



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

July 11, 2024
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. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A General Plan Amendment to update the Moderate Income Housing Plan.

OLD BUSINESS

NEW BUSINESS

1. PSP24-16: Discussion and consideration of a possible approval of a preliminary site plan for Liberty Village Phase 2 & 3, a civic development located at 2100 W and Liberty Way. United We Pledge, Applicant. Tom Snyder, Agent.
2. PSP24-17: Discussion and consideration of a possible approval of a preliminary site plan for Lakeview Townhomes, a 186 unit townhome development located at 2700 S 4640 W. Brett Burgess, Applicant. Logan Blake, Agent.

3. A General Plan Amendment to update the Moderate Income Housing Plan

Approval of Minutes:

1. March 28, 2024

Adjournment



Application

Application Accepted Date: 06/18/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: Preliminary Site Plan review for a proposed mixed-		Planning Fee		\$	200.00
Tenant / Project Name: Liberty Village Phase 2 & 3		Planning Fee		\$	200.00
Bldg. Address: NWC 2100 W & Liberty Way		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: Phase: 2 & 3		Amount Paid:		\$	200.00
Block: Lot #: Parcel #: H-3373-NP		Remaining Due:		\$	0.00
Zone: R1-10 PRD					
Property Owner: United We Pledge					
Permit Contact: Natalie Maikoski P:(480) 503-2250					
Email: natalie.maikoski@epsgroupinc.com					
CONTACT INFORMATION					
Engineer of Record: Joe Petrucci					
Email: joe.petrucchi@epsgroupinc.com P: (480) 503-2250					
General Contractor: Tom Snyder					
License #: 10497196-5301 P: (480) 503-2250					
Address: 1130 N Alma School Road, Suite 120					
City: Mesa State: AZ Zip: 85201					
Email: tom.snyder@epsgroupinc.com					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANPSP24-16	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Natalie Maikoski					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #: 8.179567-06/18/24					

June 18, 2024

Liberty Village Phase 2 & 3

Preliminary Site Plan Project Narrative

NWC of 2100 W & Liberty Way

Property Owner

United We Pledge
1568 S River Rd, Ste 200
Saint George, UT 84790
Contact: Dennis Leavitt

Architect

Orcutt | Winslow
2929 N Central Ave, Eleventh Fl
Phoenix, AZ 85012
Contact: Neil Terry

Planning & Landscape Architecture Consultant

EPS Group, Inc.
1130 N Alma School Road, Ste 120
Mesa, AZ 85201
Contact: Tom Snyder

INTRODUCTION

EPS Group, Inc., on behalf of United We Pledge (Owner), submits this Preliminary Site Plan request in order to facilitate the development of Liberty Village Phase 2 and 3. The ±24.81-gross acre site is generally located at the northwest corner of 2100 W and Liberty Way within the City of Hurricane, Utah and is identified as a portion of Washington County Assessor Parcel Number (APN): H-3373-NP.

CURRENT ZONING & GENERAL PLAN DESIGNATION

The site, which is currently undeveloped vacant land, was rezoned in 2021 to R1-10 PRD. The site is also appropriately designated as a 'Mixed Use' land use area of the City of Hurricane General Plan and is compatible with the proposed development.

PROPOSED DEVELOPMENT

The developer is seeking to develop Phase 2 & 3 of Liberty Village, a mixed-use site intended to educate the public about American history, government, and their responsibility to be involved citizens. Phase 2 & 3 brings the first buildings on-site, including the Green Dragon Tavern, Colonial VRBO rentals, Independence Hall, Mt. Vernon, a colonial church, and a print shop. On-site improvements include additional parking, a 12' horse carriage trail, hardscape, landscaping, and utilities that serve the site.

Project Data	
A.P.N.	H-3373-NP (portion of)
Gross Area	24.81 Acres
Current Land Use	Vacant/Undeveloped
Proposed Land Use	Mixed-Use
General Plan Land Use Designation	Mixed-Use
Existing Zoning District	R1-10 PRD

CONCLUSION

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City to implement this exciting new development.

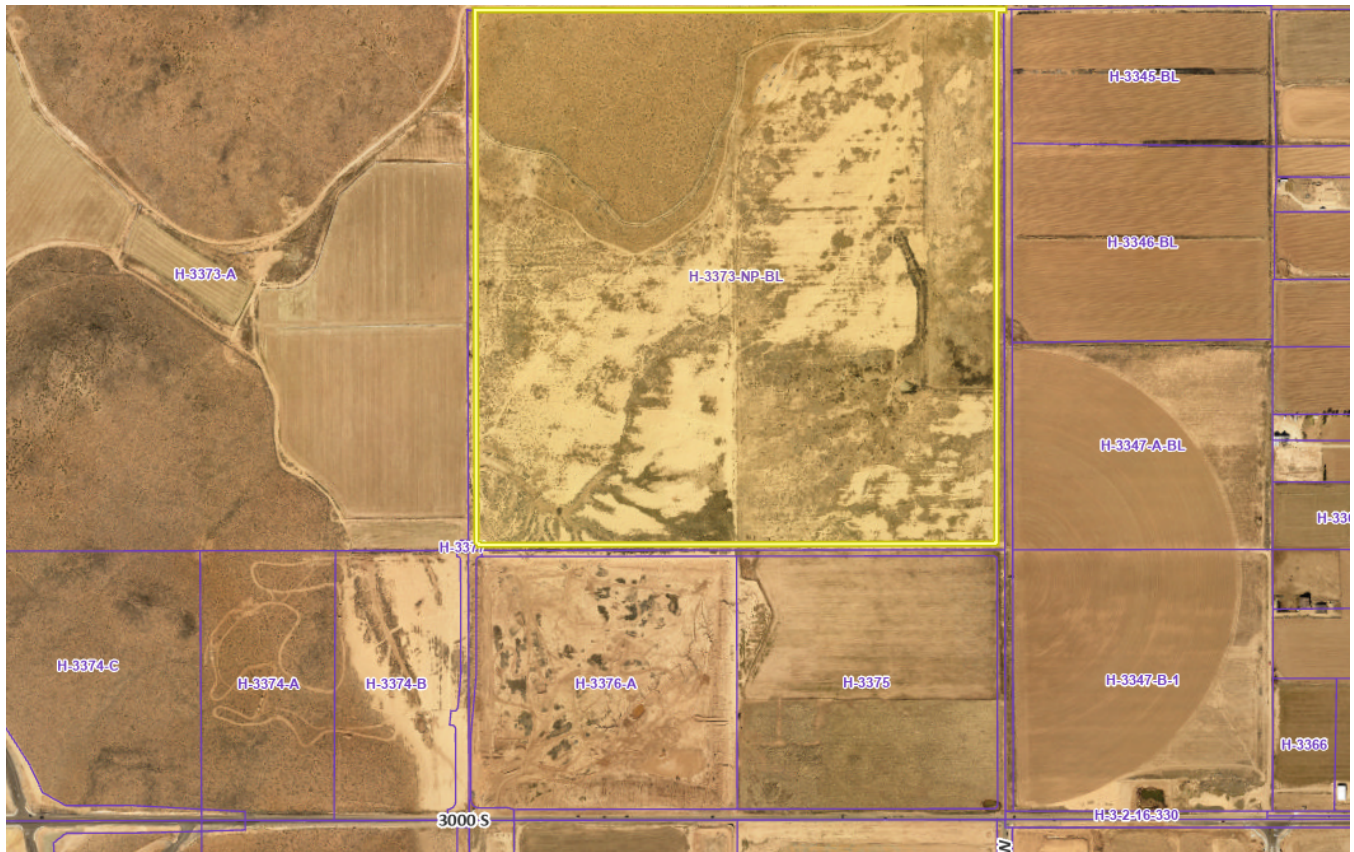


STAFF COMMENTS

Agenda Date:	07/11/2024
Application Number:	PSP24-16
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	United We Pledge
Agent:	Tom Snyder
Request:	Approval of a Preliminary Site Plan
Location:	2100 W & Liberty Way
Zoning:	R1-10 PDO
General Plan Map:	Mixed Use
Recommendation:	Continue this item
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary site plan for the remaining phases of Liberty Village, an interactive educational park contained within the Balance of Nature (BoN Gardens) development. Phase 1 had a preliminary site plan approval in February 2024. The second and third phases will consist of play areas and open spaces, as well as replicas of historical buildings such as the Green Dragon Tavern, a colonial church, Mt. Vernon, Independence Hall, colonial cabins, and Monticello. This property is zoned R1-10 PDO as part of the Balance of Nature development.



JUC Comments:

The following comments will need to be addressed by the applicant.

1. **Public Works:** Access to this project is based on the performance of others, i.e. Balance of Nature. Assurances will need to be made in order to approve this project contingent on performance by others.
2. **Power:** The City Council meeting talks about allowing the equivalent of nine 200 amp meters to the property. This site plan looks like there are more than this. Same Council meeting discussed reasons for variance that did not include VRBO approval. Power must be established on 2100 W and Liberty Way. Applicant must meet with Power Department to determine power needs and locations before plans can be submitted.
3. **Sewer:** No comments.
4. **Streets:** Currently no access to the property. Infrastructure to be built by others. Everything within the phases appears to be private.
5. **Water:** Water line needs to be looped for completion of project. Water lines inside the project will need to be ductile iron.
6. **Engineering:**
7. **Fire:** Okay.
8. **Cable:** No comments.
9. **Phone:** No comments.
10. **Fiber:** No comments.
11. **Gas:** No gas service available to serve this project at this time.

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

Staff Comments

1. Most of the proposed uses are permitted uses in the R1-10 zone and were approved as part of the Balance of Nature PDO.
 - a. The site plan shows “Colonial VRBO rentals” intended to be short-term rentals for guests to the park. This was not approved as part of the Balance of Nature PDO application and should be removed from the site plan. HCC 10-23-5 states, “*Any commercial use shown on table 10-15-1 in subsection 10-15-3A of this title may be permitted within a planned unit development provided such use is specifically authorized as part of a site plan approved pursuant to the provisions of this chapter.*” If the applicant would like to pursue this use, they will need to apply to amend the Balance of Nature PDO and development agreement. Until then, this use shall not be shown on this preliminary site plan.
2. **Parking:** Hurricane City Code (HCC) 10-34-10 states that for this use:

Park	Parking study required	See subsection 10-34-9F of this chapter
------	------------------------	--

- a. HCC 10-34-9F states:

F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. *The study shall provide:*

- a. *Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*
- b. *Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;*
- c. *The source of data used to develop the study's recommendations; and*

- d. *The name and qualifications of the persons who prepared the study.*
2. *The Planning Commission shall determine the required number of parking spaces after:*
 - a. *Considering the recommendations of the parking study and any recommendations from City staff; and*
 - b. *Making the findings required under subsection D or E of this section.*
- b. A parking study prepared for the overall development states that 87 parking stalls are required for the overall Liberty Village portion of the development. This parking requirement will be fulfilled in phase 1 however the site plan does show 24 additional parking stalls in phase 3. The intention is that there will be shared parking between the different uses within the overall development.
3. **Landscaping:** A more detailed landscaping plan will be required with the final site plan. The landscaping plan will require one tree and three shrubs for every 35 feet of frontage along public roadways. As well as one tree and two shrubs for every ten parking spaces and seven percent of the overall parking area being landscaped. No grass will be permitted outside of active recreation areas and all plants should be water-efficient
4. **Public facilities:** The adequacy of public facilities is in question for this development. HCC 10-37-4 states:*Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - a. There is currently no public access or utilities to this site and power capacity and water pressures in this area are a concern. The City Council has passed a Record of Approval giving the Liberty Village permission to move forward, however off-site improvements are still required before this development can actually begin construction. While some off-site improvements have begun construction, these phases of the development will be reliant on phase 1 of Liberty Village which has not received final approval or begun construction. Additionally Power is concerned that this development has increased their demands since that record of approval was given (see JUC note #2)
 - b. A preliminary site plan approval grants no vested rights to a development. (See HCC 10-7-10(D)(2)(b) which states: *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*)

Recommendation:

Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that this item be continued to remove the “colonial VRBO

rentals”, as this is not a permitted use in their zoning. Once that is resolved, staff would recommend approval subject to staff and JUC comments.

When Recorded Return to:
Hurricane City
147 N. 870 W.
Hurricane, UT. 84337
H-3373-NP-BL

DOC # 20230025316

Agreement Page 1 of 15
Gary Christensen Washington County Recorder
08/22/2023 02:25:59 PM Fee \$ 0.00
By HURRICANE CITY



**DEVELOPMENT AGREEMENT
FOR
BALANCE POINT PDO ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 3 day of March, 2023 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as "City," and Molly's View, LLC, a Nevada limited liability company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 160 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 4, 2021, as shown in the City Council Minutes attached hereto as Exhibit B, the City Council approved a zone change as shown in EXHIBIT C attached hereto, with the conditions laid out within this agreement. The zoning shown at EXHIBIT C shows 132.95 acres zoned as R1-10 PDO and 26.67 acres zoned as M-1.

C. The City Council's approval was based in part on the Preliminary Site Plan proposed by Developer, which is attached hereto as Exhibit D.

D. Developer is willing to design and construct the Project in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City Council accepted Developer's proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting for the zoning be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Washington County Recorder.

F. The City Council further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

G. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

H. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning

Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

I. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

J. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

K. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of shown on EXHIBIT C, (ii) all other features as generally shown on the Preliminary Site Plan, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT D, as permitted by the aforementioned zoning designations for the Property, except as otherwise approved in writing by City.

3. Governing Standards. The Zoning Map, Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the "Approval Documents") establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City's Zoning Administrator, such as exact building locations, location of local roadways, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Parties agree that the densities and uses of the Property shall comply with the tabulations set forth in EXHIBIT E, attached hereto.

a.

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances and Design Standards, including, but not limited to infrastructure construction,

setback requirements, minimum lot sizes, building height requirements, lot coverage requirements and all other zoning requirements.

- a. Acceptance of Improvements. The City shall accept all improvements which are intended for public use and which have been constructed by Developer or its agents in accordance with the City's standards and as shown on the approved construction drawings. Prior to the construction of any road, utility, or public improvements within the Project, the City shall review proposed construction drawings and require adjustments or changes to meet the requirements of this Agreement and applicable City standards. The City shall cooperate and allow Developer to construct the Offsite Improvements, and the City shall accept Developer's dedication of the Offsite Improvements. The City shall only accept improvements once improvements have been installed, inspected by the City or its representative, and a warrantee bond has been provided by Developer.
 - b. Unless otherwise specifically approved by the City Council and clearly labeled on the final subdivision plat, all roads within the Project shall be public roads. Upon final acceptance of such roads as having been constructed in conformity with all approved plans and City standards, City shall be responsible for maintenance of the roads at the same level of maintenance applicable to other similar roads within the City. City shall not be responsible for maintenance of any private road within the Project.
6. Adequate Public Facilities.
 - a. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property; (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power, water, or other utility services to the Property; (c) no application for any permit requiring the availability and extension of power, water, or other utility service, and no other request requiring the availability or extension of such utilities or services, shall be filed, made, or approved until such time that such utilities or services are available and have been extended to the Property; and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
 - b. The City may deny any land use application for any development on the Property, including but not limited to preliminary and final plats, building permits, zone changes, and preliminary and final site plans if the City finds that (1) utilities, roadways, or other public facilities or infrastructure are inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility systems, roadway

systems, and other public facilities and infrastructure are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect the systems, facilities, and infrastructure to the proposed development.

- c. As a prerequisite to any development application approval or development on the Property, Developer shall submit and receive approval of a full drainage plan for the site. This drainage plan shall provide plans for proper retention or detention for runoff generated by the development, together with a plan to mitigate impacts from regional historic stormwater runoff onto or through the Property in accordance with Hurricane City stormwater standards. The drainage plan shall be reviewed and approved by the City Engineer.

7. Reimbursement for Improvements. Developer and Hurricane City may enter into an agreement whereby the developer is reimbursed by the City for the cost of constructing eligible public facilities. All reimbursement agreements shall comply with Hurricane City Code 9-6.

8. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-9a-509.

- i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

- 1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
- 2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,
 4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
 5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
 6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.
- a. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Notwithstanding the foregoing, the City reserves the right to enact an ordinance in accordance with Utah Code Ann. §10-9a-504 establishing a temporary land use regulation for any part or all of the area within the municipality, including area within the Project, which prohibits or regulates issuance of any building permit or the erection, construction, reconstruction or alteration of any building or structure or any subdivision approval if the City Council makes a finding of compelling countervailing public interest in accordance with Utah and federal law after notice to Developer and an opportunity to be heard.

9. Default. An “Event of Default” shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

10. Default and Remedies. Failure of a party to perform any of the Party’s obligations under this Agreement within a thirty (30) day period (the “**Cure Period**”) after written notice thereof from the other party shall constitute a default (“**Default**”) by such failing party under this Agreement; provided, however, that if the failure cannot reasonably be cured within thirty (30) days, the Cure Period shall be extended for the time period reasonably required to cure such failure so long as the failing party commences its efforts to cure within the initial thirty (30) day period and thereafter diligently proceeds to complete the cure. Such notice shall specify the nature of the alleged Default and the manner in which such Default may be satisfactorily cured, if possible. If the Default is cured, then no Default shall exist and the noticing Party shall take no further action.

- a. In the event of an uncured Default, the non-defaulting party shall, in addition to any other remedy allowed by law, be entitled to the court’s imposition of specific performance and /or injunctive relief, but not monetary damages. All rights and remedies under this Agreement, and /or statute or common law shall be deemed cumulative and the selection of one of the rights or remedies shall not be deemed a waiver of any other right or remedy.
- b. If City elects to consider terminating this Agreement due to a Default by Developer, then City shall give to Developer written notice of City’s intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City’s legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City’s legislative body determines that a material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

11. Specific Acts of Default. The Parties hereto agree that any of the following occurrences, acts or failure to act shall constitute a Default by Developer, for which City may elect to terminate the agreement in accordance with Section 8 above: (a) the filing of a petition in bankruptcy by Developer, (b) foreclosure on any portion of the Property which has the effect of creating an unapproved or illegal subdivision under Utah law or City ordinances, (c) the Developer’s failure to comply with the requirements of any Section above, or (d) Developer’s failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Development Parcel. Upon such termination, all approvals or development rights granted hereunder to Developer shall lapse and all obligations of City hereunder shall cease.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Balance of Nature
1568 S. River Rd
ST George, UT 84790

To the City: City of Hurricane
Attention: Dayton Hall, City Attorney
68 S. 700 W.
Hurricane, UT 84737

13. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of

this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for any portion of the Property has not been recorded in the Office of the Washington County Recorder within five (5) years from the date of this Agreement, or the Property has not received final site plan approval within five (5) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at

the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

14. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

15. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

16. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

17. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

18. Force Majeure. Except for termination of this Agreement due to Developer's failure to record a final plat or obtain a final site plan on the Property within five (5) years of the date of this Agreement, any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

19. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.



CITY:

HURRICANE CITY

ATTEST:

By:

City Recorder

Cindy Belling
Cindy Belling

By:

Mayor

Nanette Billings
Nanette Billings

DEVELOPER:

By:

Name:

Title:

[Signature]
Douglas Howard
CEO BALANCE OF NATURE

STATE OF UTAH

)

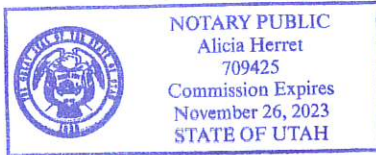
:ss

COUNTY OF UTAH

)

CEO of

On the 10th day of August, 2023, personally appeared before me Douglas Howard, who being by me duly sworn, did say that he is the Molly's View, LLC, a Nevada limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Alicia Herret
Notary Public
Residing at: Washington, UT

EXHIBIT A
Legal Description Parcel:

The South One-Half of the Northeast Quarter (S½NE¼) and North One-Half of the Southeast Quarter (N½SE¼) of Section 17, Township 42 South, Range 13 West, of the Salt Lake Base and Meridian.

LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES

ENTIRE PARCEL LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°04'40"E, ALONG THE QUARTER SECTION LINE 1321.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1322.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S88°55'19"E ALONG THE SIXTEENTH LINE, 2629.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S01°02'06"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S01°02'13" ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE N88°57'47"W ALONG THE SIXTEENTH LINE, 2631.90 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 6,953,936 SQUARE FEET OR 159.640 ACRES

PARCEL LEGAL DESCRIPTION: M-1

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N01°02'11"E ALONG THE QUARTER SECTION LINE, 894.38 FEET;

THENCE N30°35'24"E 206.36 FEET; THENCE N59°24'36"W 424.52 FEET;

THENCE N88°48'29"W 677.65 FEET;

THENCE S01°04'40"W 1285.11 FEET TO THE SIXTEENTH SECTION LINE;

THENCE S88°57'47"E ALONG SAID LINE, 946.09 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,205,901 SQUARE FEET OR 27.684 ACRES.

PARCEL LEGAL DESCRIPTION PDO: R1-10

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°01'13"E ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE POINT OF BEGINNING;

THENCE N88°57'47"W ALONG THE SIXTEENTH SECTION LINE, 1685.81 FEET;

THENCE N01°02'11"E 894.38 FEET; THENCE N30°35'24"E 206.36 FEET;

THENCE N59°24'36"W 424.52 FEET; THENCE N88°48'29"W 677.65 FEET TO THE QUARTER SECTION LINE; THENCE N01°04'40"E ALONG SAID LINE, 36.26 FEET TO THE CENTER QUARTER CORNER OF SECTION 17;

THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1322.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE S88°55'19"E ALONG THE SIXTEENTH LINE, 2629.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE S01°02'06"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE S01°02'13" ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 TO THE POINT OF BEGINNING.

AREA CONTAINS 5,748,035 SQUARE FEET OR 131.957 ACRES.

EXHIBIT B
City Council Minutes for November 1, 2021

5. Consideration and possible approval of a proposed **zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres.** Parcel number H-3373-NP. Molly's View, LLC Douglas Howard, CEO Applicant. Richard Wedig Agent.

Hurricane City Council Minutes – November 4, 2021

Tom Patent with Orcutt Winslow Architect reported that the applicant agrees to the development agreement, and he provided a Master Plan Booklet for the development. They will have to extend infrastructure to the site, and they have submitted the preliminary drainage plan. However, the water that flows through this site will have to be addressed. The mission and goal of the community is to create a community based on family, health, wellness, and spirituality. The project contains expansive community gardens and green space. The proposed community hospital and medical campus will provide emergency services for this area of town. Councilwoman Billings reported that people are excited about the American Village and the services the PID will provide.

Nanette Billings motioned to approve the zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres as presented subject to staff comments and development agreement. Seconded by Kevin Tervort. Darin Larson, Dave Sanders, Nanette Billings, and Kevin Tervort, voting aye. Joseph Prete abstained. **Motion carried.**

EXHIBIT C

Approved Zone Change Map

ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR: **BALANCE OF NATURE**

LOCATED IN SECTION 17, T48S, R19W, S.L.B.M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER

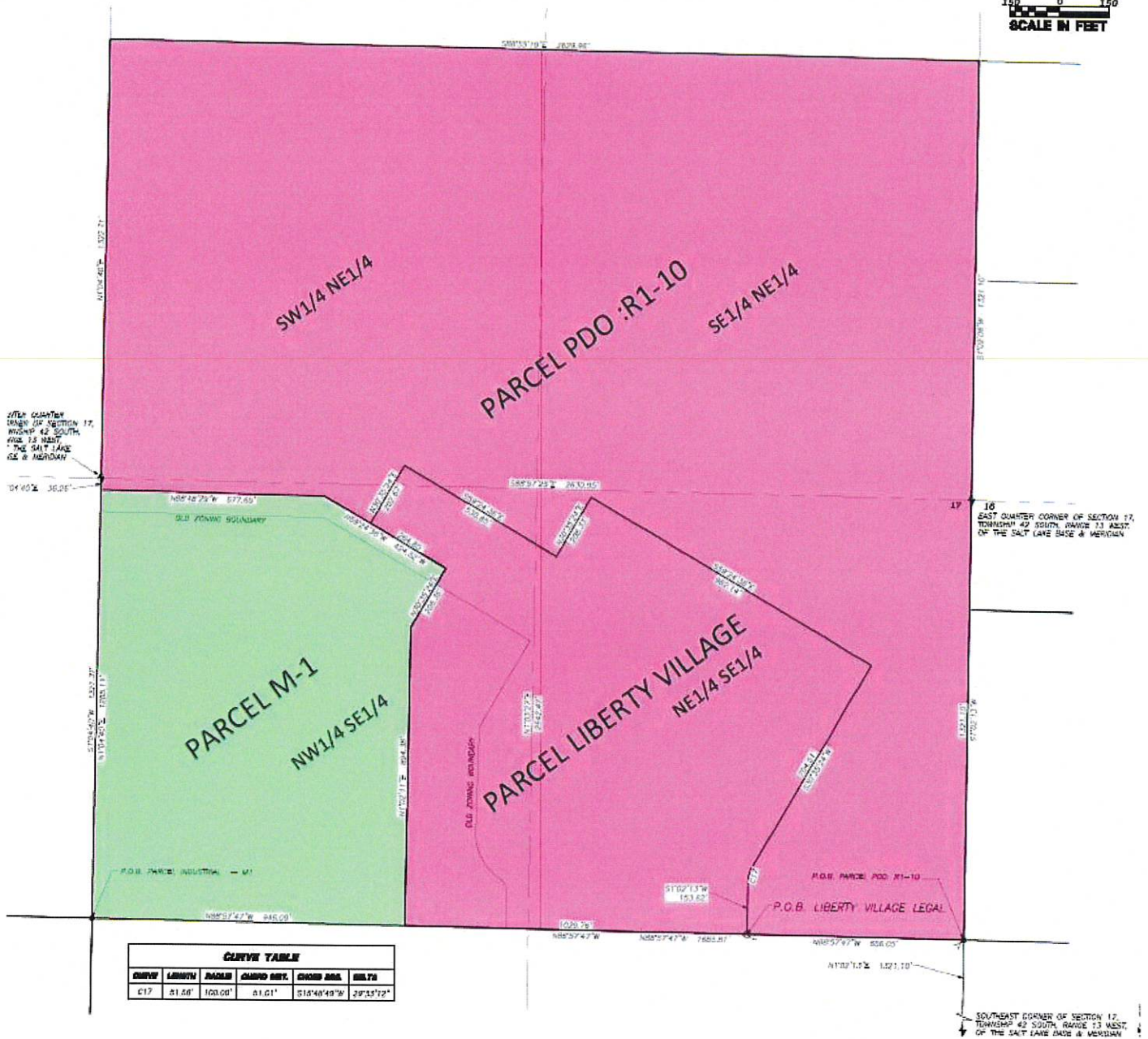


EXHIBIT D Site Plan



January 4, 2024

RECORD OF APPROVAL

for Liberty Village to Proceed under the Terms of the Development
Agreement dated March 3, 2023, and Recorded
with the County Recorder on August 22, 2023.

Recitals and Findings:

- A. Liberty Village is a proposed nonprofit development that will educate the public about American history, government and the public's responsibility to be involved citizens.
- B. Liberty Village is seeking to break ground early this year with a park and parking lot, and continue with other buildings in future years.
- C. Liberty Village is located on a portion of a 160-acre parcel that was granted a zone change in November of 2021. As a condition of the zone change, a development agreement was recorded that requires, among other things, that no development of the property would be approved until such time that utilities and services were available and had been extended to the property (the "Development Agreement").
- D. This property is located within an area of the City where, due to inadequate public facilities (mostly water, power, and associated easements and rights-of-ways), subdivision applicants have not been approved unless the developer has secured easements and constructed (or paid for the construction of) the necessary improvements to extend adequate capacity to the development.
- E. However, residential building permit applications on existing parcels, which do not require subdivisions and additional lots, have not been denied.
- F. Liberty Village is not seeking to subdivide the property.
- G. The City Council finds that Liberty Village distinguishable from other proposed developments because it is a nonprofit, educational development, which is not seeking to subdivide, and that its impact is comparable to residential building permits that are presently being allowed on existing parcels.
- H. The City Council finds that adequate public facilities presently exist to support the limited, educational development proposed for Liberty Village.

Approval:

- 1. Based on the findings within this document, the Hurricane City Council authorizes the Liberty Village project to proceed with development under the terms of the Development Agreement.

Conditions, Requirements, and Limitations:

- 1. Liberty Village shall be required to obtain and construct all requisite connections to City infrastructure, including securing the dedication of roadways, constructing roadways, constructing water, power, and other utility connections.
- 2. Liberty Village shall be required to apply for and obtain approval of a site plan for the project, and to comply with all other requirements of the City Code.
- 3. The approval within this document is only the City Council's authorization under the Development Agreement to proceed with development of Liberty Village, based on the

finding that adequate public facilities exist for the proposed, limited educational development.

4. Liberty Village assumes the risk that water flows, water pressures, electrical voltages, and similar utility services are inadequate to meet building and fire code requirements necessary for future approvals.
5. Except as stated in this document, all other requirements and conditions within the Development Agreement shall remain in full force and effect.

DATED this 4th day of January, 2024.



Nanette Billings
Nanette Billings, Mayor

Attest:

Cindy Beteag
Cindy Beteag, Recorder

The foregoing document was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of January, 2024. Whereupon a motion to adopt and approve said document was made by Kevin Thomas and seconded by David Hirsch. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	<u>X</u>	—	—	—
Clark Fawcett	<u>X</u>	—	—	—
Drew Ellerman	<u>X</u>	—	—	—
Joseph Prete	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag



Memo: Balance of Nature – Parking Analysis (EPS#22-0167)

Date: 06/21/23
TO: City of Hurricane
FROM: Eric Maceyko, P.E., PTOE
Kelly Fletcher, P.E.

INTRODUCTION

The proposed Balance of Nature mixed-use master planned development is located in southwestern Hurricane, Utah. The proposed site sits on approximately 160 acres located at the northwest corner of the intersection of the 3000 South and 2100 West roadway alignment. It will consist of several diverse land uses of variable intensity including:

- Residential (apartments over retail, townhomes, duplexes and single-family lots)
- Corporate Headquarters
- Miscellaneous Offices
- Manufacturing /Warehousing
- Retail / Services
- Recreation

The proposed development is planning to provide several parking areas including dedicated lots, parking on angled local access roads and a multi-story parking garage. Preliminary site planning has indicated that a total potential on-site parking supply of 4,321 spaces can be provided.

EPS Group has been retained to conduct a Parking Analysis for the proposed development. The primary objective is to evaluate the anticipated parking demand and determine the recommended number of parking spaces to provide adequate operation based on the unique nature and mixture of land uses for the proposed development.

LOCATION & SITE PLAN

Figure 1 provides a vicinity map of the proposed site location in the southwestern area of the City of Hurricane. The proposed site is located on the northwest corner of the intersection of the 3000 South and 2100 West roadway alignment. The surrounding area is largely undeveloped and mostly consists of vacant land or agricultural uses.

Figure 2 provides an illustrated depiction of the proposed development site plan. The current plan includes provision of 4,321 parking spaces. Multiple connections are also planned from the parking areas to the adjacent road network. A copy of the more detailed site plan with the land use areas depicted is included in **Attachment A**. A summary of the land uses by phase are included below:

- o Phase 1A & 1B:
 - Adjacent roadway construction
- o Phase 2A & 2B
 - Warehouse / Manufacturing sitework
 - Warehouse / Manufacturing (671,982 square feet of building area)
 - Horse and Carriage Grounds (11,700 square feet of building area)
 - Liberty Village Grounds, Ph. 1 (1,000 square feet of building area)
- o Phase 2C
 - Liberty Village Grounds, Ph. 2 (23,000 square feet of building area)
- o Phase 3
 - Mixed Use Residential:
 - ❖ Studio (32 dwelling units)
 - ❖ 1 Bedroom (46 dwelling units)
 - ❖ 2 Bedroom (30 dwelling units)
 - Amphitheater
 - Retail/Office/Restaurants (46,000 square feet of building area)
 - Gym (12,600 square feet of building area)
 - Visitor Center/Recreation (12,600 square feet of building area)
 - Town Square with water feature
 - Corporate Offices (175,000 square feet of building area)
- o Phase 4
 - Corporate Offices Expansion (525,000 square feet of building area)
 - Single-Family Residences (186 dwelling units)
- o Phase 5
 - Liberty Village Grounds, Ph. 3 (48,120 square feet of building area)

o Future

- Hospital (64,200 square feet of building area)
- Future School (10,196 square feet of building area)

It is important to note that the guiding vision employed during the proposed development layout and planned land uses was to create a destination with a synergistic theme. This includes such design choices as a town center with compact roads and on-street parking, dense residential dwelling units above retail uses, horse and carriage rides, and extensive trails and community amenities. The intent is to incorporate design elements that deemphasize a motor vehicle driven development. It is therefore anticipated that the provision of excess motor vehicle parking would be detrimental to the development plan, and a reduced parking requirement is being requested.

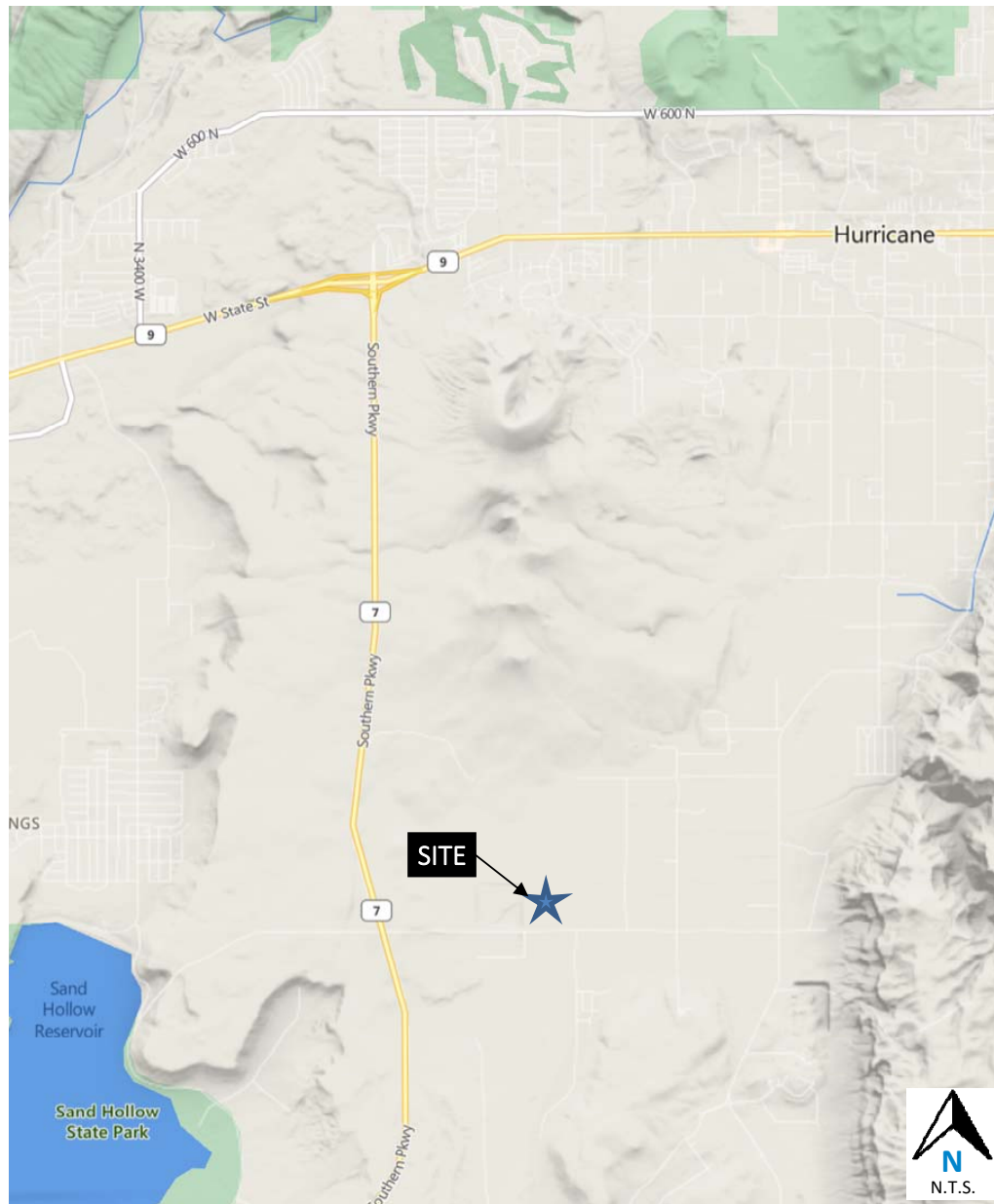


Figure 1: Proposed Site Location



Figure 2: Proposed Development Site Plan

PARKING ANALYSIS

Parking analysis was conducted utilizing four (4) sources suitable for the proposed development including:

- City of Hurricane Code of Ordinances
- *Parking Generation*, 5th edition by Institute of Transportation Engineers (ITE)
- *Shared Parking*, 3rd edition by Urban Land Institute (ULI)
- Shared Parking concepts from ITE

In addition to the previously provided information regarding planned land uses and intensities, discussions with the developer have yielded additional information currently available for each use (i.e. number of employees, number of bedrooms, planned school enrollment, etc.)

Due to the unique nature and location of the proposed development, none the above sources can be solely relied on. Therefore, the approach of this analysis was to utilize all pertinent data and methodologies from each source to develop a combined result. The following sections detail the analysis results from each source.

City of Hurricane Code of Ordinances:

Per *Chapter 34 - Off-Street Parking and Loading* of the Hurricane Code of Ordinances, several criteria for required parking is provided for a multitude of different land uses. A copy of the City criteria is included in **Attachment B. Table 1** thru **Table 7** provide the required parking calculations for each phase, as well as the total for the entire development. In instances where a specific use did not have an applicable criterion, a reasonable estimate based on the anticipated number of employees and / or planned operation was utilized as noted.

