement. This Amendment amends the Agreement. In the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall control. Unless otherwise indicated herein, all

capitalized terms used in the Amendment shall have definitions assigned to them in the Agreement.

2. Recital K. Section K of the Development Agreement shall be amended to replace the reference to “forty percent (40%)” with “twenty percent (20%).”
3. Golf Course. The parties agree that all references in the Development Agreement to “Golf Course” and “Golf Course Company” shall be stricken and of no further force and effect. The Parties acknowledge and agree that there shall be no requirement to build a Golf Course as part of the Project. Any requirement relating to the Golf Course or obligations of the Golf Course Company or Golf Course Owner shall also be stricken and of no further force and effect.
4. Section 2.4.3. The following sentence is hereby added to the end of Section 2.4.3:

Notwithstanding the foregoing, medical or health related facilities to be developed in the Project shall not be required to be in the locations shown for Commercial Uses on the Preliminary Site Plan but may be in other locations of the Project as reasonably determined by Developer and Owner.
5. Section 2.4.5(b). Section 2.4.5(b) is hereby revoked and deleted in its entirety and replaced with the following:

(b) the proposed transfer does not assign any density to park or open spaces shown on the Preliminary Site Plan unless such park or open space to which density transfers is replaced with park or open spaces of approximately equivalent size in a different location on the Site Plan of the Project;
6. Section 3.2.9. Section 3.2.9 is hereby revoked and deleted in its entirety and replaced with the following:

3.2.9 Irrigation Pond. City shall cooperate with Developer and negotiate in good faith to provide sufficient irrigation water for the operation of the Project and the amenities described on the Preliminary Site Plan.
7. Section 4.1.1.2. Section 4.1.1.2 is hereby revoked and deleted in its entirety and not replaced.
8. Section 4.6.1.1. Section 4.6.1.1 is hereby deleted in its entirety and replaced with the following:

4.6.1.1 **Park Sites, Trails, Ponds and Open Areas.** Owners and Developer have provided for approximately one hundred (100) acres of open areas within the Project, including, but not limited to, forty (40) acres of recreational open space, Sullivan's Knoll, public trails and multiple park areas of varying sizes shown on Exhibit "G" attached hereto.

9. Section 4.6.1.6. Section 4.6.1.6 is hereby revoked and deleted in its entirety and not replaced.

10. Section 4.7.1.2. Section 4.7.1.2 is hereby revoked and deleted in its entirety and not replaced.

11. Execution and Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute and be one and the same document.

12. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS HEREOF, the Parties have executed this FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA as of the date first above written.

(Signatures on Next Page)

Signature Page

DEVELOPER:

WPP Hurricane Land, LLC, a Utah
limited liability company

By: _____

Print Name: _____

Title: _____

INTERSTATE:

Interstate Homes, LLC, a Utah limited
liability company

By: _____

Print Name: _____

Title: _____

PENGA:

RR Penga, LLC, a Utah limited
liability company

By: _____

Print Name: _____

Title: _____

CITY:

Hurricane City, a municipal
corporation and political subdivision
of the State of Utah

By: _____

Print Name: _____

Title: _____

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____ and _____, who, being by me duly sworn, did say that he/she/they is/are the _____ of WPP Hurricane Land, LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of RR Penga, LLC., a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of Interstate Homes LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

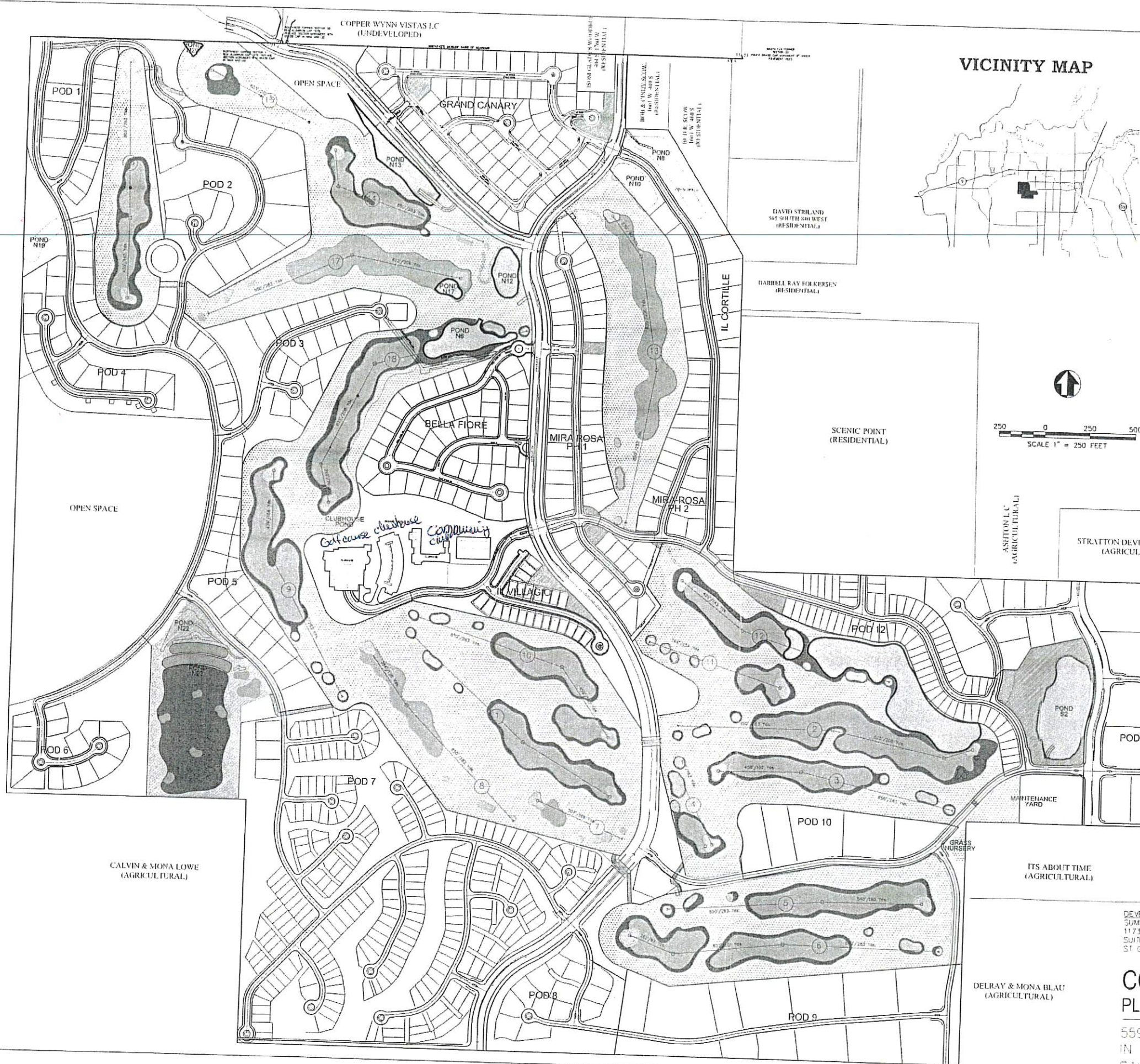
On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of Hurricane City, a municipal corporation and political subdivision of the State of Utah, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

	Collina Tinta			Black Ridge	
	Acres	Units	Use	Acres	Unit
Single Family	197.3	623		311	1137
Multi Family	85.92	1263		80	749
Open Space	60.2			100	
Golf Course	202				
Commercial	1			5	
Major Roadways				11	
Total	546.42	1886		507	1886
Units Per Total Acre	3.45155741			3.45155741	
Units Per Residentail Area	6.659134242			4.823529412	
Resort Units			247 Multi Family Areas		247
R1-10 Base Density			3.5 Unit/Acre		
Estimated Density for Developable Area			1807.47		
20% Density Bonus			2168.964		



VICINITY MAP

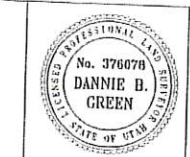


COLLINA TINTA

Collina Tinta Land Use Table			
Total Project Area: 24,179,912 S.F. / 560 Acres			
Name	Size (ac.)	# of Units	Type
Grande Canary	20.35	79	Single Family
Mira Rosa Phase 1	12.05	37	Single Family
Mira Rosa Phase 2	11.43	33	Single Family
Il Cortile	13.82	54	Multi Family
Bella Fiore	14.49	47	Multi Family
Il Villaggio	4.28	24	Single Family
Pod 1	9.2	15	Single Family
Pod 2	24.9	34	Single Family
Pod 3	11.1	19	Single Family
Pod 4	10.1	18	Single Family
Pod 5	9.1	16	Single Family
Pod 6	11.5	36	Multi Family
Pod 7	39.0	231	Single Family
Pod 8	8.1	33	Multi Family
Pod 9	19.6	431	Multi Family
Pod 10	7.7	169	Multi Family
Pod 11	25.2	540	Multi Family
Pod 12	11.3	70	Single Family
Total	283.2	1886	

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

Collina Tinta Land Use Summary		
	Size (ac.)	# of Units
Total Single Family	197.3	623
Total Multi Family	85.9	1263
Clubhouse	12.4	
Commercial	1.0	
Total Open Space		
Golf Course	262.4	47%
Trails	202.2	36%
Parks and Lake	16.5	3%
Other Open Space	6.0	1%
	17.7	7%



DATE	JAN 2008
SCALE	1" = 250' - (24x36)
PROJECT NUMBER	550M010100

COLLINA TINTA
EXHIBIT
COLLINA TINTA
SITE PLAN
HURRICANE, UTAH

PSOMAS

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

DEVELOPER:
SUMMIT-HURRICANE
1173 SOUTH 250 WEST
SUITE 308
ST GEORGE, UTAH 84770

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

COLLINA TINTA
PLANNED DEVELOPMENT OVERLAY

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

DESIGNED	JCD
CHECKED	JCD
DATE	
SHEET	1
OF	1

ISSUE DESCRIP.	DATE
	3.24.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN LLC. Copyright © 2022

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks	100		19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 12 DU/acre	149	20	3.9%
Multifamily & Retirement 12+ DU/acre	600	60	11.8%
Commercial	5		1.0%
Major Roadways (66' ROW)	11		2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

PARCEL TYPE	
	OPEN SPACE, AMENITIES, TRAILS AND PARKS
	SINGLE FAMILY - up to 4 DU/acre lots
	SINGLE FAMILY - up to 6 DU/acre lots
	SINGLE FAMILY - up to 8 DU/acre lots
	TOWNHOME - up to 12 DU/acre
	MULTIFAMILY & RETIREMENT - 12+ DU/acre
	COMMERCIAL

BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

LAND USE PLAN
SCALE: 1"=300'-0" NORTH

A

10-3-4: DEFINITIONS OF WORDS AND PHRASES

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

10-13-7: SPECIAL REGULATIONS:

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

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

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

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

~~E. Open space. In multiple family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus 50 percent of all additional floor area.~~

10-33-5: SITE PLAN DESIGN:

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

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

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

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

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

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

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

2. Courtyard areas should be designed as usable space.

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

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

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

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

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

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

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

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

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

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

H. Pedestrian Circulation: A network of convenient, safe, and raised or textured pedestrian paths should connect areas within the project, and the project to adjacent properties and transit facilities.

1. The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

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

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

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

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

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

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

J. Security: A site should be designed to avoid creating conditions which may invite criminal activity.

1. Buildings, windows, and landscaping should be located to maximize surveillance of entryways, pathways, and parking lots.

2. Adequate lighting should be provided throughout the development.

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

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

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

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

M. Walls: Different projects and uses should be physically separated to minimize the impact of unattractive or noisy areas and provide a buffer between properties.

1. Walls which front on a public street should be designed to include colors, materials, forms, and architectural accents compatible with the main building.

2. Minimum requirements for screening walls: See chapter 37 of this title.

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

1. Equipment should be kept low to the ground.

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

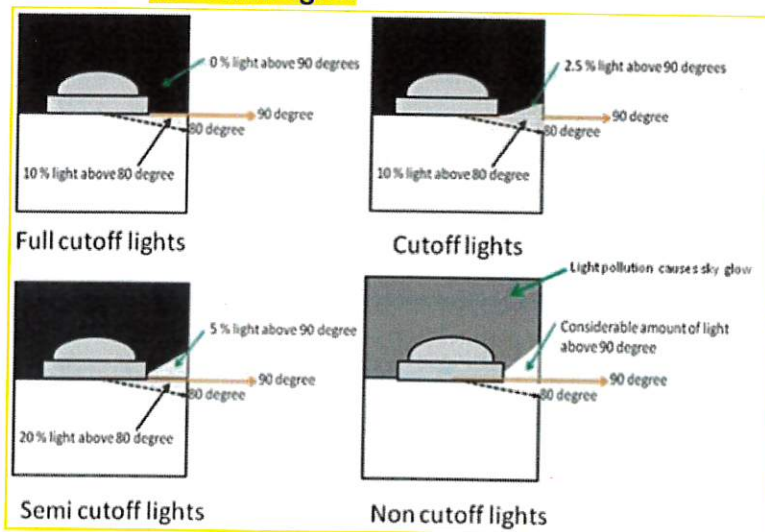
O. Minimum Site Plan Requirements: See applicable base and overlay zone standards (chapters 11 to 30) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-33-7: OUTDOOR LIGHTING

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

1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
 - a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.
 - i. Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards
 - b. All new exterior lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.
 - c. Walkway lighting within multifamily developments and planned developments shall be fully shielded and no more than one thousand (1000) lumens and no more than three feet above the ground
 - d. Motion sensor lighting shall not be on for more than five minutes a time
 - e. Gas canopy and drive-up cover lighting shall be down-lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.
 - f. Recreational facilities shall be required to have full cutoff light fixtures and not have light trespass onto adjacent properties except for where it is unavoidable
 - g. Light poles with floodlights in parking lots and other such facilities shall not exceed eighteen (18) feet in height and shall adhere to all other requirements of this chapter
 - h. Signs: Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting.
3. Exceptions:
 - a. Lighting that has a brightness of less than one thousand (1,000) lumens or one sixty (60) watt bulb

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



Examples of Acceptable / Unacceptable Lighting Fixtures



4-2-2: ENUMERATION OF NUISANCES:

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

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

- Rubbish, refuse, junk, trash or debris.
- Abandoned, discarded or unused furniture, equipment, automobiles, stoves, refrigerators, freezers, construction materials, cans, containers or other objects not being used.

2. Befouling Water: Befouling water in any spring, stream, well or water source supplying water for culinary purposes.

3. Privies, Cesspools: Allowing any privy vault or cesspool, or other individual wastewater disposal system, to become a menace to health or a source of odors or contamination to air or water.

4. Garbage Containers, Offensive: Permitting any garbage container to remain on the premises when it has become unclean and offensive.
5. Garbage Accumulation: Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any property, except when it is temporarily deposited for immediate removal.
6. Manure Accumulation: Permitting the accumulation of manure in any stable, stall, corral, feed yard, yard or in any other building or area in which any animals are kept.
7. Slaughterhouses, Feed Yards: Permitting any slaughterhouse, market, meat shop, stable, feed yard or other place or building wherein any animals are slaughtered, kept, fed or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or which is conducive to the breeding and proliferation of flies or rodents.
8. Discharging Offensive Water Or Liquid Waste: Discharging or placing any offensive water, chemical spray, liquid waste or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural watercourse, ditch, canal or any vacant lot or which, as the result of continued discharge, will render the place of discharge offensive or likely to become so.
9. Collecting Grease, Offensive Matter: Keeping or collecting any stale or putrid grease or other offensive matter.
10. Flies And Mosquitos: Having or permitting upon any premises any fly or mosquito producing condition.
11. Public Drinking Vessels: Keeping any drinking vessel for public use without providing a method of decontamination between uses.
12. Ablutions Near Drinking Fountain: Permitting or performing any ablutions in or near any public drinking fountain.
13. Dwellings Or Places Of Employment; Sanitary Condition: Failing to furnish any dwelling house, boarding house, factory, office or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.
14. Refusal To Clean Septic Tanks: Neglecting or refusing to discontinue use of, clean out, disinfect and fill up all septic tanks, privy vaults and cesspools or other individual wastewater disposal systems within twenty (20) days after notice from an enforcement officer or official of the city.

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Be paved with asphalt, concrete or some other all weather surfacing material;
2. Maintained to eliminate dust or mud; and
3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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

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

Hurricane Planning Commission Meeting Minutes
March 10, 2022

Call to Order - 6:00 P.M.

ON MARCH 10, 2022, AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Dayton Hall called the meeting to order at 6:00 P.M. Roll call was taken.

Pledge: Fred Resch

Prayer: Lindsay Tebbs

Shelley Goodfellow motioned to approve the agenda with the amendment to move the election of the new chairperson to the first item under planning commission business. Penny James-Garcia seconded the motion. Unanimous.

Members Present:

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

Members Excused:

Staff Present:

Planning Director Stephen Nelson, Assistant Planner Fred Resch, Planning Technician Brienna Spencer, and City Engineer Representative Darrin LeFevre

New Business

2022-CUP-06: Discussion and consideration of approval of a conditional use permit for building of greater height located at 94 W. 1170 S. Greg Savage Applicant.

Stephen Nelson reported that the building setback as proposed is two and a half feet off the side of the property line. The property owner has agreed to move the setback to five feet. Which meets the setback standards, and he has no concerns about it. Staff recommends approval based on the condition of the owner moving the setback to five feet. Michelle Cloud asked if this meets the percentage of coverage on the lot. Mr. Nelson stated he has no concerns about the size, but he will double-check.

Mark Sampson motioned to approve 2022-CUP-06 with the recommended setback change. Paul Farthing seconded the motion. Unanimous.

2022-CUP-07: Discussion and consideration of an approval for a conditional use permit for a building greater height and size located at 358 S 985 W. Lindsay Tebbs Applicant.

Mark Sampson asked for clarification on the approval of a prior conditional use permit and why we required what we did. Stephen Nelson stated that each unit had two separate entrances, and this building has one entrance for both. He has no issues with it.