Table 1: City of Hurricane Parking Code Results – Phase 2B

LAND USE	AMOUNT	PARKING REQUIREMENT RATE	SPACES
Manufacturing, Mineral extraction, Wholesale and warehousing	671982 SF	1 space per 1,000 square feet of gross floor area	672.0
	491 Employees	1 space per employee on highest shift	491.0
<i>Maximum Warehouse/Manufacturing Total</i>			672
Horse & Carriage Grounds	6 Employees	1 space per employee*	6.0
Phase 1 Liberty Village Grounds	10 Employees	1 space per employee *	10.0
PHASE 2B TOTAL			688

*No applicable criteria available, assumed to be 1 parking space per employee

Table 2: City of Hurricane Parking Code Results – Phase 2C

LAND USE	AMOUNT	PARKING REQUIREMENT RATE	SPACES
Phase 1 Liberty Village Grounds	23000 SF	1 space per 300 square feet of gross floor area*	76.7
PHASE 2C TOTAL			77

*No applicable criteria available, assumed to be 1 parking space per 300 square feet

Table 3: City of Hurricane Parking Code Results – Phase 3

LAND USE	AMOUNT	PARKING REQUIREMENT RATE	SPACES
Dwelling, multiple-family: Studio and 1 bedroom units	78 Dwelling Units	1.5 spaces per dwelling unit	117.0
Dwelling, multiple-family: 2 or more bedroom units	30 Dwelling Units	2 spaces per dwelling unit	60.0
<i>Multiple-Family Total</i>			177.0
Recreation and entertainment, indoor: Other uses (Gym)	12600 TGSF	1 space per 300 square feet of gross floor area	42.00
Recreation and entertainment, indoor: Other uses (Visitor Center)	12600 TGSF	1 space per 300 square feet of gross floor area	42.00
Office, general	16000 SF	1 space per 250 square feet of gross floor area	64.0
Retail, general	20000 SF	1 space per 250 square feet of gross floor area	80.00
Restaurant, general	10000 SF	1 space per 100 square feet of gross floor area	100.00
Office, general (Corporate)	175000 SF	1 space per 250 square feet of gross floor area	700.0
PHASE 3 TOTAL			1,205

Table 4: City of Hurricane Parking Code Results – Phase 4

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Dwelling, single-family	186 Dwelling Units	2 spaces per dwelling unit	372.0
Office, general (Corporate)	525000 SF	1 space per 250 square feet of gross floor area	2,100.0
PHASE 4 TOTAL			2,472

Table 5: City of Hurricane Parking Code Results – Phase 5

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Phase 1 Liberty Village Grounds	48120 SF	1 space per 300 square feet of gross floor area*	160.4
PHASE 5 TOTAL			161

*No applicable criteria available, assumed to be 1 parking space per 300 square feet

Table 6: City of Hurricane Parking Code Results – Future

LAND USE		PARKING REQUIREMENT	
	AMOUNT	RATE	SPACES
Hospital	100 Beds	2 spaces per bed	200.0
School, elementary, middle,high, and vocational	25 Employees	1 space per employee	25.0
	7 Classrooms	2 spaces per classroom	14.0
	0 Students	1 space for every 3 students of driving age	0.0
School Total			39.0
FUTURE TOTAL			239

Table 7: City of Hurricane Parking Code Results – Total

PHASE	SPACES
PHASE 2B TOTAL	688
PHASE 2C TOTAL	77
PHASE 3 TOTAL	1,205
PHASE 4 TOTAL	2,472
PHASE 5 TOTAL	161
FUTURE TOTAL	239
GRAND TOTAL	4,842

As summarized in **Table 7**, a total of 4,842 parking spaces are required. It should again be noted that the proposed development is planning to provide land uses and design elements that are not adequately captured within the City Code. Therefore, the following sections detail the expected demand for each specific operations to determine anticipated typical use.

ITE Parking Generation:

In 2019, the Institute of Transportation Engineers (ITE) published the fifth edition of *Parking Generation*. This document provides parking supply and demand data for 121 separate land use categories. The data provides hourly counts of parked vehicles at land uses throughout North America that can be utilized to predict future parking demand at similar land uses. This resource contains accurate parking demand data and each individual hour of the day contains a unique value.

Review of the available land use codes revealed that several of the codes provided suitable data for the planned uses. The following applicable land use codes and their respective descriptions are provided below:

Land Use Code 140: Manufacturing

“A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.”

Land Use Code 150: Warehousing

“A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.”

Land Use Code 220: Multifamily Housing (Low-Rise)

“Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence.”

Land Use Code 492: Health/Fitness Club

“A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, locker rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, racquetball or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.”

Land Use Code 495: Recreational Community Center

“A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms and other social facilities; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.”

Land Use Code 536: Private School (K–12)

“A private school (K–12) primarily serves students attending kindergarten through the 12th grade but may also include those beginning with pre–K classes. These schools may also offer extended care and day care. Students may travel a long distance to get to private schools.”

Land Use Code 610: Hospital

“A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term “hospital” does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report.”

Land Use Code 710: General Office Building

“A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.”

Land Use Code 714: Corporate Headquarters Building

“A corporate headquarters building is a single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.”

Land Use Code 714: Shopping Center

“A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center’s composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.”

Land Use Code 932: High-Turnover (Sit-Down) Restaurant

“This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. They are commonly referred to as casual dining. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain lounge or bar area for serving food and alcoholic drinks.”

There are several independent variables, and calculation methods, available for the above land use codes. Each one was evaluated to in order to determine whether the proposed development intensity was within the data range and was statistically reliable. It should also be noted that in some cases *Parking Generation* provides data for urban and suburban sites. Only the data for suburban sites were considered to provide a conservative analysis.

Table 8 provides the weekday summary of the *ITE Parking Generation* calculation results for the proposed development. The full worksheets are also provided in **Attachment C**.

Table 8: ITE Parking Generation Results

PHASE	SPACES
PHASE 2B TOTAL	414
PHASE 2C TOTAL	77
PHASE 3 TOTAL	945
PHASE 4 TOTAL	1,648
PHASE 5 TOTAL	160
FUTURE TOTAL	496
GRAND TOTAL	3,740

As can be seen in the above table, the estimated maximum peak parking demand is 3,740 parked vehicles. It should also be noted that similar to the previous section, there were instances where a specific use did not have an applicable associated criterion. The same estimates utilized in the previous section were also included in the above calculations and in subsequent sections.

ULI Shared Parking:

The Urban Land Institute (ULI), a nonprofit education and research institute, in conjunction with the International Council of Shopping Centers (ICSC) published the second edition of Shared Parking. The key goal of this publication is to find a balance between providing adequate parking to support a successful development while minimizing excessive land area devoted to parking. This document also provides hourly variations for a multitude of different land uses.

The ULI reference provides base rates for reported employee and visitor parking demand during a typical weekday. A combination of these base rates were utilized, based on provided operational data, to estimate the recommended number of parking spaces that will be needed as part of each land use.

The shared parking analysis was conducted utilizing both the ULI and City of Hurricane base parking calculations. The shared parking analyses for the proposed mixed-use development indicates a peak demand from 4,569 to 5,185 parking spaces. Therefore, a reduction of 273 from the City of Hurricane standard parking requirements can be applied based on the anticipated operation and capacity of the site to share parking spaces. **Attachment D** contains a copy of the ULI provided data and resultant shared parking calculation results.

ITE Shared Parking:

A shared parking analysis was also conducted utilizing the ITE provided time of day percentages provided in *Parking Generation*. The estimated parking demand for each operational hour of the day was calculated based on the percent usage per land use type during that hour. **Attachment E** contains a summary of the shared parking calculation results.

The shared parking analysis was conducted utilizing the ITE and City of Hurricane base parking calculations. The shared parking analyses for the proposed mixed-use development indicates a peak demand of 3,503 to 4,543 parking spaces. Therefore, a reduction of 299 to 1,339 parking spaces from the City of Hurricane standard parking requirements can be applied based on the anticipated operation and capacity of the site to share parking spaces.

RESULTS

Based on the available City criteria, a total of 4,842 parking spaces would be required. The proposed development is planning to provide several parking areas including dedicated lots, parking on angled local access roads and a multi-story parking garage. Preliminary site parking has indicated a total potential on-site parking supply of 4,321 spaces can be provided.

Due to the unique nature and location of the proposed development, as well as the anticipated operation and capacity of the site to share parking spaces, no one source can be solely relied on. The following table summarizes the results of the parking analysis from each applicable source:

CRITERIA	REQUIRED PARKING SPACES	% REDUCTION FROM CODE
ITE Peak Parking Demand Calculations	3,740	-23%
ULI Shared Parking	5,185	N/A
ULI Shared Parking (Hurricane)	4,569	-6%
ITE Shared Parking	3,503	-28%
ITE Shared Parking (Hurricane)	4,543	-6%
Parking Provided by Site	4,321	-10.8%

As can be seen above, the results indicate that a reduction of up to 28% (least conservative methodology) from the City of Hurricane standard parking requirements should be considered based on the expected opportunity to share parking.

ATTACHMENTS:

- A. Proposed Development Site Plan
- B. City of Hurricane Parking Code
- C. ITE Parking Generation Calculations
- D. ULI Shared Parking Calculations
- E. ITE Shared Parking Calculations



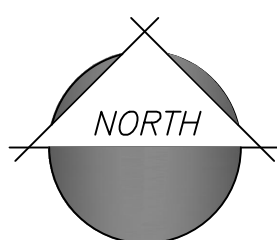
Expires: 6/30/2026

ATTACHMENT A
PROPOSED DEVELOPMENT SITE PLAN



KEYNOTES

- 1 VISITOR PARKING
- 2 CARRIAGE HOUSE PICK-UP
- 3 ENTRY FEATURE / MONUMENT SIGNAGE
- 4 ENTRY PEDESTRIAN NODE PARK
- 5 LAKE / WATER FEATURE
- 6 COMMUNITY WATER TANK
- 7 ORCHARD GROVE
- 8 COMMUNITY GARDENS / AGRARIAN FIELDS
- 9 COMMUNITY PARK
- 10 COLONIAL CHURCH
- 11 CHARTER SCHOOL
- 12 HOSPITAL / MEDICAL AND WELLNESS CAMPUS
- 13 PATRIOT'S VILLAGE
- 14 TOWN SQUARE
- 15 GYM
- 16 VISITORS / RECREATION CENTER
- 17 BALANCE OF NATURE TRIAD SCULPTURE
- 18 STAGE / SHADE STRUCTURES
- 19 AMPHITHEATER
- 20 THE GREAT LAWN
- 21 SHADE STRUCTURES
- 22 MANUFACTURING FACILITY
- 23 HEADQUARTERS CAMPUS
- 24 PARKING
- 25 HORSE AND CARRIAGE COBBLESTONE ROADS
- 26 MULTI-PURPOSE TRAILS
- 27 ROW HOUSING
- 28 GREEN COURTS
- 29 ALLEY HOMES
- 30 SMALL LOT SINGLE-FAMILY (3-5 DU/AC)
- 31 LARGE LOT SINGLE-FAMILY (0-3 DU/AC)
- 32 MIXED-USE COMMERCIAL / RESIDENTIAL
- 34 PROPOSED WELL LOCATION



NTS

CHAPTER 34. - OFF STREET PARKING AND LOADING

Sec. 10-34-1. - Purpose.

The purpose of this chapter is to assure the provision and maintenance of off street parking and loading facilities in proportion to the parking and loading demand of land uses. The requirements of this chapter are intended to assure useful and attractive parking and loading facilities, to protect public safety, and to mitigate adverse land use impacts.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-2. - Scope.

The requirements of this chapter are applicable to all new development requiring motor vehicle access under the provisions of this title. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-3. - Parking to be provided.

- A. *Off street parking required.* Every land use established under the authority of this title shall have parking required by this chapter. When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter.
- B. *Continuing obligation to provide parking.* Provision of parking as required by this chapter shall be a continuing obligation so long as a use continues which requires parking. It shall be unlawful for any owner, land use operator, or person responsible for providing parking to discontinue or dispense with required parking facilities without providing an alternate parking area which meets the requirements of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-4. - Parking calculation.

The following provisions shall be used to calculate the total number of parking spaces required by this chapter:

- A. *More than one use on lot.* If a lot contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this chapter.

- B. *Fixed seating.* Where seating consists of chairs, benches, pews or other forms of fixed seating, parking shall be calculated at the rate of one parking space per four seats.
- C. *Square foot basis.* Parking requirements based on square footage shall be calculated using gross floor area (GFA) unless otherwise provided in this chapter.
- D. *Employee basis.* Parking requirements based on the number of employees shall be calculated using the largest number of persons working on any shift.
- E. *Use not listed.* If a use and a corresponding parking standard is not listed in table 10-34-1 of subsection 10-34-10A of this chapter, the Zoning Administrator shall determine the number of spaces required for such use based on the nearest comparable use or a parking study as provided in subsection 10-34-9F of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-5. - Parking location.

- A. *On site parking.* Except as allowed in subsection B of this section, all required parking shall be located on the same lot as the use to which it is appurtenant and shall be located within 300 feet from the premises served.
- B. *Off site parking.* Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:
 - 1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.
 - 2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.
 - 3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.
 - 4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 - b. All spaces to be available without charge; and
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.
 - 5.

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

- a. Hazard to pedestrians;
- b. Hazard to vehicular traffic;
- c. Traffic congestion;
- d. Interference with safe and convenient access to other parking areas in the vicinity;
- e. Detriment to the appropriate use of business property in the vicinity; or
- f. Detriment to any residential neighborhood.

C. *Temporary Parking.*

1. Unimproved temporary parking areas shall be exempt from the landscaping and paving requirements of this chapter.
2. The City may allow a temporary use approved pursuant to chapter 48 of this title to occupy or use parking areas ordinarily required for a permanent use if it is found that the temporary use will not cause a shortage in parking needed for the permanent use.

D. *Prohibited parking.*

1. Vacant lots, public rights-of-way unless in designated on-street parking spots, or open land areas shall not be used as parking areas for customers or employees.
2. Overnight parking of vehicles for display other than in designated and improved areas shall be prohibited.

E. *Commercial vehicle parking in residential zones.* One commercial vehicle with a rated capacity of more than two tons may be parked for not more than 24 continuous hours in any 30-day period on a lot in a residential zone. Contracting and earthmoving equipment shall not be parked in a residential zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36, 8-18-2022)

Sec. 10-34-6. - Number and type of parking spaces.

- A. *Parking required.* Off street parking spaces shall be provided in accordance with this section for every land use authorized by this title except as otherwise expressly allowed by this title. The total number of parking spaces required by this section shall be determined by summing the parking required by each of the subsections in this section.
- B. *Standard parking spaces.* Standard parking spaces shall be provided as set forth in table 10-34-1, off street parking schedule, in subsection 10-34-10A of this chapter.
- C. *Handicapped parking spaces.* Parking spaces for handicapped persons shall be provided as required by the International Building Code and the Uniform Federal Accessibility Standards Manual.

D. *Stacking parking spaces.* Stacking or queue spaces shall be provided as follows:

1.	Bank drive-through including automatic teller machines	3 per lane
2.	Carwash:	
	a. Automatic wash accessory use	4 per bay
	b. Automatic wash primary use	4 per bay
	c. Self-wash	3 per bay
3.	Gasoline pump island	1 per pump
4.	Fast food restaurant drive-through	5 per lane

E. *Off street loading spaces.* Off street loading spaces with a height clearance of 14 feet or more shall be provided for buildings used for retail, office, industrial, hospital, storage warehousing, and similar uses as follows:

GFA of building	Required number of loading spaces
3,000—20,000 square feet	1
Each additional 20,000 square feet	1

F. *Tandem parking spaces.* Tandem parking spaces shall not qualify as required parking unless approved by the Planning Commission in the following instances:

1. In multi-family dwellings with garages;
2. In conjunction with valet parking service; or
3. To provide one required space for a bed and breakfast, home, or residential hosting facility without specific Planning Commission approval.

G.

Recreational vehicle parking. Adequate and accessible recreational vehicle parking storage areas shall be required in each multi-family and planned residential development project unless the premises are subject to restrictive covenants or other means limiting the parking of such vehicles.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015)

Sec. 10-34-7. - Parking dimensions.

Unless otherwise modified as provided in this chapter, parking space, bay, and related dimensions shall be as follows:

- A. *Parking space dimensions.* Parking space and related dimensions shall be as set forth in this section and as shown on section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.
1. Standard parking space: nine by 18 feet.
 2. Carport: minimum inside dimension of nine by 20 feet for each parking space.
 3. Garage: minimum inside dimension of ten by 20 feet and minimum door width of eight feet for each parking space.
 4. Handicapped parking space: standard size plus four-foot unloading area parallel to the length of the space. Loading area may be shared with an adjacent handicapped parking space.
 5. Angle parking space: see section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.
 6. Parallel parking space: nine by 22 feet.
 7. Loading space: ten by 25 feet.
 8. Stacking space: ten by 20 feet.
 9. Where the tires of parked vehicles contact curbing, parking stall length may be reduced by two feet if space is available and vehicle overhang does not block a sidewalk.
- B. *Driveway dimensions.* Minimum driveway dimensions shall be as follows:
1. For access to five or fewer spaces: 12 feet.
 2. For access to six or more spaces: 12 feet for one-way traffic; 25 feet for two-way traffic.
- Driveway width shall not exceed 35 feet.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 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.
- 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 and comply with Hurricane City's outdoor lighting standards.
- 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.
- J. *Diagonal and perpendicular on-street parking on public streets.* Diagonal and perpendicular street parking on public streets is permitted in multiple-family residential (RM-1 RM-2, and RM-3), mobile home/RV park (MH/RV), open space (OS), public facilities (PF), residential planned development overlay (PDO), and recreation resort (RR) zones when constructed and approved

pursuant to the following standards. Diagonal and perpendicular on-street parking shall only be located on residential local (typical 45-foot right-of-way street section) or residential standard (typical 52-foot right-of-way street section) roadways.

- 1. Diagonal and perpendicular on-street parking may only be used for a limited percentage of required parking for the following uses:

Use	Percentage or number of street parking of required parking
Multi-family and resort units	10%
Parks	Up to 20 spaces
Multi-family or resort amenities	Up to 20 spaces for each amenity
Commercial	5%
Planned commercial and mixed use	20%
Government and civic use	10%
All other uses	10%

- 2. Diagonal and perpendicular on-street parking shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Concrete must be six inches minimum and base course must be six inches thick minimum. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be paved with asphalt.
- 3. Diagonal and perpendicular on-street parking stalls must be terminated by landscaped areas that are a minimum of 20 feet wide, landscaped with two shrubs no higher than two feet, and contain at least one tree pruned and located to ensure proper line of sight is maintained for motorists and pedestrians. The length of the landscaped areas shall match the length of the parking stalls. No more than ten adjacent parking stalls are permitted. A number of parking stalls in excess of ten is permitted if separated by a 20-foot wide landscaped area.
- 4.

Diagonal and perpendicular on-street parking shall not cross any sidewalk, and sidewalks shall wrap around the outside of parking areas. Where a sidewalk is adjacent to on-street parking and subject to vehicle overhang, the sidewalk must be a minimum of six feet wide. Abrupt sidewalk transitions are not permitted. Changes in alignment greater than a 45-degree angle are abrupt.

5. Diagonal and perpendicular on-street parking shall be located a minimum of 50 feet from any intersection of a public roadway, measured at the intersecting public street's lip of gutter to the nearest edge of the nearest parking stall.
6. Diagonal and perpendicular on-street parking shall be designed to continue stormwater and stormwater conveyance systems.
7. Diagonal and perpendicular on-street parking and sidewalks shall be placed within the right-of-way or proper easements as follows:
 - a. Parking areas shall be contained within the right-of-way recorded on the plat, and all right-of-way boundaries shall run parallel with the center line of the street; or
 - b. Standard right-of-way cross sections shall apply, and cross access easement shall be recorded on the final plat containing the full parking space and sidewalks for the continued use and access of the public for the sidewalk.

These standards shall apply to street parking located in or adjacent to a public right-of-way. Proper method of recording these easements or rights-of-way shall be approved by the City.

8. The area designated as the downtown on the general plan map of the City's general plan may use a street parking cross-section that does not comply with this Code as long as it matches the existing cross-section in the area and is approved by the City Engineer. Alternate street parking design may be approved by the City Council as recommended by the City Engineer and the City Planning Department.
9. No on street parking areas shall interfere with other standards and specification within this chapter, Hurricane City Design Standards, International Fire Code, and State of Utah Traffic Codes.
10. On-street parking plans and cross sections shall be subject to approval of the City Engineer.
11. On-street parking stalls shall be 25 feet min from private accesses measured from parking stall to edge of driven access.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36, 8-18-2022)

Sec. 10-34-9. - Parking modifications.

- A. *Modification permitted.* The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In

considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section.

- B. *Existing commercial buildings.* The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.
- C. *Shared use parking.* The Planning Commission may authorize shared use of a parking lot subject to the following conditions:
 - 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.
 - 2. Required parking spaces reserved for persons with disabilities shall not be reduced.
 - 3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 - b. All spaces to be available without charge;
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and
 - d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.
- D. *Commercial, retail, office, and mixed use developments.* The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:
 - 1. Total number of spaces that would otherwise be required for each individual establishment in the development;
 - 2. Hours of operation for each business establishment located in the development, including peak business hours;
 - 3. Estimated tradeoff between businesses which are open when others are closed;
 - 4. Availability of approved on street or shared parking;
 - 5. Transportation alternatives, including proximity to transit stations; and
 - 6. Car or van pooling programs available to users of the development.

E.