1
2 *Shelley Goodfellow motioned to approve 2022-CUP-07. Rebecca Bronemann seconded the motion.*
3 *Unanimous.*

4
5 **2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of the**
6 **preliminary plat and sensitive land application for Hideaway Ridge Phase 2, a three-lot single**
7 **family subdivision located at 1150 S Angell Heights Dr. Tim & Kris Eden Applicant. Todd Trane-**
8 **Millhaven Development Agent.**

9
10 Todd Trane stated that this property was land-locked because of an easement. Stephen Nelson
11 noted that the fire department is okay with the cul-de-sac if they do not go over the 750 feet length.
12 The other departments did not express any additional concerns. He is unsure that there is a better
13 option for access to this property. He addressed the code and the required total buildable area for
14 slopes over 29%. Granting three lots would be an exception to the code. Mark Sampson asked about
15 the original plan and the access that was granted. Mr. Nelson went over the slope standards in more
16 depth and what the city has traditionally done with higher sloped lots. Looking at it today, he has
17 concerns about how steep it is. Karl Rasmussen went over the drainage lines explaining that the
18 request for more lots is to mitigate the expense. Mr. Rasmussen shared with the Commission the
19 technology they use to pixelate their pictures showing the slopes. The buildable area is 29%, but the
20 overall slope is 45%. Shelley Goodfellow stated that their improvements would benefit the existing
21 homes below. She believes there is a solution that can make this work and that the planning
22 commission can make an exception. Mr. Nelson went over the exception criteria and stated the
23 applicant would have to provide a written statement addressing why this lot is a buildable property.
24 Mr. Nelson explained that the ordinance for a lot with a 28% slope requires a minimal buildable area
25 of 42,000 square feet. These lots are just over 10,000 square feet of buildable area.

26
27 *Ralph Ballard motioned to continue 2022-PP-06 and 2022-HIL-03. Mark Sampson seconded the*
28 *motion. Unanimous.*

29
30 **2022-AFP-02: Discussion and consideration of a recommendation of an amended final plat for**
31 **North Slope at Copper Rock Phase 2 located at 1952 W Cedar Breaks Drive. Fairway Vista Estates**
32 **Applicant. Alliance Consulting (Mike Bradshaw) Agent.**

33
34 Mike Bradshaw reported that this is an attempt to move the lot line to accommodate a driveway. The
35 setbacks are adequate per code, the fire hydrant and water meter will be moved as recommended by
36 the water department. Stephen Nelson stated that this item was continued last week because there
37 was no information showing where the setbacks or meters are. The amended plat submitted
38 addressed those concerns. Penny James-Garcia stated that she would abstain from voting as she is
39 an employee of Copper Rock.

40
41 *Paul Farthing motioned a recommendation of approval of 2022-AFP-02 subject to staff and JUC*
42 *comments. Rebecca Bronemann seconded the motion. Unanimous.*

43
44 **2022-PSP-07: Discussion and consideration of a approval of a preliminary site plan for Scooter's**
45 **Coffee located at 715 W State St. Biggin Enterprises LLC Scott Gibson Applicant. Craig Larsen**
46 **Legacy Design Group Agent**

Stephen Nelson stated that he met with Interstate Rock, the adjacent property owner. They have an issue with the layout of the driveway and access. Mr. Nelson thinks there will be access concerns that will need to be worked out with Interstate Rock in the future. The city did grant an easement for access to the property. Paul Farthing thinks it would make more sense to have an entrance off state street that gives both property owners access to their properties. Scott Gibson stated that they want to work with Western Rock for access to the west side, which will help things flow for both properties. Shelley Goodfellow clarified that Interstate Rock is the owner of the adjacent property. The Commission discussed the standards for access and parking. Ralph Ballard asked about the expansion of 700 west and what issue it would cause for the turning radius. Penny James-Garcia stated that it is essential to encourage more commercial business. She feels it is important to consider the traffic as the city grows.

Paul Farthing motioned to approve 2022-PSP-07 subject to staff and JUC comments. Penny James-Garcia seconded the motion. Unanimous.

2022-PP-10: Discussion and consideration of a recommendation of approval of a preliminary plat for Black Ridge Phase 1A-1C, a 93-lot single family subdivision, located at 1760 W and Weeping Rock Road in the Collina Tinta development. Josh Lyon/Wasatch Group Applicant. Rosenberg Engineering Agent.

Stephen Nelson stated that staff has concerns about what is approved for the parcel versus what is being proposed. The staff met with Wasatch Group about renegotiating the Development Agreement, and the applicant is willing to renegotiate. Initially, there was a density bonus granted for the golf course, and the staff's recommendation is to add other community amenities instead of a golf course. Based on the discussion today, they are okay with the Commission continuing the application until they have an amendment to the development agreement.

Ralph Ballard motioned to table 2022-PP-10 until the applicant can address staff concerns. Shelley Goodfellow seconded the motion. Unanimous.

2022-PP-11: Discussion and consideration of a recommendation of approval of a preliminary plat for Sky View, a 155-lot residential subdivision, located at the southwest corner of 2800 W and 600 N. DAF DEV, LLC Applicant. Charles Hammon Agent.

Rick Richardson stated they have been working with the city on 2800 west and 3000 west and making improvements along 600 north. Penny James-Garcia asked for the applicant's response to the staff comments. Charles Hammon stated that the phasing is prepared and ready to be submitted. Mr. Hammon discussed breaking up the west and east phase into more phases. Mr. Nelson reported that the parking will be addressed when they get to the amenities phase. Mrs. James-Garcia asked if they had any prospective business in mind for the commercial space. Mr. Richardson stated they had not talked much about it; they plan to focus on the housing development part first.

Shelley Goodfellow motioned the recommendation of approval of 2022-PP-11 subject to staff and

1 *JUC comments. Rebecca Bronemann seconded the motion. Unanimous.*

2
3 **2022-LUCA-02: Discussion and consideration of a recommendation of a Land Code Use Amendment to**
4 **adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 –**
5 **Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and**
6 **Compatibility Standards.**

7
8 Stephen Nelson went over the proposed park strip standards and why they might be a bigger
9 problem than anticipated. The responsibility for long-term park strip maintenance can be an
10 issue. Mr. Nelson discussed the benefits of park strip trees. He proposed removing this section
11 from the ordinance to have longer conversations about park strip trees. Penny James-Garcia
12 recommended prohibiting grass in the park strips for water conservation. Dayton Hall asked for
13 clarification on the wording in Section B-1 compared to part B-2. Mr. Nelson explained that the
14 intention is that park strips shall be maintained by adjacent homeowners unless otherwise
15 maintained by a homeowner's association. Mr. Hall stated that the consensus is that park strips
16 in commercial and industrial areas were okay. The debate is whether to recommend
17 restrictions in residential areas. Councilman Heideman suggested waiting for recommendations
18 from the Water Board and Beautification Committee. Stephen Nelson reported that the written
19 report from Water Board expresses their concern for water conservation. The information was
20 not provided to the Beautification Committee. He is supportive of getting their feedback. Shelley
21 Goodfellow feels that if the city takes land from a property owner for a park strip, then they
22 should maintain it. Mr. Nelson suggested separating the two issues. Focusing first on the water
23 conservation recommendations and then addressing the park strip details. Mr. Nelson
24 suggested making no changes to B2, which prohibits grass in all park strips. Dayton Hall
25 proposed making changes to part B, paragraph 1. Michelle Cloud discussed the research and
26 letters she compiled, reflecting the water conservation recommendations. The Senate passed
27 Bill 110, requiring specific water conservation efforts to be added to the general plan. Water
28 recirculation system efficiency was discussed. Future water limitations were also discussed.
29 Mr. Nelson presented an average of population growth and water usage in Hurricane and
30 reviewed Hurricane City Water Department's annual water usage report.

31
32 *Paul Farthing motioned to continue 2022-LUCA-02 until the next meeting. Michelle Cloud seconded*
33 *the motion. Unanimous.*

34
35 **Planning Commission Business:**

36
37 **Election of a New Chairperson**

38 Ralph Ballard nominated Dayton Hall to continue as chairperson. Shelley Goodfellow nominated
39 Mark Sampson as chairperson. Private voting took place.

40
41 Dayton Hall was re-elected as chairperson with seven votes and one abstention.

42
43 *Dayton Hall motioned to re-appoint Mark Sampson as vice-chairperson. Penny James-Garcia*
44 *seconded the motion. Roll call Penny James-Garcia – aye, Ralph Ballard – aye, Shelley*
45 *Goodfellow – aye, Dayton Hall – aye, Mark Sampson – abstained, Paul Farthing – aye, Rebecca*

1 *Bronemann – aye, Michelle Cloud – aye. Unanimous.*
2

3 **City Council Recap**

4 Stephen Nelson provided the City Council Recap from March 3, 2022. The Runway lighting project
5 was continued for two months. The growth workshop was a success, and he has a policy
6 recommendation guide to bring to the Planning Commission for consideration. He reported that the
7 Bench Lake PID and Sand Hollow Mesa PID was continued to the next City Council meeting. The
8 zone change south of Sky Ranch was denied. DR Horton's zone change application was continued.
9 The Planned Commercial Development standard was continued. The Desert Sand preliminary plat
10 was approved.