Multi-family and planned developments. The Planning Commission may modify the total number of parking spaces required for multi-family or planned developments after considering the following items and making a finding that adequate parking will be provided:

1. Size of housing units by number of bedrooms;
2. Cost range of units proposed;
3. Owner/tenant characteristics and lifestyle, i.e. singles, couples, families, professionals, retired, elderly, etc.;
4. Examination of existing comparable parking by area or projects;
5. Size of project;
6. Special parking requirements for visitors and recreational vehicles;
7. Future parking expansion capabilities;
8. Transportation alternatives, including proximity to transit stations;
9. Workplace relationships;
10. Handicap requirements;
11. Restrictive covenants; and
12. Availability of approved on street parking for required guest parking.

F. *Parking space study.* When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. The study shall provide:
 - a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 - b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
 - c. The source of data used to develop the study's recommendations; and
 - d. The name and qualifications of the persons who prepared the study.
2. The Planning Commission shall determine the required number of parking spaces after:
 - a. Considering the recommendations of the parking study and any recommendations from City staff; and
 - b. Making the findings required under subsection D or E of this section.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2019-09, 7-18-2019)

Sec. 10-34-10. - Tables and figures.

A. *Off Street Parking Schedule.*

TABLE 10-34-1
OFF STREET PARKING SCHEDULE

Use type	Minimum standard	Notes/additional standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Boarding house	1 space per tenant	
Dwelling, earth sheltered	2 spaces per dwelling unit	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	

Dwelling, single-family with accessory dwelling unit	3 spaces	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
Guesthouse	1 space per dwelling unit	
Manufactured home	2 spaces per dwelling unit	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Residential facility for troubled youth	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		

Auditorium or stadium	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Bus terminal	Parking study required	See subsection 10-34-9F of this chapter
Cemetery	Parking study required	See subsection 10-34-9F of this chapter
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-34-9F of this chapter
Convalescent care facility	1 space per 4 beds, plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-34-9F of this chapter

Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 space per 200 square feet of gross floor area	
Hospital	2 spaces per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-34-9F of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	
Reception center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	

Riding academy or stable	Parking study required	See subsection 10-34-9F of this chapter
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Utility, major	Parking study required	See subsection 10-34-9F of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bail bond service	2 spaces, plus 1 space per 200 square feet of gross floor area	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D1 of this chapter
Bed and breakfast, home	1 space per guestroom, plus 2 spaces for host family	
Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/proprietor	

Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter
Club, private	1 space per 100 square feet of gross floor area	10 spaces minimum
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces
Daycare	4 spaces, plus 1 space per 500 square feet of gross floor area	
Family child daycare facility	1 space for every 5 children authorized	
Family child group care facility	1 space for every 5 children authorized	
Family child preschool facility	1 space for every 5 children authorized	
Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	

Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
Garden center	1 space per 250 square feet of gross floor area, including outdoor display and sales area	
Gas and fuel, storage and sales	1 space per employee on highest employment shift	
Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D3 of this chapter
Hostel	2 spaces plus 1 space per living or sleeping unit	
Hotel	2 spaces plus 1 space per living or sleeping unit	
Kennel	1 space per 600 square feet of gross floor area	
Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
Liquor store	1 space per 250 square feet of gross floor area	
Media service	1 space per 250 square feet of gross floor area	
Medical or dental laboratory	2 spaces, plus 1 space per employee on highest employment shift	

Medical service	6 spaces per doctor	
Motel	2 spaces, plus 1 space per living or sleeping unit	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Pawnshop	1 space per 250 square feet of gross floor area	5 spaces minimum
Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per employee on highest employment shift	
Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Produce stand	6 spaces	Exempt from landscaping and paving requirements
Recreation and entertainment, indoor:		

Bowling alley	5 spaces per alley, plus 2 spaces per billiard table	
Movie theater	1 space per 4 seats	
Tennis, handball and racquetball courts	3 spaces per court	
Other uses	1 space per 300 square feet of gross floor area	
Recreation and entertainment, outdoor	Parking study required	See subsection 10-34-9F of this chapter
Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Research service	1 space per employee on highest employment shift	
Residential hosting facility	1 space per guestroom plus 2 spaces for host family	
Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter
Restaurant, general	1 space per 100 square feet of gross floor area	10 spaces minimum
Retail, general	1 space per 250 square feet of gross floor area	

Secondhand store	1 space per 250 square feet of gross floor area	
Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
Transportation service	Parking study required	See subsection 10-34-9F of this chapter
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Veterinary service	5 spaces per doctor	
Warehouse, self-service storage	1 space per employee on highest employment shift	

Wireless telecommunication facility	None	
Industrial uses:		
Automobile wrecking yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Freight terminal		
Heavy industry		
Junk or salvage yard		
Laundry services		
Manufacturing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Mineral extraction		
Wholesale and warehousing		

B. *Parking space and aisle dimensions.*

TABLE 10-34-2

PARKING SPACE AND AISLE DIMENSIONS (in feet)

Dimension factors							
A	B	C	D	E	F	G	H
<i>Two-way aisle:</i>							
90°	9	18	24	9	60	60	18

1/24/23, 9:21 AMHurricane, UT Code of Ordinances

75°	9	20.3	24	9.5	64	55	18.7
60°	9	20.1	24	10.4	64.2	59.8	17.9
45°	9	19.1	24	12.7	62.2	55.8	15.9
One-way aisle:							
75°	9	20.3	17	9.5	57.6	54.4	18.7
60°	9	20.1	15	10.4	55.2	50.8	17.9
45°	9	19.1	13	12.7	51.2	44.8	15.9

C. Parking space and aisle Illustration.

FIGURE 10-34-1
PARKING SPACE AND AISLE ILLUSTRATION

[IMAGE]

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015; Ord. 2017-03, 1-19-2017)

ATTACHMENT C
ITE PARKING GENERATON CALCULATIONS

Phase 2B

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
General Light Industrial (LUC 110) - Average Rate	671.982 TGSF	0.65	436.79
General Light Industrial (LUC 110) - Equation	671.982 TGSF	0.60	405.96
General Light Industrial (LUC 110) - 85th Percentile	671.982 TGSF	1.94	1,303.65
General Light Industrial (LUC 110) - Average Rate	491 Employees	0.55	270.05
General Light Industrial (LUC 110) - Equation	491 Employees	0.46	223.61
General Light Industrial (LUC 110) - 85th Percentile	491 Employees	1.39	682.49
Manufacturing (LUC 140) - Average Rate	671.982 TGSF	0.92	618.22
Manufacturing (LUC 140) - Equation	671.982 TGSF	N/A	N/A
Manufacturing (LUC 140) - 85th Percentile	671.982 TGSF	3.36	2,257.86
Manufacturing (LUC 140) - Average Rate	491 Employees	0.81	397.71
Manufacturing (LUC 140) - Equation	491 Employees	0.81	397.83
Manufacturing (LUC 140) - 85th Percentile	491 Employees	1.21	594.11
Warehousing (LUC 150) - Average Rate	671.982 TGSF	0.39	262.07
Warehousing (LUC 150) - Equation	671.982 TGSF	0.40	266.49
Warehousing (LUC 150) - 85th Percentile	671.982 TGSF	1.11	745.90
Warehousing (LUC 150) - Average Rate	491 Employees	0.78	382.98
Warehousing (LUC 150) - Equation	491 Employees	0.63	309.00
Warehousing (LUC 150) - 85th Percentile	491 Employees	1.13	554.83
Warehouse/Manufacturing Total			618
Horse & Carriage Grounds Total*			10
Phase 1 Liberty Village Grounds Total**			6
PHASE 2B TOTAL			635

*No ITE data available, assumed to have 10 employees with one parking space per employee

**No ITE data available, assumed to have 6 employees with one parking space per employee

Phase 2C

LAND USE		AMOUNT	PARKING REQUIREMENT	
			RATE	SPACES
Phase 2 Liberty Village Grounds Total*				77
PHASE 2C TOTAL				77

*No ITE data available, assumed to have 23,000 sqft with 1 parking spac per 300 sqft ratio

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	108 Dwelling Units	1.21	130.68
Multifamily Housing (Low-Rise) (LUC 220) - Equation	108 Dwelling Units	1.11	120.00
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	108 Dwelling Units	1.52	164.16
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	108 Occupied Dwelling Units	1.22	131.76
Multifamily Housing (Low-Rise) (LUC 220) - Equation	108 Occupied Dwelling Units	1.14	123.49
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	108 Occupied Dwelling Units	1.41	152.28
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	138 Bedrooms	0.66	91.08
Multifamily Housing (Low-Rise) (LUC 220) - Equation	138 Bedrooms	0.64	89.00
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	138 Bedrooms	0.86	118.68
<i>Mixed-Use Residential Total</i>			123.49
Health/Fitness Club (LUC 492) - Average Rate	12.6 TGSF	4.73	59.60
Health/Fitness Club (LUC 492) - Equation	12.6 TGSF	6.71	84.54
Health/Fitness Club (LUC 492) - 85th Percentile	12.6 TGSF	8.87	111.76
Health/Fitness Club (LUC 492) - Average Rate	200 Members (100)	9.91	19.82
Health/Fitness Club (LUC 492) - Equation	200 Members (100)	25.45	50.89
Health/Fitness Club (LUC 492) - 85th Percentile	200 Members (100)	22.25	44.50
Athletic Club (LUC 493) - Average Rate	12.6 TGSF	3.05	38.43
Athletic Club (LUC 493) - Equation	12.6 TGSF	6.19	77.96
Athletic Club (LUC 493) - 85th Percentile	12.6 TGSF	5.01	63.13
Athletic Club (LUC 493) - Average Rate	200 Members (100)	8.39	16.78
Athletic Club (LUC 493) - Equation	200 Members (100)	13.00	26.00
Athletic Club (LUC 493) - 85th Percentile	200 Members (100)	13.31	26.62
<i>Gym Total</i>			84.54
Recreational Community Center (LUC 495) - Average Rate	12.6 TGSF	2.07	26.08
Recreational Community Center (LUC 495) - Equation	12.6 TGSF	5.60	70.60
Recreational Community Center (LUC 495) - 85th Percentile	12.6 TGSF	3.78	47.63
Recreational Community Center (LUC 495) - Average Rate	60 Members (100)	2.29	1.37
Recreational Community Center (LUC 495) - Equation	60 Members (100)	N/A	N/A
Recreational Community Center (LUC 495) - 85th Percentile	60 Members (100)	N/A	N/A
<i>Visitor Center/Recreation Total</i>			26.08
Corporate Headquarters Building (LUC 714) - Average Rate	175 TGSF	2.32	406.00
Corporate Headquarters Building (LUC 714) - Equation	175 TGSF	2.46	431.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	175 TGSF	3.25	568.75
Corporate Headquarters Building (LUC 714) - Average Rate	175 Occupied TGSF	2.43	425.25
Corporate Headquarters Building (LUC 714) - Equation	175 Occupied TGSF	2.66	465.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	175 Occupied TGSF	3.25	568.75
Corporate Headquarters Building (LUC 714) - Average Rate	875 Employees	0.96	840.00
Corporate Headquarters Building (LUC 714) - Equation	875 Employees	0.96	841.84
Corporate Headquarters Building (LUC 714) - 85th Percentile	875 Employees	1.14	997.50
<i>Corporate Offices Total</i>			465.00
General Office Building (LUC 710) - Average Rate	16 TGSF	2.39	38.24
General Office Building (LUC 710) - Equation	16 TGSF	4.31	69.00
General Office Building (LUC 710) - 85th Percentile	16 TGSF	3.30	52.80
General Office Building (LUC 710) - Average Rate	16 Occupied TGSF	2.51	40.16
General Office Building (LUC 710) - Equation	16 Occupied TGSF	4.84	77.42
General Office Building (LUC 710) - 85th Percentile	16 Occupied TGSF	3.42	54.72
General Office Building (LUC 710) - Average Rate	87 Employees	0.84	73.08
General Office Building (LUC 710) - Equation	87 Employees	0.83	72.06
General Office Building (LUC 710) - 85th Percentile	87 Employees	1.05	91.35
<i>Professional Office Total</i>			77.42
Shopping Center (LUC 820) - Average Rate	20 TGSF	1.95	39.00
Shopping Center (LUC 820) - Equation	20 TGSF	6.51	130.12
Shopping Center (LUC 820) - 85th Percentile	20 TGSF	3.68	73.60
<i>Retail Total</i>			73.60
High-Turnover (Sit Down) Restaurant (LUC 932) - Average Rate	10 TGSF	9.44	94.40
High-Turnover (Sit Down) Restaurant (LUC 932) - Equation	10 TGSF	N/A	N/A
High-Turnover (Sit Down) Restaurant (LUC 932) - 85th Percentile	10 TGSF	17.40	174.00
High-Turnover (Sit Down) Restaurant (LUC 932) - Average Rate	48 Employees	2.55	122.40
High-Turnover (Sit Down) Restaurant (LUC 932) - Equation	48 Employees	1.83	88.00
High-Turnover (Sit Down) Restaurant (LUC 932) - 85th Percentile	48 Employees	4.88	234.24
<i>Restaurants Total</i>			94.40
PHASE 3 TOTAL			945

Phase 4

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Single-Family Residential Total*			372.00
Corporate Headquarters Building (LUC 714) - Average Rate	525 TGSF	2.32	1,218.00
Corporate Headquarters Building (LUC 714) - Equation	525 TGSF	1.89	992.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	525 TGSF	3.25	1,706.25
Corporate Headquarters Building (LUC 714) - Average Rate	525 Occupied TGSF	2.43	1,275.75
Corporate Headquarters Building (LUC 714) - Equation	525 Occupied TGSF	2.13	1,120.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	525 Occupied TGSF	3.25	1,706.25
Corporate Headquarters Building (LUC 714) - Average Rate	2625 Employees	0.96	2,520.00
Corporate Headquarters Building (LUC 714) - Equation	2625 Employees	1.07	2,819.34
Corporate Headquarters Building (LUC 714) - 85th Percentile	2625 Employees	1.14	2,992.50
Corporate Headquarters Building Total			1,275.75
PHASE 4 TOTAL			1,648

*No ITE data available, standard City code requirements utilized

Phase 5

LAND USE		AMOUNT	PARKING REQUIREMENT	
			RATE	SPACES
<i>Phase 3 Liberty Village Grounds Total*</i>				160
PHASE 5 TOTAL				160

Future

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Hospital (LUC 610) - Average Rate	64.2 TGSF	2.25	144.45
Hospital (LUC 610) - Equation	64.2 TGSF	2.76	177.01
Hospital (LUC 610) - 85th Percentile	64.2 TGSF	3.50	224.70
Hospital (LUC 610) - Average Rate	100 Beds	3.74	374.00
Hospital (LUC 610) - Equation	100 Beds	4.33	433.00
Hospital (LUC 610) - 85th Percentile	100 Beds	5.96	596.00
Hospital (LUC 610) - Average Rate	100 Occupied Beds	5.44	544.00
Hospital (LUC 610) - Equation	100 Occupied Beds	7.65	764.54
Hospital (LUC 610) - 85th Percentile	100 Occupied Beds	8.40	840.00
Hospital (LUC 610) - Average Rate	170 Employees	0.73	124.10
Hospital (LUC 610) - Equation	170 Employees	1.78	302.75
Hospital (LUC 610) - 85th Percentile	170 Employees	1.05	178.50
<i>Hospital Total</i>			433.00
Private School (LUC 536) - Average Rate	180 Students	0.35	63.00
Private School (LUC 536) - Equation	180 Students	N/A	N/A
Private School (LUC 536) - 85th Percentile	180 Students	0.42	75.60
<i>School Total</i>			63.00
FUTURE TOTAL			496

ATTACHMENT D
ULI SHARED PARKING CALCULATIONS

ULI SHARED PARKING CALCULATIONS - WEEKDAY

[illegible]

ULI SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse / Manufacturing	Multi-Family	Health / Fitness Club	Recreational Center	Private School *	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	1,882	129	88	25	36	295	61	1,960	72	174	4,722
7:00 AM	56.4	122.5	61.7	0.0	0.0	0.0	1.8	58.8	0.7	43.5	345.5
8:00 AM	282.2	103.1	35.3	0.0	0.7	29.5	9.1	294.0	3.6	87.0	844.6
9:00 AM	940.8	86.4	35.3	0.0	8.9	280.6	30.4	980.0	10.8	104.4	2,477.5
10:00 AM	1,693.4	70.9	61.7	0.0	26.8	280.6	54.7	1,764.0	25.2	130.5	4,107.8
11:00 AM	1,881.5	64.5	61.7	11.3	7.1	295.3	60.8	1,960.0	43.2	147.9	4,533.4
12:00 PM	1,881.5	58.0	70.6	16.4	7.1	295.3	60.8	1,960.0	54.0	156.6	4,560.4
1:00 PM	1,599.3	51.6	52.9	21.4	7.1	192.0	51.7	1,666.0	72.0	174.0	3,888.0
2:00 PM	1,599.3	51.6	61.7	23.9	7.1	280.6	51.7	1,666.0	72.0	156.6	3,970.5
3:00 PM	1,787.5	51.6	61.7	25.2	7.1	295.3	57.8	1,862.0	68.4	87.0	4,303.6
4:00 PM	1,787.5	51.6	61.7	23.9	7.1	295.3	57.8	1,862.0	61.2	78.3	4,286.4
5:00 PM	1,599.3	58.0	70.6	22.7	35.7	280.6	51.7	1,666.0	61.2	78.3	3,924.0
6:00 PM	1,128.9	64.5	79.4	17.6	17.8	265.8	36.5	1,176.0	61.2	130.5	2,978.2
7:00 PM	470.4	77.3	88.2	15.1	7.1	197.9	15.2	490.0	64.8	139.2	1,565.2
8:00 PM	282.2	90.2	79.4	11.3	1.8	88.6	9.1	294.0	57.6	139.2	1,053.5
9:00 PM	94.1	103.1	70.6	0.0	0.0	44.3	3.0	98.0	46.8	139.2	599.1
10:00 PM	56.4	109.6	61.7	0.0	0.0	0.0	1.8	58.8	32.4	104.4	425.2
11:00 PM	18.8	122.5	30.9	0.0	0.0	0.0	0.6	19.6	10.8	95.7	298.8
12:00 AM	0.0	125.0	8.8	0.0	0.0	0.0	0.0	0.0	3.6	130.5	268.0
1:00 AM	0.0	128.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43.5	172.4
Maximum											4,560
plus undefined uses											625
TOTAL											5,185

ULI SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse / Manufacturing	Multi-Family	Health / Fitness Club	Recreational Center	Private School *	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	672	177	42	42	39	200	64	2,800	80	0	4,116
7:00 AM	20.2	168.2	29.4	0.0	0.0	0.0	1.9	84.0	0.8	0.0	304.4
8:00 AM	100.8	141.6	16.8	0.0	0.8	20.0	9.6	420.0	4.0	0.0	713.6
9:00 AM	336.0	118.6	16.8	0.0	9.8	190.0	32.0	1,400.0	12.0	0.0	2,115.1
10:00 AM	604.8	97.4	29.4	0.0	29.3	190.0	57.6	2,520.0	28.0	0.0	3,556.4
11:00 AM	672.0	88.5	29.4	18.9	7.8	200.0	64.0	2,800.0	48.0	0.0	3,928.6
12:00 PM	672.0	79.7	33.6	27.3	7.8	200.0	64.0	2,800.0	60.0	0.0	3,944.4
1:00 PM	571.2	70.8	25.2	35.7	7.8	130.0	54.4	2,380.0	80.0	0.0	3,355.1
2:00 PM	571.2	70.8	29.4	39.9	7.8	190.0	54.4	2,380.0	80.0	0.0	3,423.5
3:00 PM	638.4	70.8	29.4	42.0	7.8	200.0	60.8	2,660.0	76.0	0.0	3,785.2
4:00 PM	638.4	70.8	29.4	39.9	7.8	200.0	60.8	2,660.0	68.0	0.0	3,775.1
5:00 PM	571.2	79.7	33.6	37.8	39.0	190.0	54.4	2,380.0	68.0	0.0	3,453.7
6:00 PM	403.2	88.5	37.8	29.4	19.5	180.0	38.4	1,680.0	68.0	0.0	2,544.8
7:00 PM	168.0	106.2	42.0	25.2	7.8	134.0	16.0	700.0	72.0	0.0	1,271.2
8:00 PM	100.8	123.9	37.8	18.9	2.0	60.0	9.6	420.0	64.0	0.0	837.0
9:00 PM	33.6	141.6	33.6	0.0	0.0	30.0	3.2	140.0	52.0	0.0	434.0
10:00 PM	20.2	150.5	29.4	0.0	0.0	0.0	1.9	84.0	36.0	0.0	321.9
11:00 PM	6.7	168.2	14.7	0.0	0.0	0.0	0.6	28.0	12.0	0.0	230.2
12:00 AM	0.0	171.7	4.2	0.0	0.0	0.0	0.0	0.0	4.0	0.0	179.9
1:00 AM	0.0	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	177.0
Maximum											3,944
plus undefined uses											625
TOTAL											4,569

ATTACHMENT E
ITE SHARED PARKING CALCULATIONS

ITE SHARED PARKING CALCULATIONS SUMMARY

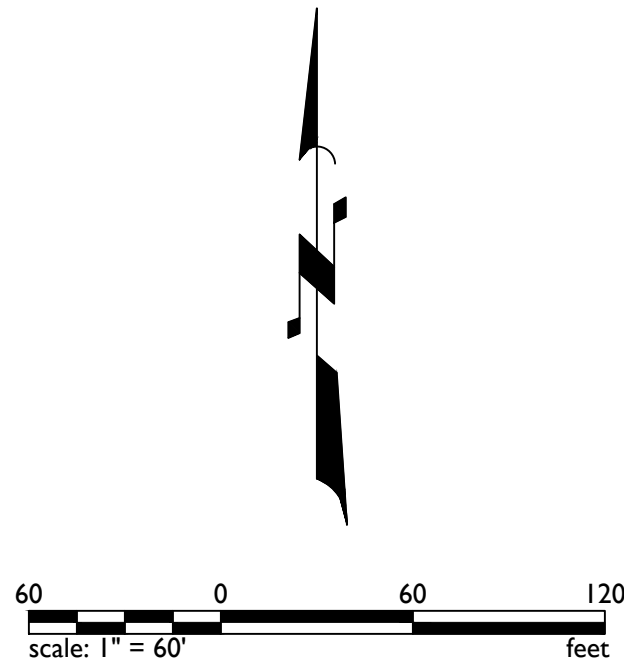
Land Use	Warehouse/Manufacturing	Multi-Family	Private School*	Hospital	Office	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	398	124	85	27	63	433	78	1,741	74	95	3,118
7:00 AM	218.9	95.5	0.0	15.7	37.8	212.2	10.1	348.2	0.0	23.8	962.1
8:00 AM	302.5	69.4	0.0	19.4	63.0	324.8	37.4	1,096.8	11.1	64.6	1,989.1
9:00 AM	326.4	55.8	0.0	25.7	60.5	407.0	68.6	1,706.2	23.7	68.4	2,742.2
10:00 AM	334.3	49.6	52.7	25.4	59.9	424.3	78.0	1,741.0	40.0	73.2	2,878.3
11:00 AM	346.3	45.9	46.8	25.7	60.5	424.3	78.0	1,619.1	52.5	78.9	2,777.9
12:00 PM	362.2	44.6	37.4	22.4	59.2	420.0	66.3	1,358.0	73.3	95.0	2,538.4
1:00 PM	394.0	44.6	34.9	17.6	60.5	424.3	65.5	1,601.7	74.0	86.5	2,803.6
2:00 PM	398.0	45.9	30.6	15.1	60.5	433.0	72.5	1,636.5	66.6	53.2	2,812.0
3:00 PM	398.0	53.3	34.9	17.3	46.6	415.7	73.3	1,549.5	61.4	39.9	2,689.9
4:00 PM	362.2	55.8	58.7	20.3	32.8	329.1	66.3	1,497.3	59.9	39.9	2,522.1
5:00 PM	294.5	68.2	81.6	22.7	18.3	251.1	43.7	992.4	62.2	60.8	1,895.4
6:00 PM	187.1	81.8	85.0	27.0	0.0	0.0	15.6	348.2	63.6	82.7	891.0
7:00 PM	103.5	90.5	72.3	26.7	0.0	0.0	8.6	0.0	59.2	75.1	435.8
8:00 PM	79.6	95.5	0.0	0.0	0.0	0.0	0.0	0.0	46.6	61.8	283.5
9:00 PM	67.7	106.6	0.0	0.0	0.0	0.0	0.0	0.0	31.1	39.9	245.3
10:00 PM	35.8	114.1	0.0	0.0	0.0	0.0	0.0	0.0	11.1	20.0	181.0
11:00 PM	31.8	120.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	152.1
12:00 AM	19.9	124.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	143.9
1:00 AM	19.9	124.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	143.9
Maximum											2,878
plus undefined uses											625
TOTAL											3,503

ITE SHARED PARKING ALLOWANCE - WEEKDAY

[illegible]

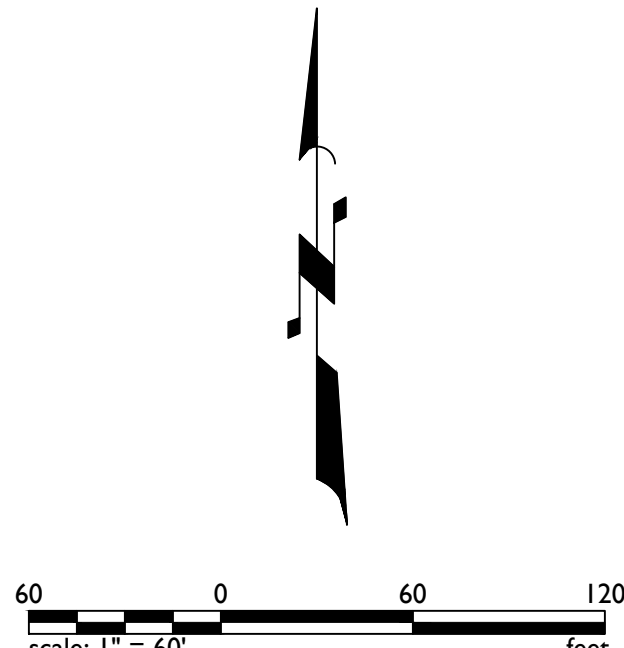
ITE SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse/Manufacturing	Multi-Family	Private School*	Hospital	Office	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	672	177	42	42	39	200	64	2,800	80	100	4,216
7:00 AM	369.6	136.3	0.0	24.4	23.4	98.0	8.3	560.0	0.0	25.0	1,245.0
8:00 AM	510.7	99.1	0.0	30.2	39.0	150.0	30.7	1,764.0	12.0	68.0	2,703.8
9:00 AM	551.0	79.7	0.0	39.9	37.4	188.0	56.3	2,744.0	25.6	72.0	3,794.0
10:00 AM	564.5	70.8	26.0	39.5	37.1	196.0	64.0	2,800.0	43.2	77.0	3,918.1
11:00 AM	584.6	65.5	23.1	39.9	37.4	196.0	64.0	2,604.0	56.8	83.0	3,754.4
12:00 PM	611.5	63.7	18.5	34.9	36.7	194.0	54.4	2,184.0	79.2	100.0	3,376.8
1:00 PM	665.3	63.7	17.2	27.3	37.4	196.0	53.8	2,576.0	80.0	91.0	3,807.7
2:00 PM	672.0	65.5	15.1	23.5	37.4	200.0	59.5	2,632.0	72.0	56.0	3,833.1
3:00 PM	672.0	76.1	17.2	26.9	28.9	192.0	60.2	2,492.0	66.4	42.0	3,673.6
4:00 PM	611.5	79.7	29.0	31.5	20.3	152.0	54.4	2,408.0	64.8	42.0	3,493.1
5:00 PM	497.3	97.4	40.3	35.3	11.3	116.0	35.8	1,596.0	67.2	64.0	2,560.6
6:00 PM	315.8	116.8	42.0	42.0	0.0	0.0	12.8	560.0	68.8	87.0	1,245.3
7:00 PM	174.7	129.2	35.7	41.6	0.0	0.0	7.0	0.0	64.0	79.0	531.3
8:00 PM	134.4	136.3	0.0	0.0	0.0	0.0	0.0	0.0	50.4	65.0	386.1
9:00 PM	114.2	152.2	0.0	0.0	0.0	0.0	0.0	0.0	33.6	42.0	342.1
10:00 PM	60.5	162.8	0.0	0.0	0.0	0.0	0.0	0.0	12.0	21.0	256.3
11:00 PM	53.8	171.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	225.5
12:00 AM	33.6	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	210.6
1:00 AM	33.6	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	210.6
Maximum											3,918
plus undefined uses											625
TOTAL											4,543



SEWER SERVICE LINES ARE ANTICIPATED TO BE 6-INCHES IN DIAMETER, WITH AN 8-INCH DIAMETER PIPE AT THE DOWNSTREAM OUTFALL OF THE SITE. WATER SERVICE LINES ARE ANTICIPATED TO BE 4-INCHES IN DIAMETER. THE FIRE LOOP IS ANTICIPATED TO BE 8" DIAMETER. THE 1.5" LANDSCAPE METER PROVIDED IN LIBERTY VILLAGE PHASE 1 WILL ALSO BE UTILIZED IN PHASE 3.

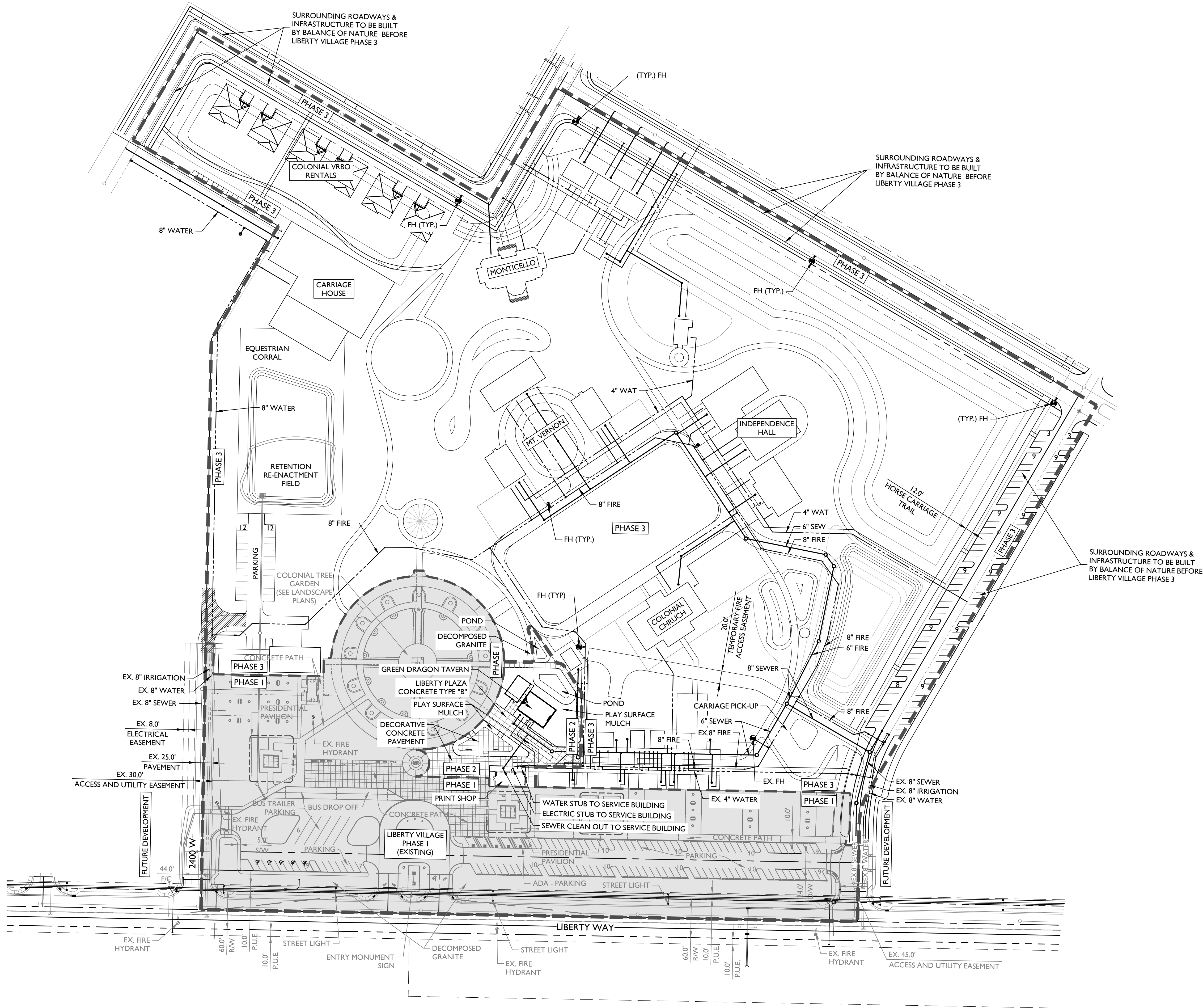
Jun 18, 2024 8:57am S:\Projects\2021\21-0167\Civil_Preliminary\Liberty Village Ph3\21-0167 - Liberty Village Ph2&3 Preliminary Grading.dwg



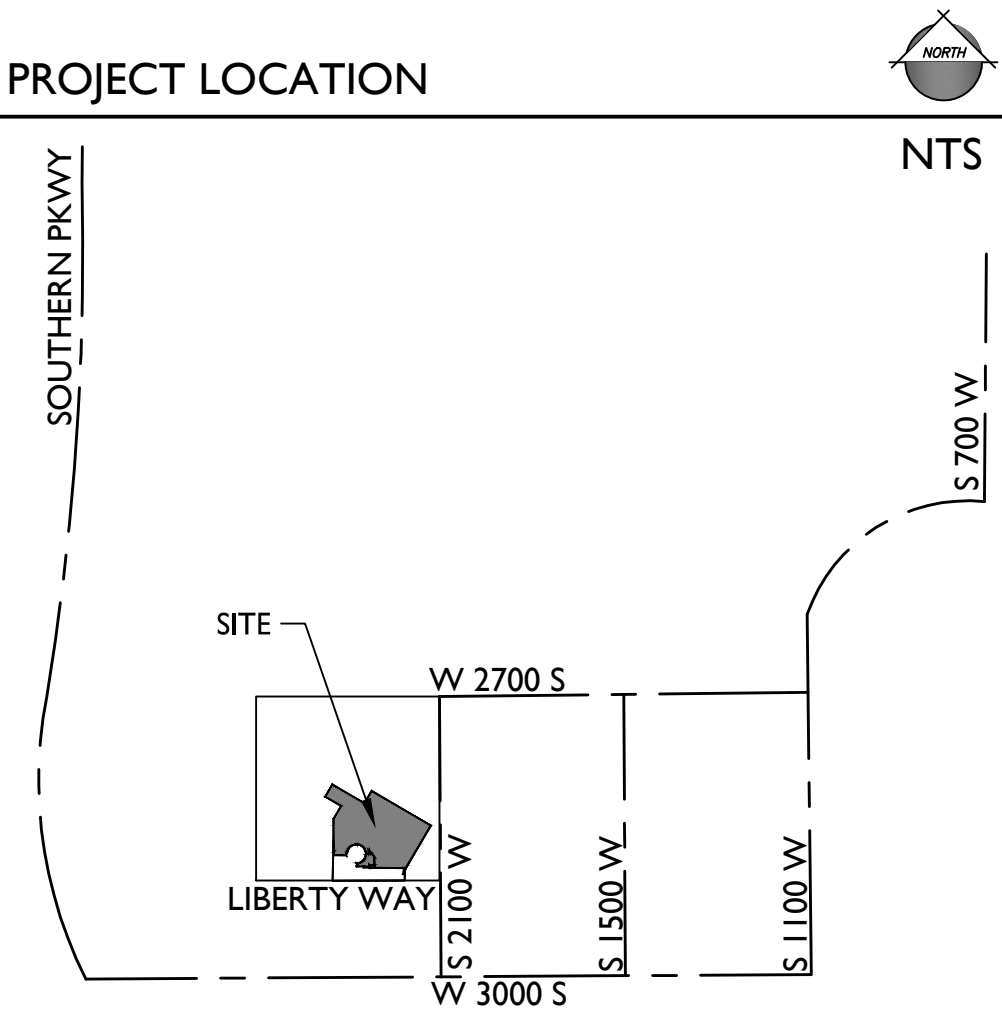
[illegible]

21-0167 - Liberty Village - Phase 2 & 3

Jun 18, 2024 11:40am S:\Projects\2021\21-0167\Planning\Drawings\Liberty Village_Site Plan\Phase 2 & 3\21-0167 - Liberty Village - Site Plan_PH2&PH3.dwg dhughes



PROJECT LOCATION



PROJECT TEAM

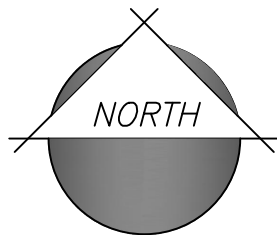
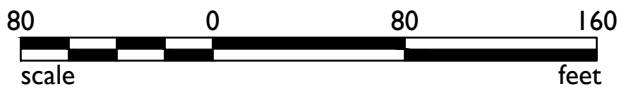
OWNER: UNITED WE PLEDGE 1568 S. River Rd. St. George, Utah 84790 CONTACT: Dennis Leavitt	PLANNER & LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N. Alma School Rd., Suite 120 Mesa, AZ 85201 TEL: (480) 503-2250 CONTACT: Josh Hannon / Tom Snyder josh.hannon@epsgruoinc.com tom.snyder@epsgruoinc.com
ARCHITECT: ORCUTT WINSLOW 2929 N Central Ave., 11th Floor Phoenix, AZ 85012 TEL: (602) 257-1764 CONTACT: Neil Terry, AIA, NCARB terry.n@owp.com	CIVIL ENGINEER: EPS GROUP, INC. 1130 N. Alma School Rd., Suite 120 Mesa, AZ 85201 TEL: (480) 503-2250 CONTACT: Joe Petrucci, PE joe.petrucci@epsgruoinc.com

PROJECT DATA

A.P.N.	H-3373-NP
EXISTING LAND USE	VACANT/ UNDEVELOPED
PROPOSED LAND USE	MIXED-USE
GENERAL PLAN DESIGNATION	MIXED USE
ZONING	R1-10 PDO
GROSS AREA	
PHASE 2	0.72 AC (31,296.65 SF)
PHASE 3	24.09 AC (1,049,439 SF)
TOTAL	24.81 AC (1,080,736 SF)
GROSS BUILDING AREA	
PHASE 2	3,781 SF
PHASE 3	90,759 SF
TOTAL	94,540 SF
BUILDING COVERAGE	8.7%
PARKING	
PHASE 1 (EXISTING)	116 SPACES
BALANCE OF NATURE (EXISTING)	95 SPACES
PHASE 3 (PROPOSED)	24 SPACES
TOTAL	235 SPACES

LANDSCAPE DATA

PHASE 2 SUMMARY	
HARDSCAPE	14,652 SF
LANDSCAPE	7,931 SF
TOTAL	22,583 SF
PHASE 3 SUMMARY	
HARDSCAPE	80,422 SF
LANDSCAPE	667,789 SF
TOTAL	748,211 SF
OVERALL SUMMARY	
HARDSCAPE	95,074 SF
LANDSCAPE	675,720 SF
TOTAL	770,794 SF



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgruoinc.com

Liberty Village - Phase 2 & 3

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
800-4-A-ROOT (4267) or 1-800-4-A-ROOT (4267)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167
SPOI
Sheet No.
1
of 1