11
12 **Site Plan Design**

13 Mark Sampson, Penny James-Garcia, and Rebecca Bronemann had no additional comments.
14 Ralph Ballard would prefer to study the topic more and comment on another night.

15
16 **Accessory Dwelling Units**

17 The most significant change is defining the number of ADUs allowed per lot size. It was discussed
18 that allowing more than two ADUs per lot is too much for any lot size. The code currently requires
19 the main dwelling to be owner-occupied. Mr. Nelson does not think defining which unit is owner-
20 occupied is necessary. It was decided that only one unit could be used for short-term rentals.
21 Commissioners feel that the minimum lot size for two ADUs needs to be one acre.

22
23 **Adjournment**

**Hurricane Planning Commission Meeting Minutes
March 30, 2022**

Call to Order - 6:00 P.M.

ON MARCH 30, 2022, AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Dayton Hall called the meeting to order at 6:00 P.M. Roll call was taken.

Pledge: Michelle Cloud Prayer: Mark Sampson

Penny James-Garcia motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Members Present: Dayton Hall, Mark Sampson, Shelly Goodfellow, Paul Farthing, Michelle Cloud, Ralph Ballard, and Penny James-Garcia.

Members Excused: Rebecca Bronemann

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, Planning Technician Brienna Spencer, and Councilman Kevin Thomas.

Public Hearings

A Zone Change Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex.

Jack Bradford lives on 300 north. He is concerned that there is a church and school near this location. He feels that it is better to have single-family homes.

Larry Loveless, the property owner, stated that his reason for requesting to add a duplex is because there are problems with kids playing in the vacant lot. He originally planned to build a triplex, but the lot is too small. He plans to live in one of the units for at least six months during the year.

No further comments.

2. A Zone Change Amendment request located at approx... 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B.

No comments.

3. A Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number H-3-2-3-2126.

Michelle Shumway stated that she would like to split the lot north to south. She would like to have it big enough to have a building lot. The reason she is requesting R1-15 is that once she does the road dedications for 300 north, it won't be big enough to build on.

No further comments.

4. A Zone Change Amendment request located at approx. 465 North 2800 West from RA-1,

1 **residential agriculture one unit per acre, to R1-8, residential one unit per 8,000 square feet,**
2 **containing a PDO, planned development overlay, to match the adjacent zones. Parcel number**
3 **H-3-1-31-1104.**
4

5 Collen Tanner lives in the Sky Ridge Subdivision immediately adjacent to this property. He does not
6 think the Planning Commission has any obligation to maximize the developers' profits. He thinks
7 developers promise to provide infrastructure and affordable housing to get approval from the Planning
8 Commission. He believes that there is enough affordable housing in the area, and he suggested four
9 units or less per acre.
10

11 No further comments.
12

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

16 Mr. Nelson reported that a conditional use application was denied because it did not meet standards.
17 The applicant has asked the city to consider changing the code to allow a fifty-five-foot-tall building
18 within the highway commercial zoning. The staff has reviewed the application and provided options for
19 the planning commission to consider.
20

21 No further comments.
22

23 **6. A Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter**
24 **51 - all regarding ADU's, accessory dwelling units.**
25

26 Mr. Nelson reported that the update would clarify the ADU definition. The change would limit the
27 amount of ADU's per property. Another potential difference is to allow the owner to occupy either the
28 main home or the ADU.
29

30 No further comments.
31

32 **New Business**

33 **2022-ZC-07: Discussion and consideration of a recommendation of a proposed Zone Change**
34 **Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000**
35 **square feet, to RM-2, multifamily 10 units per acre, to build a duplex. Larry Loveless Applicant.**
36

37 Michelle Cloud asked the applicant if he saw any issues with the necessary road improvements on
38 300 North. Mr. Loveless reported that he does not see any problems. He agreed that the road does
39 need improvement. Ralph Ballard asked for clarification on the request. Mr. Nelson said that the
40 location is zoned for a single-family home. The change will allow a duplex. Mark Sampson asked if
41 this could be treated as a renovation if the zone change is denied. Mr. Nelson reported that road
42 improvements would not be required if the applicant chooses to rebuild the home. If the zone change
43 is approved, road improvements are required. Mr. Sampson asked if this could be achieved by
44 building an ADU and not changing the zone. Mr. Nelson reported that the owner does not plan to live
45 on the property all year. Mr. Farthing has no concerns about the duplex. Mrs. James-Garcia states
46 that zone changes concern her because it sets a precedent. Mr. Ballard asked the applicant if he were
47 aware that he could accomplish this with an accessory dwelling unit. Mr. Loveless was not aware of
48 this. He reported that there are other duplexes on the street. Two written public comments were
49 shared with the commissioners during their closed meeting. They are attached to the end of these
50 minutes.
51

Paul Farthing motioned a recommendation of approval 2022-ZC-07 subject to staff and JUC

1 *comments limiting the development to a duplex with the zoning of RM-1. Seconded by Michelle Cloud.*
2 *Michelle Cloud, Mark Sampson, Shelley Goodfellow, Paul Farthing – aye. Ralph Ballard, Dayton Hall,*
3 *Penny James-Garcia – nay. Motion carried.*
4

5 **2022-ZC-09: Discussion and consideration of a recommendation of a proposed Zone Change**
6 **Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned**
7 **development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre.**
8 **Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises**
9 **LLC Applicant. Scott Stratton Agent.**
10

11 Scott Stratton stated that they are not asking for more density. They are staying with 168 units instead
12 of the allowed 220 units. They just want to adjust the lot lines. Mrs. James-Garcia asked Mr. Nelson if
13 there were any stipulations with the approval of the original zoning. Mr. Nelson stated that when this
14 was annexed into the city, the city agreed to keep the currently zoned density. Mrs. Goodfellow noted
15 that as long as it doesn't increase the density, she doesn't have an issue with it. Mr. Ballard shared
16 that he spoke with someone from the power department, and they are concerned about supporting
17 and providing the services. We need to be aware of what we are approving. Mr. Nelson stated that on
18 the north end of the property, there is confusion on ownership, but he is confident it will be figured out
19 during the construction drawings process. Mr. Hall wanted to note that he is under density, and he is
20 not asking for a density bonus which we need to consider when approving zoning. Mrs. James-Garcia
21 stated that she thinks the connectivity is important, and we aren't asking Mr. Stratton to do something
22 we don't ask of everyone else. Mr. Farthing stated that he agrees with Penny. We approve a lot of
23 single parcel developments without thinking about connectivity, and he believes it is time that we do.
24 Karl Rasmussen stated that the parcel does not need connectivity because they will have access off
25 1100 West. Mrs. James-Garcia stated that we are trying to avoid more access off 1100 West. Mr.
26 Stratton said that he loses two units if he has connectivity to the south. Mr. Farthing stated that the
27 commission should have looked at the connectivity and required it when Mr. Stratton was here six
28 months ago, not now. Mr. Hall stated that this is currently zoned RA-1, which is appropriate for this
29 area.
30

31 *Mark Sampson motioned a recommendation of approval 2022-ZC-09 subject to staff comments*
32 *except for comment number 5, requiring the connectivity to the South. Seconded by Michelle Cloud.*
33 *Michelle Cloud, Ralph Ballard, Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing – aye,*
34 *Penny James-Garcia – nay because she would like the parcels to the south to stay RA-1, but that*
35 *may not be the case in the future, and we should require the connectivity. Motion carried.*
36

37 **2022-ZC-06: Discussion and consideration of a recommendation of a proposed Zone Change**
38 **Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per**
39 **acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number**
40 **H-3-2-3-2126. Michelle Stratton Shumway Applicant**
41

42 Stephen Nelson stated that initially, the applicant was asking for a half-acre, but after looking at the
43 requirements, it will make her lot unbuildable with the zoning. The staff's recommendation is to
44 approve R1-15. Mrs. Goodfellow wishes there was a way to allow this without changing the zone. Mr.
45 Farthing stated that he fully supports the zone change because she would easily qualify for the lot
46 split without the roadway dedications. Mrs. James-Garcia stated that she is against changing the
47 zoning because it will set a precedent for the area. By allowing R1-15, we start eating into the
48 agriculture we are supposed to protect.
49

50
51 *Dayton Hall motioned a recommendation of approval of 2022-ZC-06 subject to staff and JUC*

comment but noted that the intent is not to change the overall character of the area from residential agriculture to residential. The justification is that the owner will have to dedicate a portion of their land to a master-planned roadway. Seconded by Paul Farthing. Michelle Cloud, Ralph Ballard, Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing – aye and Penny James-Garcia – nay, because she is concerned that this sets a precedent for more R1-15 in the area. Motion carried.

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

Kent Frei representing the owner, reported that they are requesting the same zoning as the surrounding properties. Stephen Nelson stated that a normal R1-8 is 4.45 units per acre, but we typically take out the slopes over thirty percent, which would leave this at 4.77 units per acre which requires a density bonus. He went over the items to take into consideration. The general plan has set aside a place in this area for single-family density. Mr. Nelson thinks the commission should consider the overall character of the neighborhood, the general plan map, and the approved supporting density. The general plan map has this area listed specifically for single-family. The connectivity will be through adjacent properties and not directly off 2800 west. He does think it makes sense to rezoned to R1-8 because it matches the currently zoned intent. It comes down to what kind of housing is allowed in this area. Mr. Nelson stated that if the commission denies the request, the applicant can come back with a redesign for consideration, or they can take the current design to the City Council. He did note that a redesign may be necessary based on sensitive lands. Mr. Ballard has a tough time with the density bonus. He does not want to see it packed in as tight as they can. He would rather see something that fits in with the natural area. Mrs. Cloud is torn because the general plan says single-family, but entry-level housing is multifamily housing. Mrs. James-Garcia is not opposed to R1-8, but she is opposed to multifamily. She would like to see a redesign of the property. Mr. Farthing can see doing primarily single-family, but he is not opposed to twin homes. It will keep the housing affordable and match what is approved to the north. Mrs. Goodfellow asked for the definition of a single-family home. Mr. Nelson reported that a single-family home means no shared walls. Duplexes do not match the code of single-family homes.

Paul Farthing motioned to continue 2022-ZC-10 to give the applicant time to redesign their project. Seconded by Penny James-Garcia. Unanimous.

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

Steve Beesley explained that the applicant proposed a Hampton Inn Hotel that is four stories high. The code states that the height of the building can only be 1.5 times the size of the adjacent buildings. There are no adjacent buildings. Mrs. Cloud thinks there is something that needs to be done, but she does not know which option is best. Mr. Nelson stated that the economic development in the highway commercial zone is something we need to consider. Our general plan states that we should encourage commercial within our city. However, changing this will also change the character along SR-9. The current highway commercial standard height limit is thirty-five feet. The planned commercial standard height limit is fifty-five feet. Mr. Nelson is more in favor of a conditional use permit. The commission discussed the stipulations and criteria for a conditional use permit. Based on this discussion, Mr. Nelson recommended having the staff come back with recommendations and

guidance for the Planning Commission.

Mark Sampson motioned to continue 2022-LUCA-04. Seconded by Penny James-Garcia. Unanimous.

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

Mr. Hall reported that the commission agrees with adding one additional ADU in certain circumstances as a conditional use. There were different opinions on the lot size. Mrs. James-Garcia wants the minimum lot size for two ADU's to be one acre. Mrs. Goodfellow would like to see a minimum of two parking spots with one additional space per for each extra bedroom. She would feel more comfortable having a minimum lot size of one acre to two ADU's. Mr. Nelson reported that the code allows one tandem parking in residential hosting. The commissioners discussed changes to the draft addressing the minimum off-street parking requirements.

Michelle Cloud motioned a recommendation of approval 2022-LUCA-03 as currently drafted, including the Planning Commission's recommended parking requirements. Seconded by Mark Sampson. Michelle Cloud and Mark Sampson – aye. Ralph Ballard, Dayton Hall, Shelley Goodfellow, Paul Farthing, Penny James-Garcia – nay. Motion failed.
Ralph Ballard motioned a recommendation of approval of 2022-LUCA-03 as currently drafted with the changes of lot sizes. Seconded by Penny James-Garcia. Ralph Ballard, Dayton Dall, Shelley Goodfellow, Paul Farthing, Penny James-Garcia – aye. Michelle Cloud – nay. Motion carried.

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

Mr. Nelson reported that these lots were split in 2020. However, the floodway was adjusted to make the lots more buildable. The application would like to combine the lots as it was originally platted. He does not have any concerns with combining the two lots. Mr. Sampson asked for clarification on the standards for building in a floodway.

Ralph Ballard motioned a recommendation of approval on 2022-AFP-03. Seconded by Penny James-Garcia. Unanimous.

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

Mr. Nelson stated that the applicant dedicated the roadway as part of the plan to provide the water line to the property. The dedication was a little off on the south of the lot. This change will align the roadway. Mr. Ballard would like to update JUC comment number 2 to state that this will not conflict with the current waterline alignment.

Ralph Ballard motioned a recommendation of approval on 2022-AFP-04. Seconded by Michelle Cloud. Unanimous.

9. 2022-PP-12 and 2022-PSP-08: Discussion and consideration of a recommendation of approval of a preliminary plat and of approval of a preliminary site plan for SKRE, a 2-lot

1 **commercial subdivision, located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.**

2
3 Karl Rasmussen stated that there is already commercial on the east and west of the plat. This will
4 help when parcel number two is developed because the interconnected road is already there.

5
6 *Shelley Goodfellow motioned a recommendation of approval on 2022-PP-12 subject to staff and JUC*
7 *comments. Seconded by Paul Farthing. Unanimous.*

8
9 *Shelley Goodfellow motioned approval of 2022-PSP-08 subject to staff and JUC comments.*
10 *Seconded by Paul Farthing. Unanimous.*

11
12 **10. 2022-PSP-09: Discussion and consideration of a possible approval of a preliminary site**
13 **plan for Del Taco located at 711 W State St. Chase Stratton (PM Dev Corp) Applicant. Harold**
14 **Martinez Morales Agent.**

15
16 Mr. Nelson clarified that there had been access between this property and the proposed Scooters
17 Coffee. Del Taco plans to close the access off for their drive-through. Based on the conversation with
18 the property owner, there is no cross-access agreement between them. The applicant is not required
19 to have two points of access. He does not think this will affect the site plan for Scooters.

20
21 *Shelley Goodfellow motioned approval of 2022-PSP-09 subject to staff and JUC comments.*
22 *Seconded by Michelle Cloud. Unanimous.*

23
24 **11. 2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of a**
25 **preliminary plat for Hideaway Ridge Phase 2, a 3-lot single family subdivision located at 1150 S**
26 **Angell Heights Dr. and a sensitive land updated application for Hideaway Ridge Phase 1 & 2.**
27 **Tim & Kris Eden and Todd Trane Millhaven Development - Applicant. Todd Trane-Millhaven**
28 **Development Agent.**

29
30 Mr. Nelson reported that during the review of the construction drawings, a problem arose with the
31 grading requirements. There is a twenty-foot cut on the property. Karl Rasmussen went over the
32 proposed changes with the roadways and lot layout. Karl Rasmussen stated that he submitted an
33 updated design, but it was too late to include in the packet. Mr. Nelson cannot make a
34 recommendation without consulting with the engineering department. Commissioners reported that
35 they do not want to push this along without staff having the ability to review it.

36
37 *Ralph Ballard motioned to table 2022-PP-06 and 2022-HIL-03 to give staff time to adequately review*
38 *updates. Seconded by Shelley Goodfellow. Unanimous.*

39
40 **12. 2022-FSP-03 and 2022-CUP-10: Discussion and consideration of an approval of a final**
41 **site plan and conditional use permit for Deck Kings, a metal commercial building located at**
42 **530 W 600 N. Jeremy Witte Applicant**

43
44 Mr. Nelson spoke to the applications engineer about staff concerns on lighting, conditional use of the
45 skirting around the building, and the landscaping. The owner is willing to change the lighting to meet
46 city standards, and they are revising the exterior building material to provide a three-foot-tall stone
47 skirt around the building. The power department has concerns about the trees underneath the line,
48 and the engineer has agreed to plant different trees.

49
50 *Mark Sampson motioned approval of 2022-FSP-03 and 2022-CUP-10 subject to staff comments.*
51 *Seconded by Shelley Goodfellow. Unanimous.*

13. 2022-LUCA-02: Discussion and consideration of a recommendation of a Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 - Subdivisions, Chapter 32 - Landscaping and Screening, Chapter 23 - Planned Development Overlay, and Chapter 33 - Design and Compatibility Standards.

Mr. Nelson talked with the Washington City Manager today, they have made changes to their water conservation plan. It is less strict but is close to the proposed update. He recapped the discussion and changes from last time. Mrs. Goodfellow asked for clarifications on what is considered secondary water. Are privately owned water resources considered secondary water? Mr. Nelson reported that Section A should apply to commercial, industrial, and civic development, and section B should be more residential development. He recommended clarifying Section A; If city provided secondary irrigation water is available, these projects shall connect to the city's secondary system for outdoor water use.

Shelley Goodfellow motioned a recommendation of the adoption of 2022-LUCA-02 as amended. Seconded by Penny James-Garcia. Ralph Ballard, Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing, Penny James-Garcia – aye. Michelle Cloud – nay.

Planning Commission Business:

Site Plan Design

Mr. Nelson reported that the open space requirements and outdoor lighting off-street parking are still under consideration. He discussed the trail master plan and added standards for pedestrian circulation. Mr. Nelson will send out the site plan design to developers to get feedback.

Deadlines for land use applications for Planning Commission

Mr. Nelson and the commissioners updated the deadline for the land use application for Planning Commission.

Penny James-Garcia motioned to make this the standard going forward. Seconded by Shelley Goodfellow. Unanimous.

Approval of Minutes:

January 26, 2022

Add commissioners' attendance at the meeting to the front page of the minutes.
Page 240-line 12, change backs to connects.

Shelley Goodfellow motioned to approve January 26, 2022; minutes as amended. Unanimous.