Application

Application Accepted Date: 06/24/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: 186 Unit Multi-Family subdivision		Planning Fee		\$	200.00					
Tenant / Project Name: Lake View Town Homes		Planning Fee		\$	200.00					
Bldg. Address: 2700 South 4640 West		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Desert Sands Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel #: H-4136-D-STL		Remaining Due:		\$	0.00					
Zone: R1-8 (PDO)										
Property Owner: The Hollows, LLC.										
Permit Contact: Logan Blake P:(435) 628-2121										
Email: logan@dsgcivil.com										
CONTACT INFORMATION										
Engineer of Record: Logan Blake										
Email: logan@dsgcivil.com P: (435) 628-2121										
General Contractor: Brett Burgess										
License #: 797785 P: (435) 673-9336										
Address: 113 East 200 North Suite 2										
City: St. George State: UT Zip: 84770										
Email: brett@canyonmillhomes.com										
APPLICATION DETAILS										
# of Units: 161		custom text:								
APPROVALS										
DATE										
INFO										
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP24-17										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Logan Blake										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

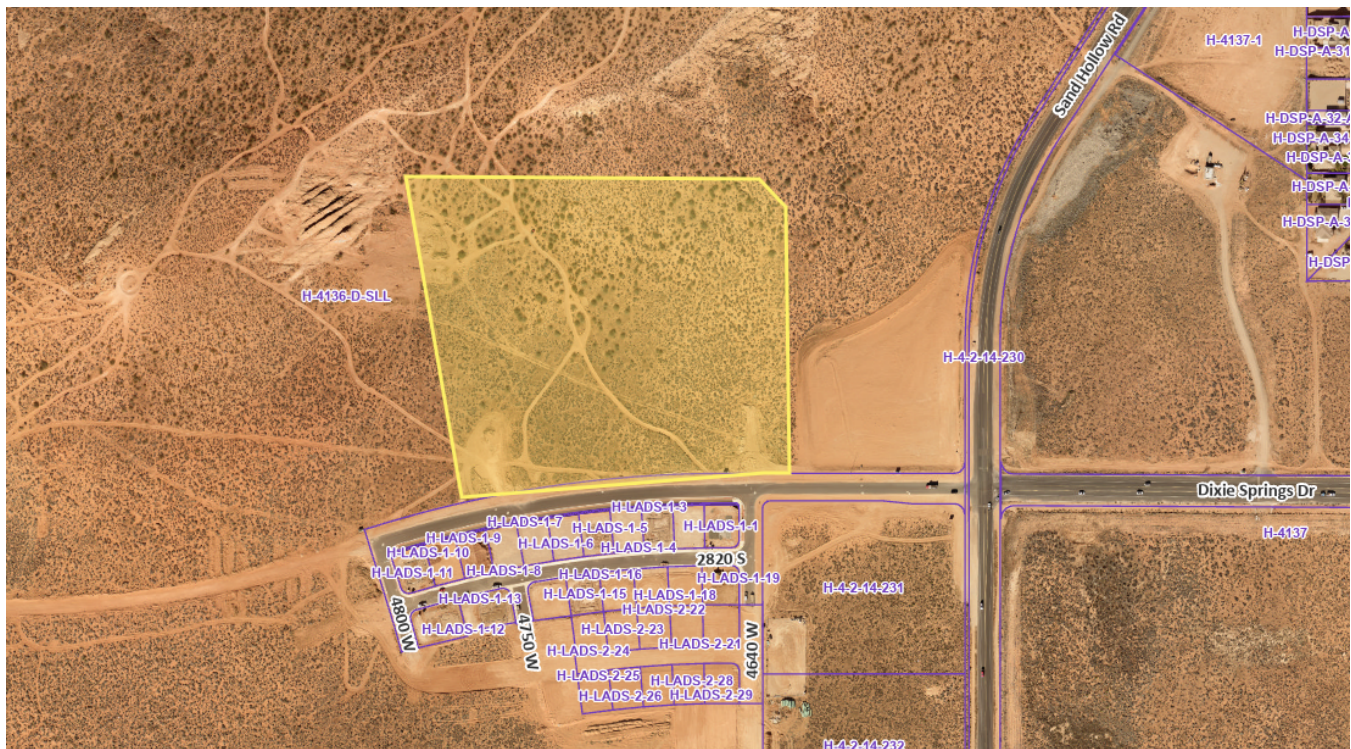


STAFF COMMENTS

Agenda Date:	7/11/2024
Application Number:	PSP24-17
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Brett Burgess
Agent:	Logan Blake
Request:	Approval of a Preliminary Site Plan
Location:	2700 S 4640 W
Zoning:	R1-8 PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

This application is for a preliminary site plan approval for 186 townhome units and associated open space and amenities located north of Dixie Springs Drive and west of Sand Hollow Road and directly north of the Lakeside at Desert Sands development. This application was previously applied for in summer 2022 but was not approved. This property is “Area J” of the Desert Sands PDO and is zoned R1-8 PDO as part of that development



Map is approximate

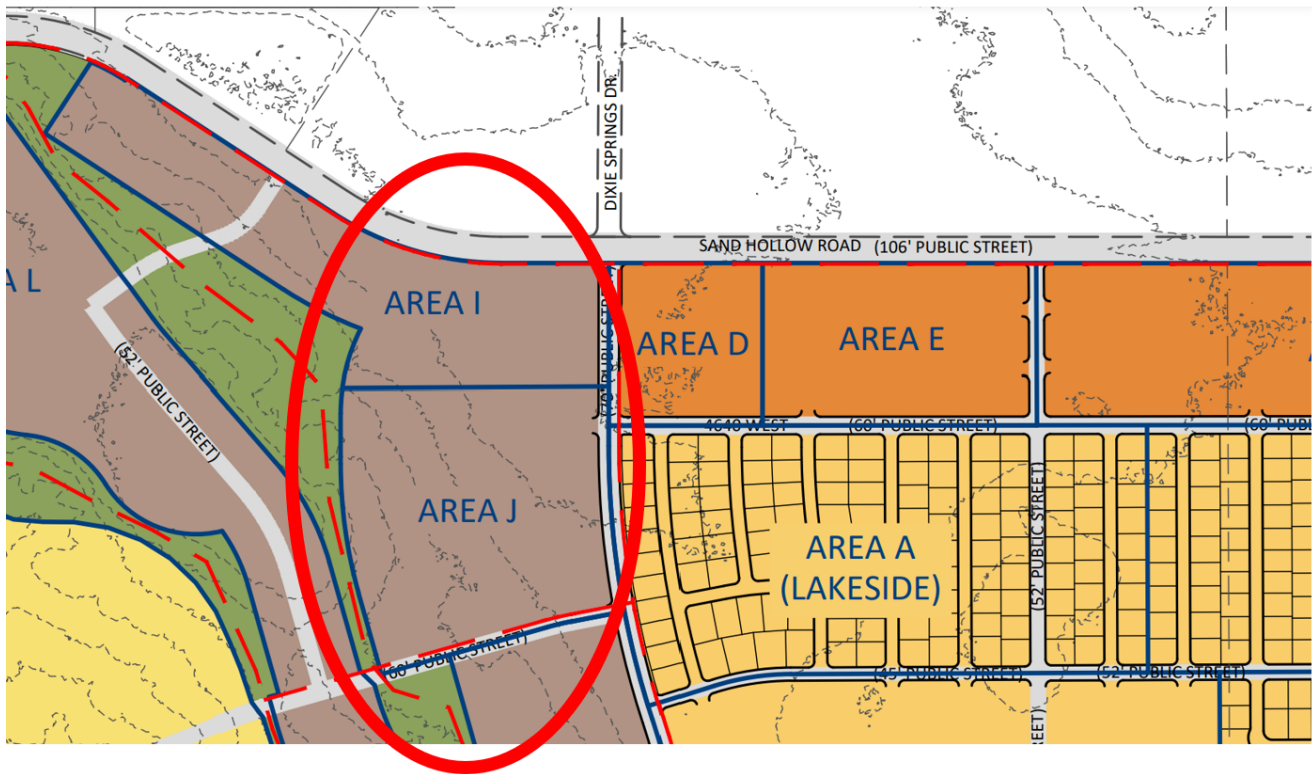
JUC Comments

The following items will need to be addressed:

1. **Public Works:** Public Works has no comments on this preliminary site plan.
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** Sewer available in Dixie Springs Drive.
4. **Street:** Will there be any parking for trailers/RV for the development? Parking may be an issue.
5. **Water:** Project needs a water model.
6. **Engineering:**
7. **Fire:** Must have second access per 2021 IFC appendix D.
8. **Fiber:** No comments.
9. **Cable/Phone/Gas:** No comments.
10. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. This application is for "Area J" of the Desert Sands development. The original master plan approved 1770 units over 460 acres with Area J consisting of 108 units over 18.1 acres. The applicant is proposing 186 units over 17.15 acres.



Desert Sands Master Plan with the Lakeview Townhomes area highlighted

- a. Staff is generally okay with the transfer of units from one section of the development to the other as long as the number and type of units throughout the entire development are maintained and the shifts are relatively minor. An updated site plan for the overall development should be provided.
2. Per their PDO approval this development will only be permitted to be used for long-term residential uses.
3. The master site plan for Desert Sands shows a trail along the east side of 4750 W. Because it is not a City master planned shared-uses path, the trail needs to be a minimum of 10' and be paved.
4. **Parking:** The site plan indicates that each unit will have garage and driveway space to meet the required parking spaces under city code. Parking near the rec area should be considered.
5. **Open Space and Amenities:** The site plan indicates that 20% of the property will be landscaped open space as required by city code. Under HCC 10-33-5: for 186 units, four amenities are required. Per the provided site plan a pool, hot tub, pool house, pavilion, and sports court are provided in the first phase to meet these requirements.
6. There is open space and a trail system planned to the north of the property. Staff would recommend that an additional trail connection be added to the northeast section of the open space to allow for greater access.
7. All streets within this development will need a number assigned to them alongside their names.
8. All block lengths appear to meet city standards.
9. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.
10. A preliminary plat application is required if the applicant intends to subdivide.

11. Advisory: HCC 10-7-10(D)(2)(b) *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

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

Preliminary Site Plan
Lakeview Townhomes
Narrative Description
(Written text required by City Code Section 10-7-10)
JUNE 2024

Submitted by:

DSG Engineering, Inc.
113 East 200 North, #2
St. George, UT 84770

Contact: Stacy Young
E: stacy@utahlanduse.com
C: (435) 313-3914

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located north of Dixie Springs Dr and west of Sand Hollow Rd. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is R1-10 with a PDO overlay. This application proposes to develop multifamily housing on 17.15 acres shown as area "J" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose a 186-unit multi-family subdivision on the site. The units will be two stories attached townhomes with 3 to 4 bedrooms and front loading two car garages. Parking will be provided within the garage or on the 20ft deep driveways in front of the units.

B. Height and Elevations

The proposed buildings are duplex and 4 plex townhomes 1,082 sq.ft. to 1,584 sq. ft. of foot print area. Building heights to the top of the pitched roof range from 27 feet for the smaller unit to a max of 32 feet for the largest unit.

C. Density

We propose 186 units on 17.15 acres for a project density of 10.85 dwelling units per acre (du/a). The Desert Sands PDO was approved for 1770 units on 460.1 acres for a density 3.85 du/a. Currently 414 units on 119.15 acres have been approved with preliminary plats in the Desert Sands project. This project will increase the numbers to 511 units on 136.3 acres for a current density of 3.75 du/a.

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property but is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. There is a proposed recreation area within the project that will have amenities for the residents. Each unit will also have a small rear yard area. Open space is also proposed on the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 4 phases with the amenity area being set aside in phase 1.

F. Topography

The project site itself is slopes from North to south at a grade of 4-5%

G. Landscape Plan

Landscaping will be installed adjacent to the units as they are constructed. Landscaping will also be installed along the Dixie Springs Dr to the south and the collector street on the west side of the project.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is about 20% of the project area.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

To discourage unsupervised dumping, we would prefer not to place a dumpster on site. It is anticipated individual waste containers will be provided for each unit.

K. Lighting Plan

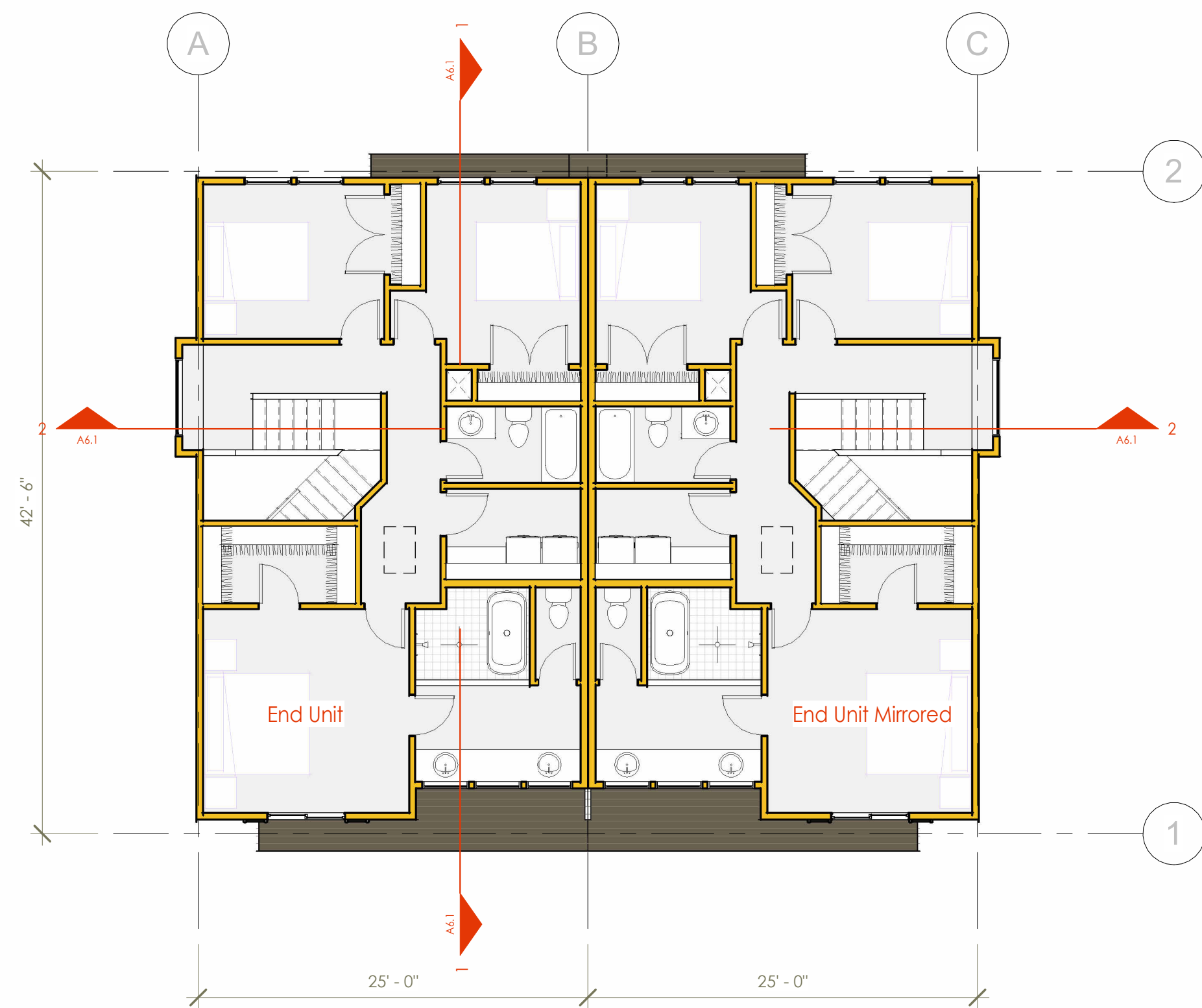
Project lighting will consist primarily of street lighting installed to Hurricane City standards. Exterior Wall sconces will also be placed on the units to provide additional lighting.

L. Turning Space

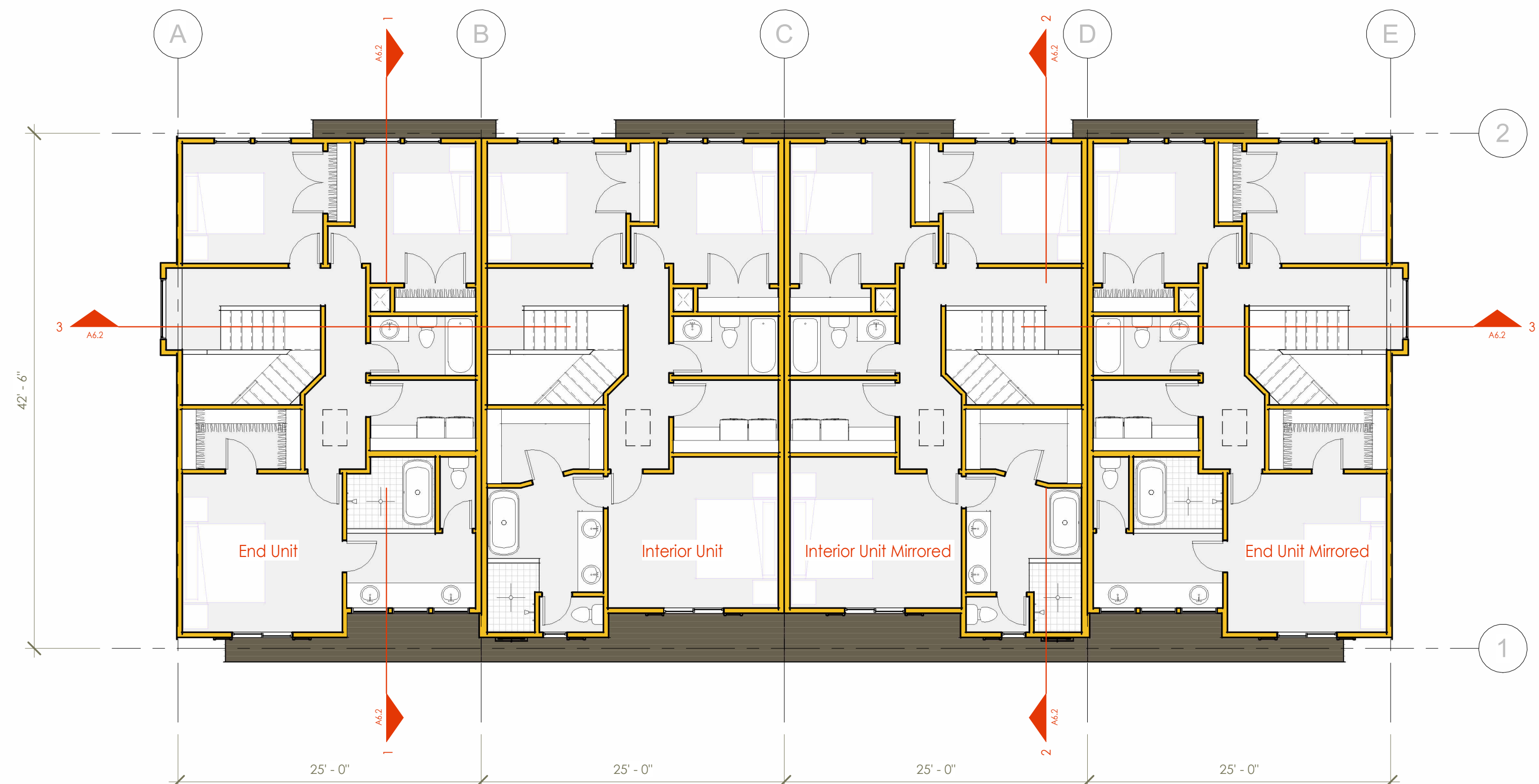
With each phase of the project two points of public street access will be provided.