Adjournment

ON WEDNESDAY NOVEMBER 17, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, and Penny James-Garcia.

Members Excused: Shelly Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Assistant Fred Resch, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre.

Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mark Sampson and Ralph Ballard offered the prayer. Roll call was taken.

2021-AFP-15/2021-AFSP-28 be removed from the seconded part of the agenda, as it was posted twice and 2021-PP-30 should be 2021-PP-31, and 2021-HIL-05 should be 2021-HIL-06

Penny James-Garcia motioned to approve the agenda as amended. Paul Farthing seconded the motion. Unanimous.

New Business Beginning at 5:00PM:

2021-AFP-15 / 2021-AFSP-28 Discussion and consideration of a recommendation of an amended final plat and discussion and consideration of approval of an amended final site plan for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.

Stephen Nelson stated that construction drawings have signed off aside from planning and public works. We do not have a current preliminary site plan on the project. Before we can sign off on construction drawings, we should have an approved site plan. He went over the proposed site plan/plat. All parking meets the code, just the setbacks don't. However, it is up to the planning commission to decide how they want to address that concern. This meets the criteria for a preliminary site plan but not a final site plan. Steve Kemp stated that he understood tonight was to approve the new three lots. Mr. Nelson stated that when they approve construction drawings, it typically means they are good to go with pulling building permits which he would not feel comfortable with them doing at this time. Mr. Kemp stated they will be happy to provide the renderings for the building and can meet the 20-foot required set back. Mark Sampson asked Mr. Nelson if he would be okay with these issues being addressed within the motion. Mr. Nelson stated he would be okay with that. Drainage and storm water collection/disbursement was discussed. Ralph Ballard asked Darrin LeFevre if this project will require a storm water runoff plan. Mr. LeFevre stated that they will have to have a swift plan.

Penny James Garcia motioned a recommendation of 2021-AFP-15 based on staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

Penny James-Garcia motioned to continue 2021-AFSP-28 until the applicant can bring back a plan that shows the setbacks and a landscaping plan. Michelle Cloud seconded the motion. Unanimous.

2021-AFP-16 Discussion and consideration of a recommendation of an amended final plat for Hinton Home Estates Subdivision: Partial Amendment A (Lots 2 &3), located at 754 W 1130 S. Ryan and Chantel Reeve Applicants, Ben Syphus Agent.

Stephen Nelson stated that they had a conditional use permit approved contingent on conjoining the lots and that is what they are doing.

Paul Farthing Motioned a recommendation of approval of 2021-AFP-16 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2021-AFP-17 Discussion and consideration or a recommendation on a final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W. Western Commercial Real Estate, PLLC Applicant. Joseph Venuti Applicant.

Dayton Hall stated that when Canyon's was initially put in, they put in their independent pump station. Joby Venuti is putting in a pump station for the development to the north. Part of their deal was to allow the Canyon's to connect to his new development and he would get 8 new lots. Penny James-Garcia asked Stephen Nelson if Mr. Venuti had submitted verbal documentation on signing off on this. He stated that he hasn't seen anything but he has talked to the HOA. He feels comfortable moving forward with this. Mr. Venuti said there is no plan for the common area right now. There are about 100 other owners who want to leave it as open space. The development was supposed to be a resort. Mrs. James-Garcia wants to make sure we are meeting city code with what they are wanting got do. The city is giving it to the HOA to decide what they want to do with the open space.

Penny James-Garcia motioned a recommendation of approval of 2021-AFP-17 based on staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

2021-CUP-10 Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 3342 W 2100 S. Big Rock Homes Applicant. Eric Boucher Agent.

Eric Boucher went over what his request was. No further discussion.

Michelle Cloud motioned to approve 2021-CUP-10. Penny James-Garcia seconded the motion. Unanimous.

2021-PP-34 Discussion and consideration of a recommendation of a preliminary plat for Red Cliff Preliminary Plat, a 31-lot duplex development, located at 2170 W 600 N. Jay Rice- Red Cliff Development Applicant. Jared Madsen- Alpha Engineering Agent.

Jared Madsen went over the application again. Stephen Nelson stated that we are missing a few things but he will be okay with the approval being contingent on that.

Rebecca Bronemann motioned to send a recommendation of approval of 2021-PP-34 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

2021-PSP-24 Discussion and consideration of approval of a preliminary site plan for a duplex at 228 W 100 N. Laine Matthews Applicant. Brown Consulting Agent

Laine Matthews went over the application. Rebecca Bronemann asked if the applicant was going to work with the fire district for the fire turnaround? Mark Sampson asked about the comment made about whether or not the length was over 150 feet. Stephen Nelson stated that the fire was unsure what the distance was because it was not to scale. They will have to get it worked out with construction drawings. Penny James-Garcia asked Mr. Nelson if the public right of way is always excluded from a lot? Mr. Nelson stated that it the difference is the way the zoning calculates density. In multi-family, it's based off density and not lot size. Ralph Ballard asked who dedicated the road to the city. Mr. Matthews stated that it was the previous owner.

Paul Farthing motioned to approve 2021-PSP-24 subject to staff and JUC comments. Mark Sampson seconded the motion. Unanimous.

Public Hearing opened at 6:0

1. A Zone Change Amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1.

Mr. Bradford 399 W 300 N – last year we had this meeting and they were cussed out by someone within the congregation, and they would like for that not to happen. People have lived here for 50+ years. We can't let the developers destroy these seniors.

Pamela Webster – read a letter to the commissioners. A copy was provided and is attached to the end of these minutes.

Kim Ewerst submitted a comment which is attached to the end of these minutes.

Lee Beatty 303 W 300 N – preserve the farmland and pastures of Hurricane. This request is a very big impact to him. Currently, there is no curb, gutter, or sidewalk. Adding 16 more units is not consistent with the local heritage. There are already 45 units, and nothing has happened with that. Maybe this property would be a good buffer. Why not put 6 or 8 units there? He stated that commissioner Paul Farthing has a vested interest in this property.

Paul Farthing stated that he does not have a vested interest in this property. He sold off four acres to the current developer many years ago but is not associated with this property.

Jonathan Zundell is in favor of this zone change. It is a good area for this type of development and it is needed for our community.

2. A Zone Change Amendment request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq ft, R1-10, residential one unit per 10,000 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3, multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10.

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

1 Richard Huston lives in Dixie Springs. The number of units is a total 6679 just in this small
2 area. This will double the population. It is 5.5 times bigger than the Dixie Springs
3 development. His concern is water, we don't have it and there are no plans to get it. It
4 seems highly unlikely that the Lake Powell pipeline is going to happen. We do need low-cost
5 housing, but this is not what he sees in the general plan. If we want low-cost housing, we
6 need to make permits be done on a sliding scale so it doesn't cost 40K to build a 1200
7 square foot townhome. We don't have the water, it's not what he was wanting and didn't
8 think it was what Hurricane wanted either. He thinks it is too big of a project to do all at
9 once, it should be done a little at a time.

10
11 Mr. Moxon – When they purchased their home, they were assured that they would not have
12 any back door neighbors. It's a whole lot of building in a very small space. Just in this area,
13 that is more people than he had around him in Provo.

14
15 Shawn Miller shared when he moved to Saratoga Springs, there were only a few cars on the
16 road every morning. When he moved a few years ago, it was like driving on the interstate.
17 This is where we are headed with this. What is the conservancy district going to do with all
18 the money from this? Is it going to help Hurricane and its residence?
19

20 **3. A Zone Change Amendment request located at 600 North and 2800 West to contain a PDO,**
21 **planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000**
22 **square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108**

23 Sharron Shores submitted a comment that is attached to the end of these minutes.
24

25 Dan Tuttle lives on 2780 West. The problem with this proposal is there is a lot of units. Are there
26 any new spots for schools? Because it is going to be needed. When you do these kinds of
27 developments, it impacts everything. It just doesn't work. They came here because of the view
28 and the stars; you might as well move into the middle of Walmart parking lot.
29

30 Russell Sanderson lives just three doors down from Mr. Tuttle - he stated that he did not receive
31 a notice and recommended our noticing policy change. These types of developments bring in a
32 lot of people. Commercial does not belong right here. The city doesn't gain anything from this,
33 the person who is developing probably doesn't even live here. Stick with the master plan.
34

35 Member of the audience commented stating this proposal is slightly different from the request
36 from 2 months ago. These units don't even include the single-family homes that will be added to
37 the 300+ proposed units. Please don't let this go through. It is zoned for single family and it
38 should stay that way.
39

40 Bob Anderson stated that this does not reflect what the Council wanted to see. He also was not
41 notified.
42

43 Mr. Wickers loves the area, which is one of the reasons they moved here. He is unhappy with
44 what he sees. Let's keep commercial over where they are on state 9.

Eric Sorenson joined online. His audio cut in and out, leaving his comment mostly inaudible. He mentioned something about parking and dark sky. He does not want to see 3 story homes.

Gary Croft lives on 890 North – he agrees with everything that has been previously said. To him, it seems like everything that comes before the commissioners is to request for increased density.

Collin Tanner urges the commissioners to stay with the general plan, particularly the commercial section of this development.

Ann Standly lived outside of Utah for 30 years. With low-income housing, you have a more transient type of community come in. She doesn't think the community can withstand the high-density coming in. She lives here for low density. In all the places she has lived, those living in a high-density area are not invested. She is a homeowner, she is invested.

Brad Tanner has lived here for 20+ years. He moved here for how things are. Stick to the master plan.

A question was asked about the zone change notice policy and why they weren't notified.

- 4. A Zone Change Amendment requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one until per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay.**

Joyce Pasmore lives in Fox Hollow. She believes that zoning should stay the way it is. The open space is a joke because it is unbuildable land anyways.

Paul Farthing motioned to close the public hearing. Penny James-Garcia seconded the motion. Unanimous.

New Business Continued:

2021-ZC-39 Discussion and consideration of a recommendation of a proposed zone change amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1. Isom Clinton Floyd and Lillian Jones Family LLC Applicant, Rick Bennion Agent.

Rick Bennion stated that the Silver Leaf development will be starting soon and they would like to add this. It will help to complete the community. It is not high density, 3-4 bedrooms. It is right in the heart of town. It is close to schools and a great place for people to raise their families. Karl Rasmussen went over an aerial view video of the proposed zone change, which also included the proposed neighborhood. He shared that the general plan is for planned community. Penny James Garcia asked Stephen Nelson

1 where the current Silver Leaf development is at on their project and if they had current approvals. She
2 stated that if a zone change affects the surrounding areas, they have to look at that. She does not see a
3 compelling reason on why this should be reconsidered. Mr. Rasmussen stated that the city has this
4 entire area set aside for planned community. They aren't going for 15 units per acre, they are less than 9
5 units per acre and he sees it as a planned community aspect. Michelle Cloud stated that her perspective
6 has not changed for this. This type of property is the kind we need for our teachers, police officers, for
7 our children to stay in this area. The median entry level housing is \$420K, what teacher can afford that?
8 Ralph Ballard asked Mr. Rasmussen what the price point would be for homes in this type of housing?
9 Mr. Bennion stated that they are trying to be under \$400K. Mr. Ballard is trying to figure out how to get
10 everyone what they want without filling every nook and cranny that we have. They will be improving
11 300 North. Mark Sampson asked about a staff comment within the report. Stephen Nelson stated that
12 our code allows for a zone change request every year. Mr. Bennion stated that to put single family here,
13 it would not make a buildable lot with the required road width. Paul Farthing stated that you don't put
14 expensive single-family homes next to industrial. It is a great location. We have done this type of
15 redevelopment in the older parts of town. Rebecca Bronemann agrees with Michelle Cloud. This is the
16 type of housing you cannot find. She also agrees that you don't put nice single-family homes next to
17 industrial. Dayton Hall stated that he still is not in favor of the zone change. Mr. Bennion stated that
18 they are trying to build a community for kids to be able to walk to school.

19 *Penny James-Garcia motioned a recommendation of denial of 2021-ZC-39 because it does not support*
20 *the general plan, it is not in harmony of the surrounding neighborhood. Dayton Hall seconded the*
21 *motion. Ralph Ballard, Michelle Cloud, Rebecca Bronemann, Paul Farthing, Mark Sampson– nay. Penny*
22 *James-Garcia and Dayton Hall – aye. Motion failed.*

23 Ralph Ballard asked if we approve this zone change how many units they can add. Stephen Nelson
24 stated that if it is approved, they will have to come back with preliminary site plans and an approved
25 plat. Mr. Ballard asked what invested rights would the zone change give them if they were to approve
26 this. The applicant stated that they wouldn't be able to get many more units than what is being shown
27 once the roadway is dedicated and put in. Mr. Nelson stated that they would be allowed to add 15 more
28 units which is 1 more unit than what they are requesting.

29 *Michelle Cloud motioned a recommendation of approval of 2021-ZC-39 based on the findings that it is*
30 *generally compatible with the general plan, it is harmonious with the overall character of the existing*
31 *development around it, the changes are anticipated by the general plan, and there are adequate*
32 *services. Rebecca Bronemann seconded the motion. Michelle Cloud, Rebecca Bronemann, Paul Farthing,*
33 *Mark Sampson – aye. Ralph Ballard, Penny James-Garcia, and Dayton Hall – nay. Motion carried.*

34 **2021-ZC-40 Discussion and consideration of a recommendation of a proposed zone change**
35 **request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain**
36 **the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq**
37 **ft, R1-10, residential one unit per 10,00 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3,**
38 **multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned**
39 **commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-**
40 **3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10. Washington County Water**
41 **Conservancy District. Karl Rasmussen Agent.**

1 Karl Rasmussen stated the reason for this request is because the Water Conservancy has over 3,000
2 acres and with all the changes going on around Sand Hollow, the county is wanting to get the
3 entitlements for this land. Over half of the units are on the east side of Sand Hollow State Park, which is
4 master planned for this type of use. He continued to go over the proposed zones and why they want
5 those. Dayton Hall asked if a missing parcel number not in the notice is going to be an issue. Stephen
6 Nelson stated that the zone change map was included so he doesn't believe so. Mark Sampson thinks
7 this should be hashed out the same way Elim Valley was done. Discuss things to paint a picture of how
8 we want to see this build out around the lake. Paul Farthing stated that one thing with the general plan
9 is we may be granting zoning that won't be built out for another 20+ year. Once you have the zoning, it
10 is fixed, you can always change the general plan. Rebecca Bronemann stated that full development
11 could be decades. We could have another crash, what will things be like? She is confused as to why the
12 Conservancy is all of a sudden wanting to develop. Mr. Nelson stated that they are putting wells in but
13 once those are done and in, they don't have to maintain the land anymore so they are wanting to get
14 the zoning for them to sell the land once it is no longer needed. Dayton Hall has a concern of a lack of
15 comments from our utility services. We have a lot of information to gather before we can actually make
16 a recommendation. He sees that we will probably pick this back just like previous developments. Penny
17 James-Garcia stated that she is always against recreation resort but if it makes sense to have it, it should
18 be on the lake. She thinks it's great to plan but a workshop is in order. Michelle Cloud agrees with what
19 Penny says about recreation resort. She questioned section 14 and the area that American Heritage is
20 doing.

21 *Mark Sampson motioned to table 2021-ZC-40 until following a workshop. Rebecca Bronemann seconded*
22 *the motion. Unanimous.*

23 **2021-ZC-41 / 2021-PSP-22 Discussion and consideration of a recommendation of proposed zone**
24 **change request located at 600 North and 2800 West to contain a PDO, planned development overlay,**
25 **with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-**
26 **1106, H-3-1-31-1107, H-3-1-31-1108 DAF Development LLC Applicant.**

27 Rick Richardson stated that they did go back after the last two meetings. They took comments and
28 concerns from both parties. They have come back with a PDO which matches a lot of the other
29 surrounding areas. The road boundary has been moved a little bit to come down in an easier way
30 topographically. He went over the different changes. They will have an overall 5.5 units per acre.
31 Michelle Cloud stated that all four criteria looked at are in the affirmative, aside from the possible single
32 family being replaced with multifamily. Mr. Richardson stated that the reason they are doing it this way
33 is because they have two major arterial roads that boarder this development. Penny James-Garcia
34 stated that this area in the general plan calls for single family homes and this is not single family. Dayton
35 Hall agrees and the general plan is new, there is no reason to deviate from it. Rebecca Bronemann has a
36 problem deviating from the general plan after spending all this money to upgrade it. Paul Farthing asked
37 what the surrounding zoning is. Mr. Nelson stated that they all have R1-8 PDO. Mr. Farthing stated that
38 townhomes will be the cheapest homes. Why is this different from everything else? Mark Sampson
39 asked why the units have to be sprinkled. Mr. Nelson stated that per fire code, if you only have one
40 access and more than 30 units, they have to sprinkle them. Mr. Sampson asked why the roads on the
41 east and west side of the development are bending. Nelson addressed this. Ralph Ballard stated that he
42 wishes there was some way to make this work without cramming things in. Mr. Richardson stated that it
43 isn't denser, but how it is persevered. Mr. Ballard agrees with Mr. Farthing on consistency. How can we

not approve this when it is approved all around it? Mr. Richardson stated that they do not have any more units in this than developments across the street. Mr. Hall asked about the 20% density bonus being requested and if it would increase the density from what the underlying zone would allow. Mr. Nelson stated that it would. Mr. Farthing stated that the commercial is there because the city has been working with them on it and the realignment of the road. This type of housing is approved on the South.

Penny James-Garcia motioned a recommendation of denial of 2021-ZC-41 and 2021-PSP-22 because.... Dayton Hall seconded the motion. Ralph Ballard, Michelle Cloud, Rebecca Bronemann, Paul Farthing – nay. Penny James-Garcia, Dayton Hall, Mark Sampson – aye. Motion failed.

Paul Farthing motioned a recommendation of approval of 2021-ZC-41 and 2021-PSP-22 because it is consistent with the surrounding zoning, there is adequate infrastructure, its generally harmonious with what surrounds it. Michelle Cloud seconded the motion. Michelle Cloud, Rebecca Bronemann, Paul Farthing, Mark Sampson – aye. Penny James-Garcia and Dayton Hall – nay. Motion carried.