M. Signs

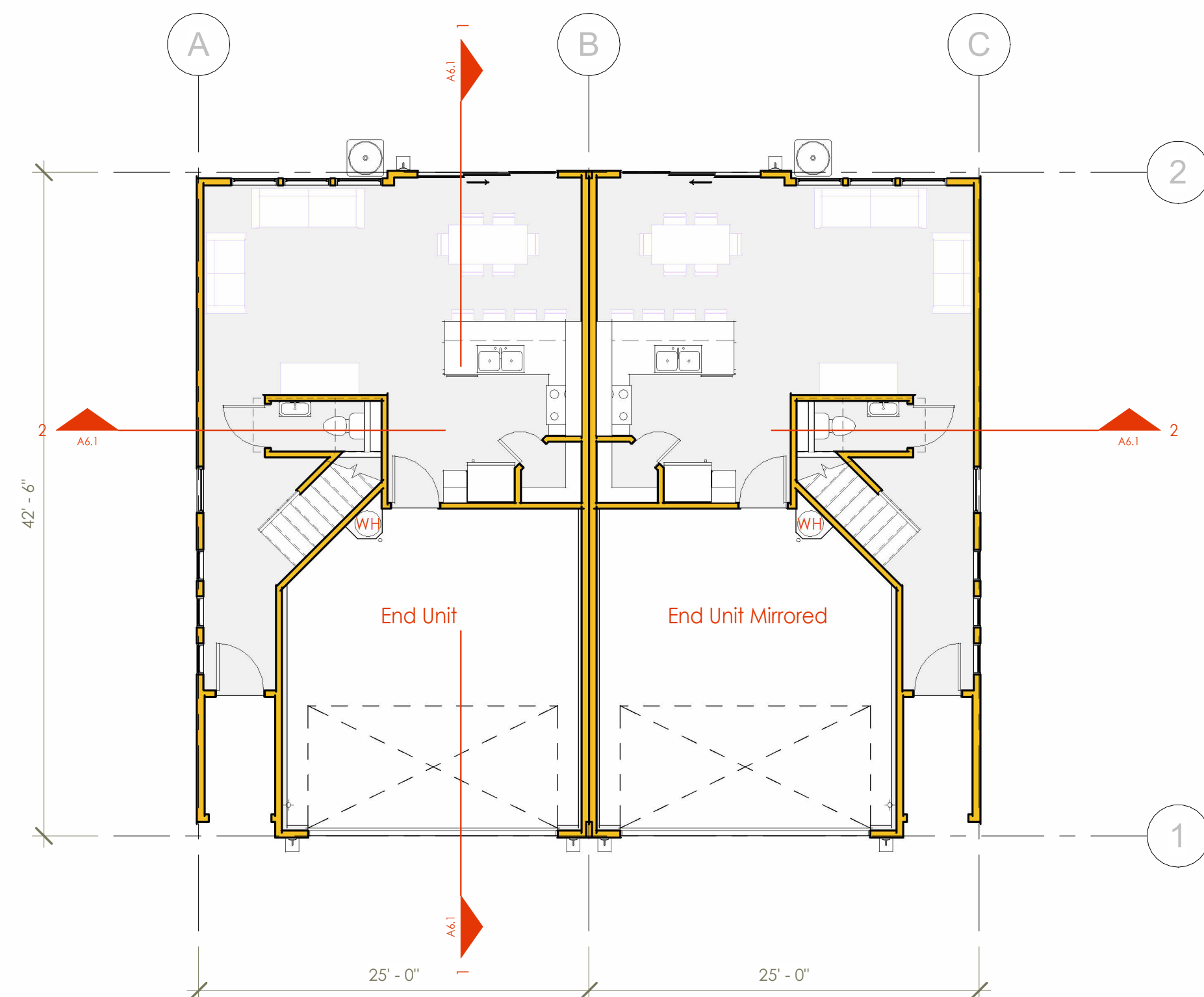
There will be a project sign located at the entrances on Dixie Springs Dr and the collector street to the west. A sign permit application will be submitted at a later date.



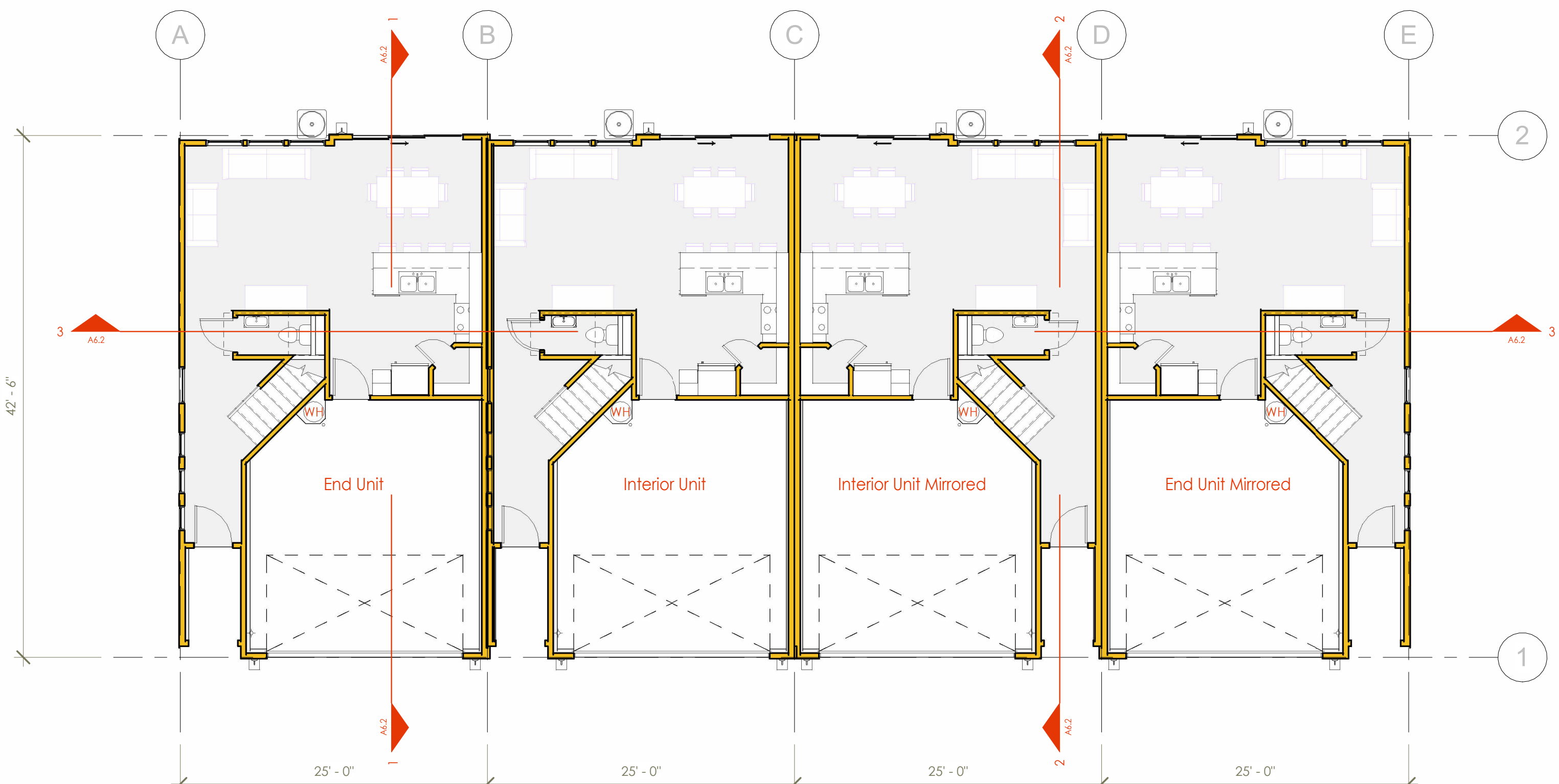
4 Floor Layout - Second Floor - DuPlex
1/8" = 1'-0"



2 Floor Layout - Second Floor - 4-Plex
1/8" = 1'-0"



3 Floor Layout - First Floor - DuPlex
1/8" = 1'-0"

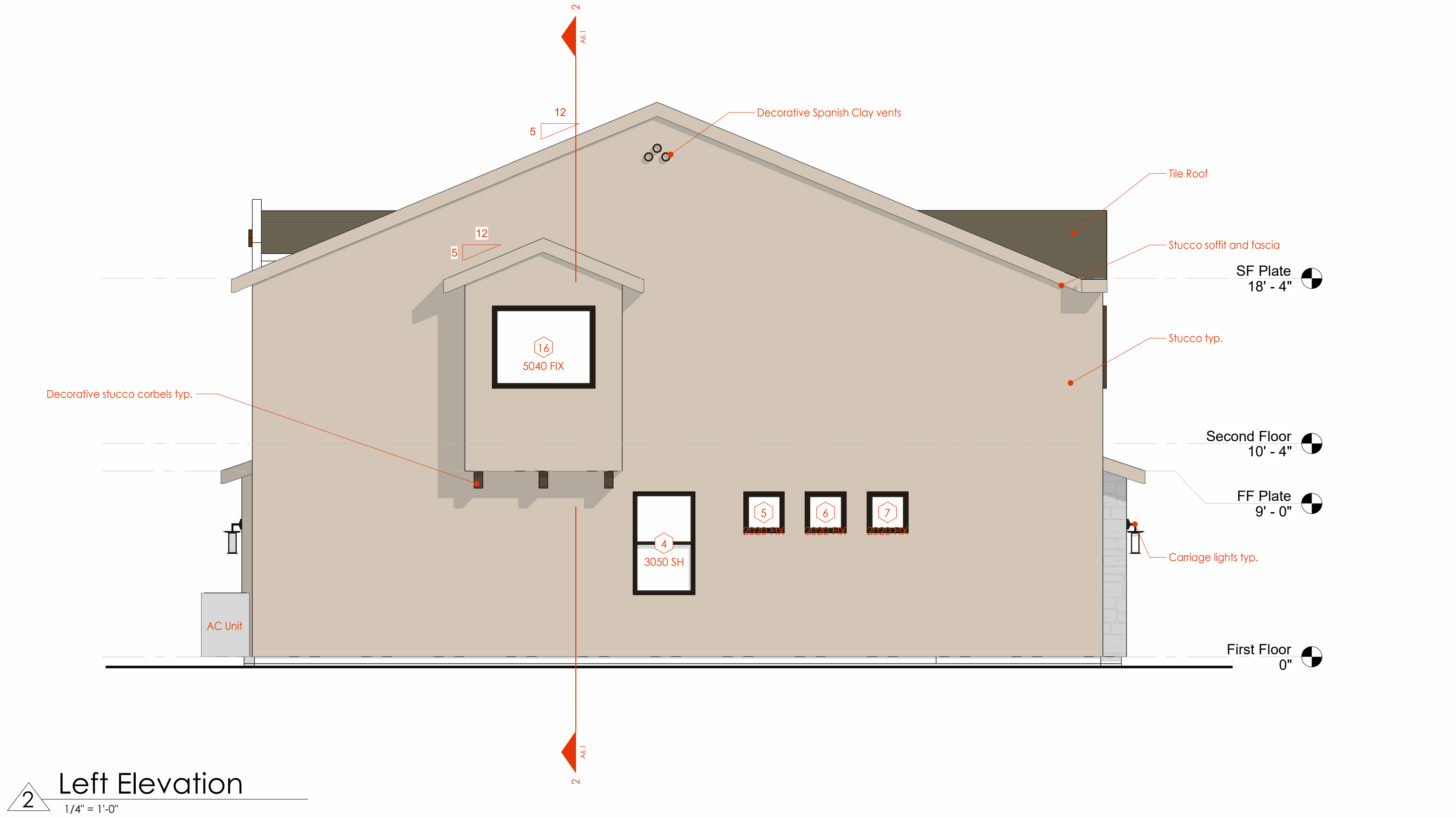


1 Floor Layout - First Floor - 4-Plex
1/8" = 1'-0"

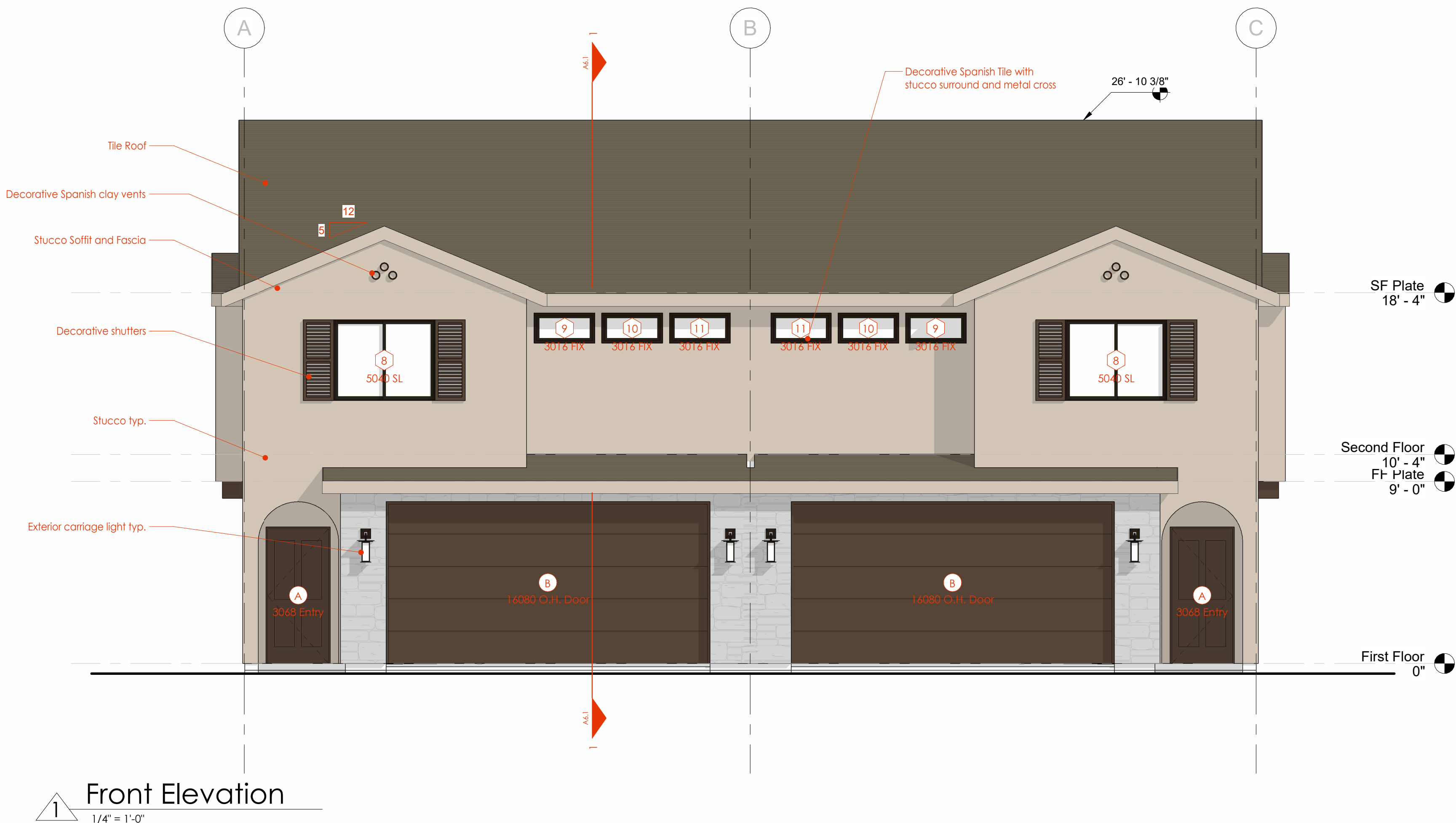


435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex

Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

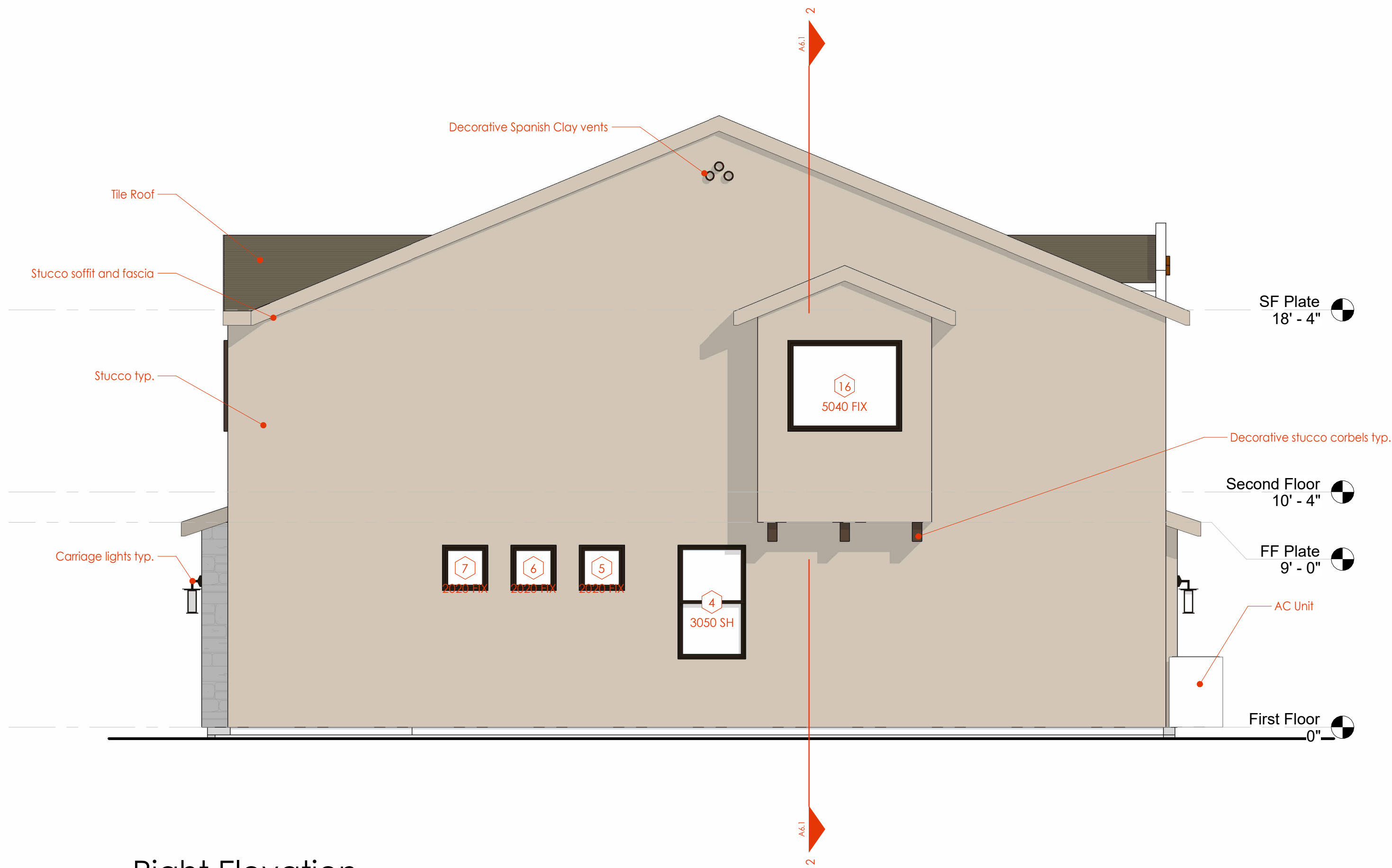
A5.1

Timestamp: 4/25/2024 12:49:32 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

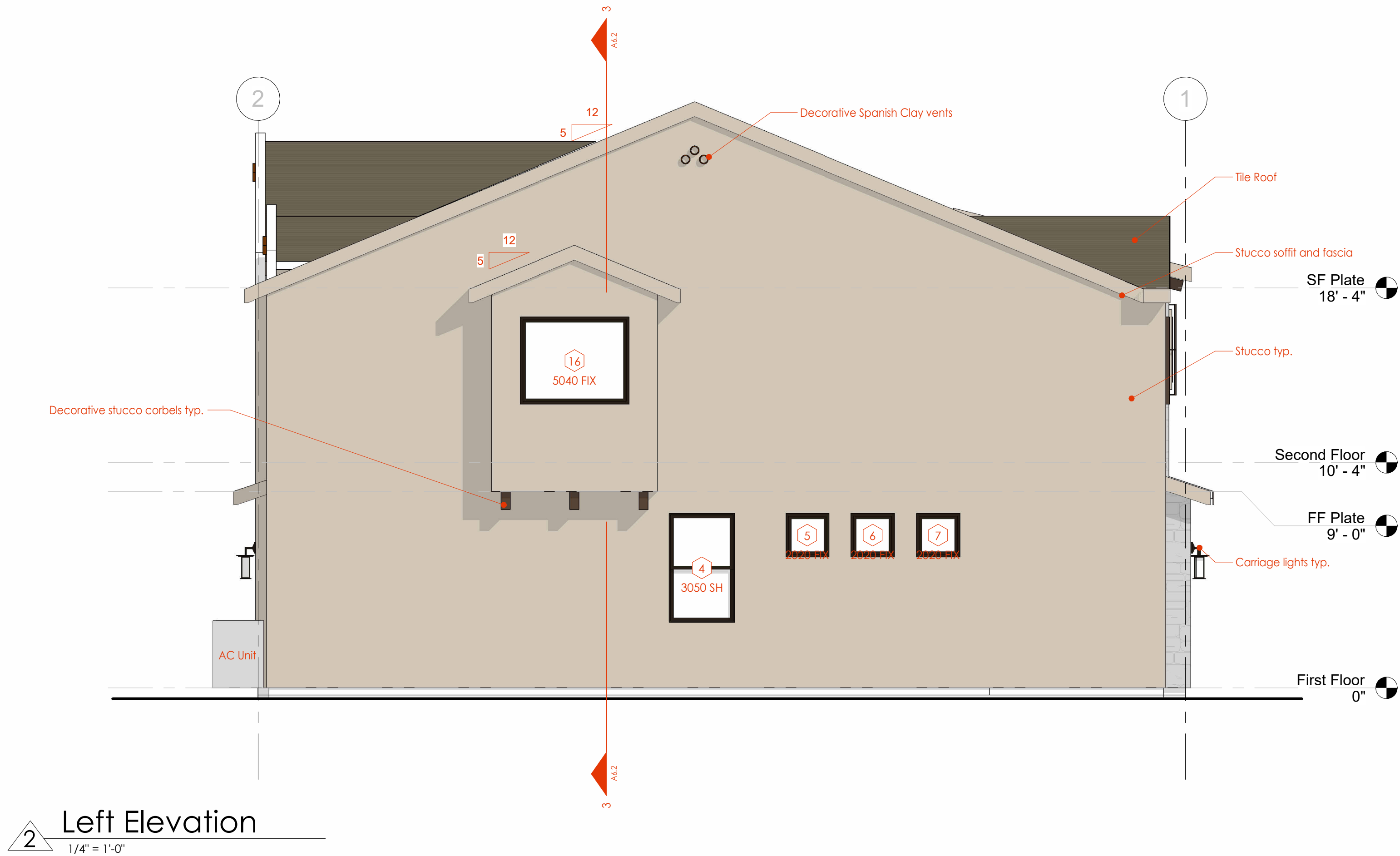
A5.2

TimeStamp: 4/25/2024 12:49:38 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



Left Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"

Exterior Elevations - 4-Plex

Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

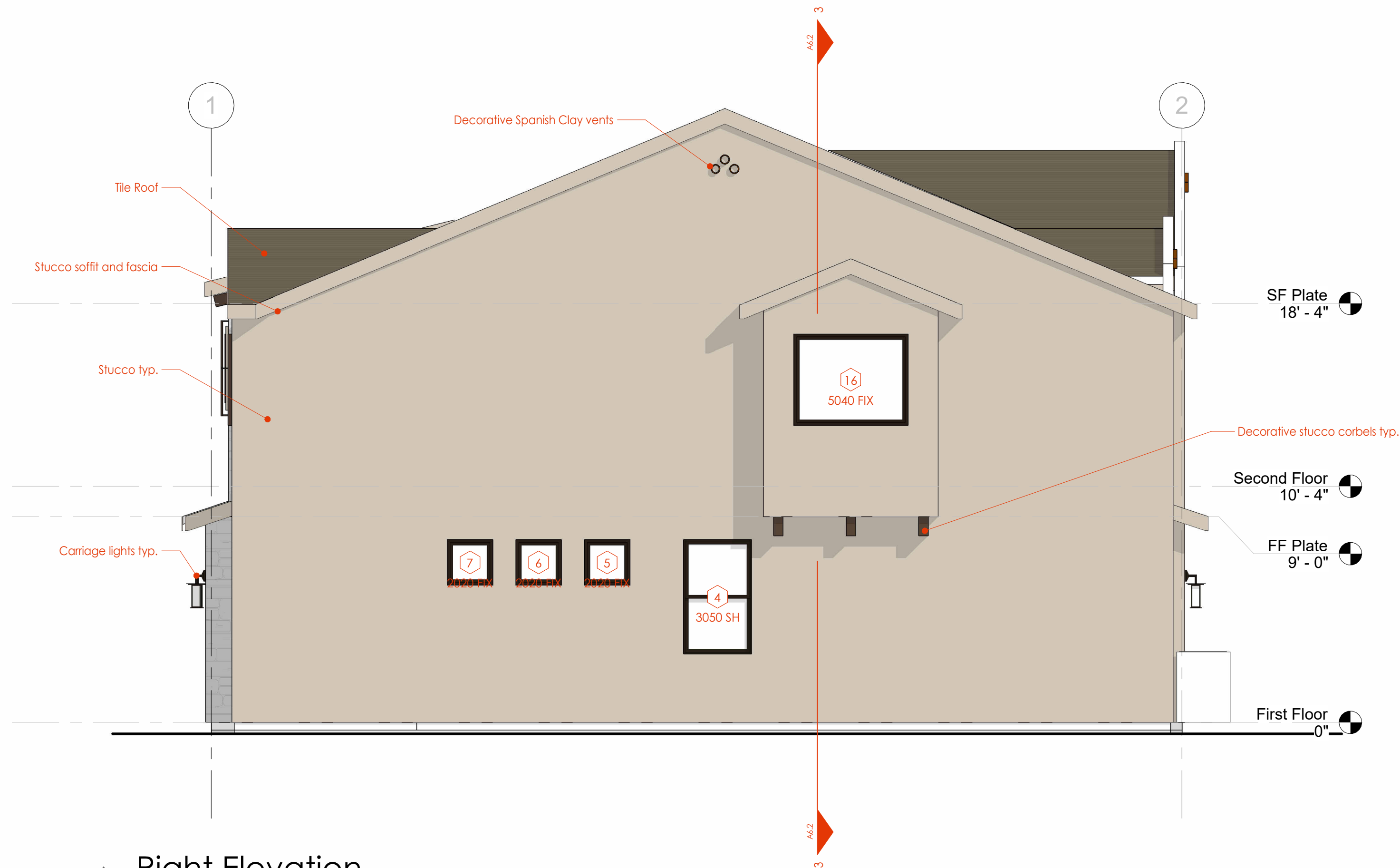
A5.3

Timestamp: 4/25/2024 12:40:50 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - 4-Plex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

A5.4

Timestamp: 4/25/2024 12:40:59 PM



ELIZABETH JONES DESIGN

by Anna Patten



ROOF

STUCCO

SW ACCESSIBLE BEIGE

CORBELS

SW HICKORY SMOKE

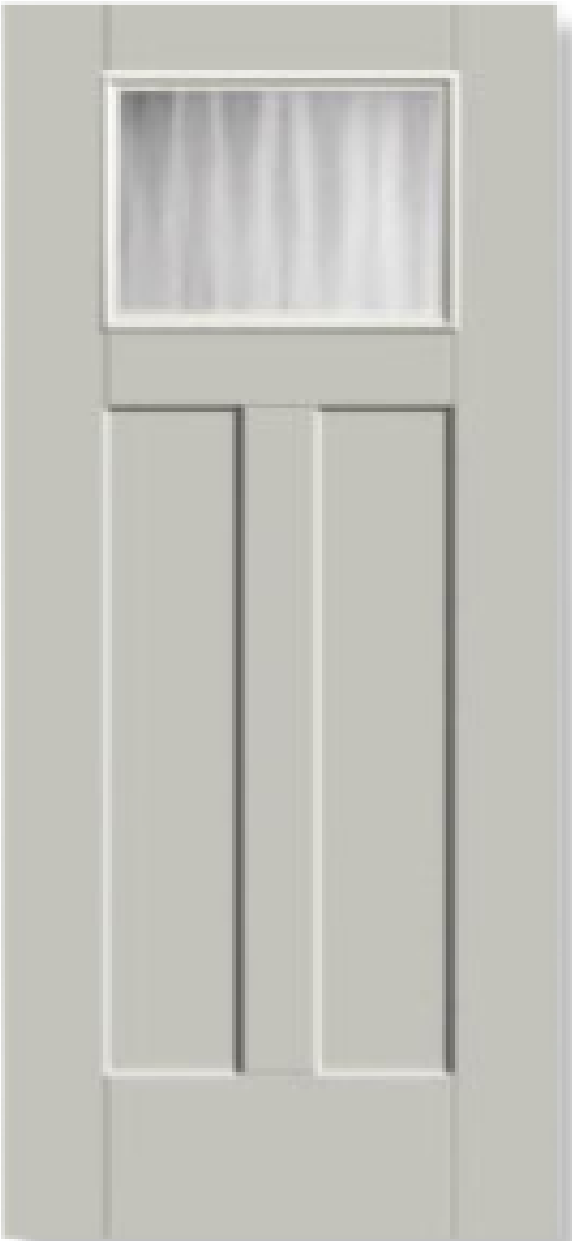


STONE



WINDOWS

EXTERIOR DOOR & PAINT
COLOR, & HARDWARE



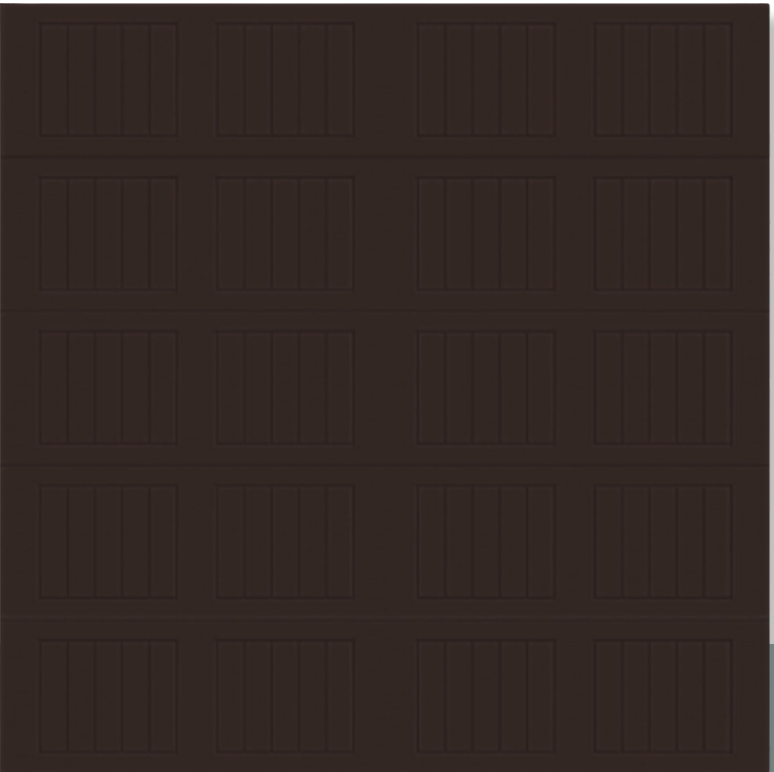
DECORATIVE
VENT



SHUTTERS

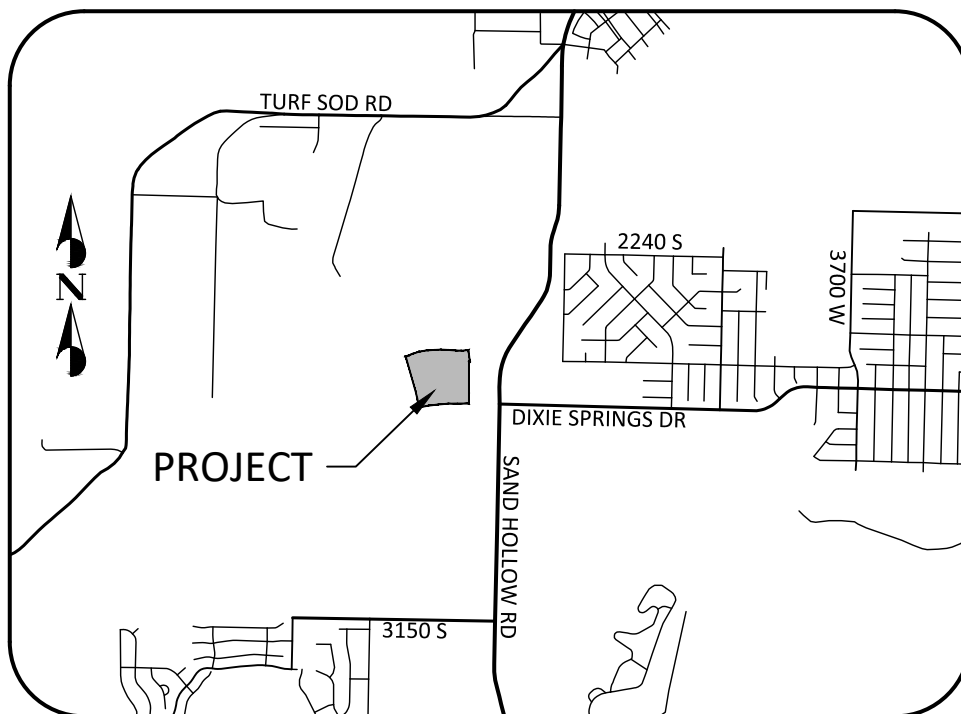


EXTERIOR
LIGHTS

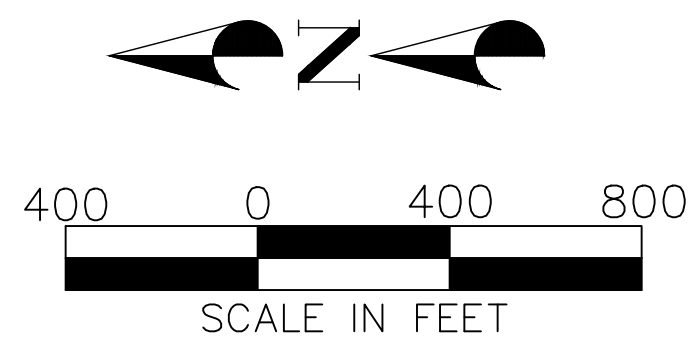


GARAGE DOORS





VICINITY MAP
SCALE: 1" = 3000 FEET

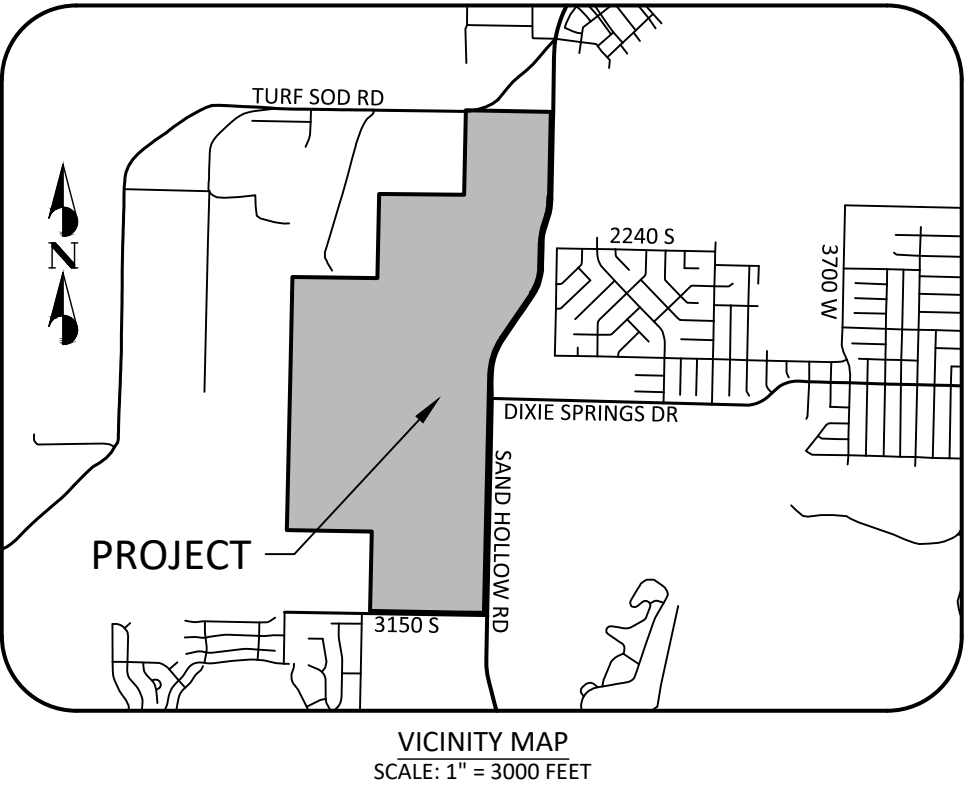
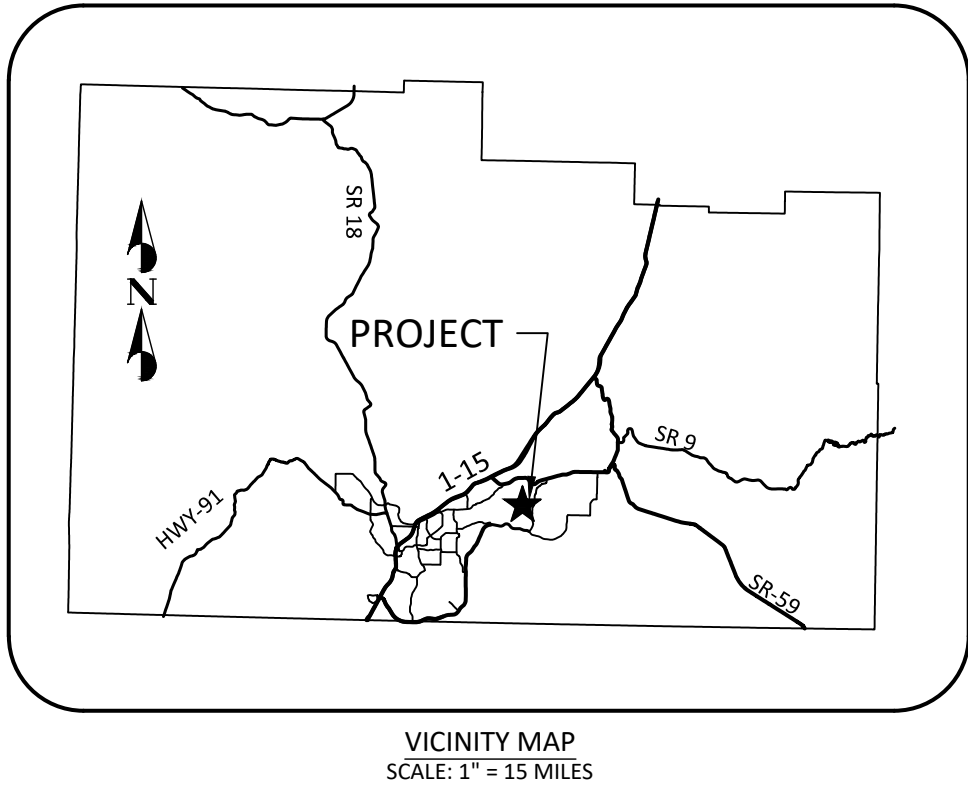


OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com



LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- AREA BOUNDARY LINE
- PROPOSED MULTI USE TRAIL
- PAVED / UNPAVED
- LOW DENSITY SINGLE FAMILY RESIDENTIAL 1-3 UNITS/ACRE
- HIGH DENSITY SINGLE FAMILY RESIDENTIAL 4-8 UNITS/ACRE
- MULTI-FAMILY RESIDENTIAL 6-15 UNITS/ACRE
- NEIGHBORHOOD COMMERCIAL
- NATURAL OPEN SPACE

LAND USE TABLE

AREA	