2021-ZC-42 / 2021-PSP-23 Discussion and consideration of a recommendation of proposed zone change requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one until per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay. GVS Holdings LLC, Applicant. Dwain Schallenberger, Agent.

Taylor Ricks addressed a few of the public concerns. The general plan sees most of this a PC, planned commercial. The project to the west is owned by the city and directly to the south, is a single-family home on a large parcel. Stephen Nelson stated that there is a large Rocky Mountain power line running along the middle of the proposed project. Mr. Ricks stated that the applicant is hoping to reroute the power line so they don't have to have an aerial easement. Ralph Ballard asked what the voltage is for the line. Mr. Nelson stated that it is a main transformer. Penny James-Garcia stated that going from RM-2 is a big change from R1-10. There isn't any RM-2 in this area. You can have affordable housing on an R1-6 lot. Dayton Hall stated at some point someone came in and asked for an R1-10. We are bombarded with high density requests. Owners that buy land buy it with the current zone. We don't always have to say yes to the change. Rebecca Bronemann asked if there was any plan for this to connect to the road that'll run along the parcel to the east, boarding Valley Academy. Mr. Nelson stated that eventually, they will have to put that road through which will, in theory, allow for this to connect to that road. Roads and connectivity were discussed

Penny James-Garcia motioned a recommendation of approval of 2021-ZC-42 and 2021-PSP-23 with the north end being RM-2 and the south end being R1-10. Ralph Ballard seconded the motion. Ralph Ballard, Michelle Cloud, Dayton Hall, Rebecca Bronemann, and Mark Sampson – aye. Paul Farthing – nay. Motion carried.

2021-PP-29 Discussion and consideration of a recommendation of a preliminary plat for Pecan Valley Estate, containing 43 lots, located at approx. 5140 W and future Dixie Springs Drive. Chris Wyler Applicant, Civil Science Agent

Stephen Nelson went over the changes made since last time. Staff has been satisfied with the realignment of the road. Dayton Hall stated that the density and acreages don't match within a section on the staff report. Brandy Walker stated that they have about 8 units per acre.

1 *Mark Sampson motioned a recommendation of approval of 2021-PP-29. Rebecca Bronemann seconded*
2 *the motion. Unanimous.*

3 **2021-PP-31 / 2021-HIL-04 Discussion and consideration of a possible recommendation on a**
4 **preliminary plat and sensitive lands application, for Cliff Shadow Phase 2 located at the north end of**
5 **Angell Heights Drive. Todd Trane Applicant.**

6 Todd Trane went over the changes made since this was seen the last time. Stephen Nelson stated that
7 the concerns staff had previously has been satisfied. Dayton Hall asked if they are putting the road
8 through with utilities to the property to the north? Mr. Trane shared what their plans are with that. A
9 possible drainage easement was discussed.

10 *Penny James-Garcia motioned a recommendation of approval of 2021-PP-31 and 2021-HIL-05. Mark*
11 *Sampson seconded the motion. Unanimous.*

12 **2021-PSP-20 Discussion and consideration of approval of a preliminary site plan for Elim Valley**
13 **Phase 1 and 2, a multi-family development containing 408 units located approx. Sand Hollow Road**
14 **and Flora Tech Road. Thomas Hunt Applicant.**

15 Spencer Wright went over the application. The biggest hurdle they have is utilities, but once they are
16 there, they are excited to get going. Stephen Nelson stated that his concern is they are exceeding their
17 underlying zoning. They are approx. 100 units too many. Penny James-Garcia stated that the density
18 needs to be worked out and she is hesitant to approve something that is 100 units off. Mr. Nelson went
19 over the preliminary site plan section of the code. He thinks it would be appropriate to continue this but
20 because it doesn't ensure invested rights, it would also be appropriate to approve it contingent on it
21 being figured out before final site plan. Paul Farthing stated that it doesn't look like they will have
22 enough parking for the first phase. Rebecca Bronemann asked Mr. Nelson about staff comment number
23 5 and sensitive lands. Are there any concerns with that? Mr. Nelson stated that there is some
24 typography to the side that we will need to look further to see if they will be required to submit a
25 sensitive lands application.

26 *Rebecca Bronemann motioned to approve 2021-PSP-20 subject to staff comments with the expectation*
27 *that the question of number of units and the number of parking spaces will be addressed. Mark Sampson*
28 *seconded the motion. Unanimous.*

29 **2021-PSP-21 Discussion and consideration of approval of a preliminary site plan for Adventure**
30 **Vacation Rentals, a three-room hotel located at 72 W State St. Aaron and Jill Hamblin Applicants.**

31 Jill Hamblin presented their plan. They would like to add four units above their pawn shop in the
32 downtown area. They will update the existing building and add a block wall. Michelle Cloud stated that
33 in theory, the concept is great, but parking is already an issue. Mrs. Hamlin stated that they have plenty
34 of parking but other businesses use their parking spaces, which they have no control over. Mrs. Cloud
35 asked if they would have designated spots for the vacation rentals and they will. Dayton Hall asked if the
36 shared parking between ERA is in writing or if it is just a verbal. Mrs. Hamblin stated that it is just a
37 verbal grandfathered agreement but they can get a written agreement as well. Mark Sampson asked the
38 applicant if they plan to renovate the first floor and that they would need to make sure the current
39 structure can support a second story.

1 *Mark Sampson motioned approval of 2021-PSP-21. Paul Farthing seconded the motion. Unanimous.*

2 **2021-FSP-27 Discussion and consideration of approval of a final site plan for Intermountain**
3 **Healthcare Expansion, located at 75 N 2260 W. Daniel Kohler, Intermountain Healthcare Applicant.**
4 **Rick Frerichs, FFKR Architects Agent.**

5 Stephen Nelson stated that planning and engineering has extensively worked with the applicant to
6 realign the roadway. All other issues and concerns have been addressed. Dayton Hall stated that he
7 thinks parking is an issue, how do we make sure it is addressed? Mr. Nelson stated that their current
8 plan is for 50 beds and the parking is adequate for that. When they do their next phase, they will have to
9 add more parking.

10 *Penny James-Garcia motioned to approve 2021-FSP-27 as presented subject to staff comments. Mark*
11 *Sampson seconded the motion. Unanimous.*

12 **2021-PP-31 Discussion and consideration of a recommendation of a preliminary plat for Crocker**
13 **Enterprises, a 9-lot industrial subdivision located approx. on Old Hwy 91 and 492 N. Crocker**
14 **Enterprises Applicant. Brady Shakespear Agent.**

15 Chad went over the plat. They believe they have addressed staff comments. They do have one concern
16 about the comment asking for an access road for future connectivity. They don't believe they need to
17 provide that access road because there is already an access easement to the neighboring parcels
18 elsewhere. Stephen Nelson went over the comment about the access road and why we require it. Paul
19 Farthing shared that he does not like the private roads; we've required other industrial developments to
20 have public roads. He agrees with the applicant, there is no reason to give the access if they will all front
21 Hwy 91 but what happens if those 3 lots don't go in? All of a sudden, you no longer have access. Fire
22 access was discussed. Mr. Nelson stated that the road proposed to be private should be public and built
23 to our standards.

24 *Dayton Hall motioned a recommendation approval subject to staff and JUC comments which includes the*
25 *roadways being public but not requiring a road to the north or to the south but provide an access*
26 *easement for the water line. Penny James-Garcia seconded the motion. Unanimous.*

27 **2021-PP-32 Discussion and consideration of a recommendation of a preliminary plat for Desert**
28 **Sands Area G, a 128-unit single-family subdivision located at Dixie Springs Drive and 4800 W. The**
29 **Hollows LLC Applicant. Brett Burgess Agent.**

30 Applicant requested to be tabled while they figure out the road realignment to meet up with the Pecan
31 Valley Estates plat.

32 *Rebecca Bronemann motioned to table 2021-PP-32, The Hollows LLC. Paul Farthing seconded the*
33 *motion. Unanimous.*

34 **2021-PP-34 / 2021-HIL-06 Discussion and consideration of a recommendation of a preliminary**
35 **plat and sensitive lands application for Mountain View Estates, a 35-lot subdivision, located at 1300 W**
36 **650 S. Virginia Ashton Trust Applicant. Craig Engel RAC Inc Agent.**

Stephen Nelson stated that there were a few lots that didn't look like they met our code lot minimum size. The grading plan was submitted and reviewed. He feels it meets the standards. The roadways all align with the hillside estates to the west. Road adequacy was discussed.

Ralph Ballard motioned a recommendation of approval of 2021-PP-34 and 2021-HIL-06 with the finding that the sensitive lands issues are adequately addressed due to the engineering of the grade. Paul Farthing seconded the motion with the note that 650 south be moved up in the priority list for road improvements. Unanimous.

Planning Commission Business:

- City Council Recap
- Holiday Schedule

Approval of Minutes

- 10/14/2021

Mark Sampson motioned to approve 10/14/2021 minutes. Paul Farthing seconded the motion. Unanimous.

- 10/27/2021

Penny James-Garcia motioned to approve 10/27/2021 minutes with the discussed changes corrected. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment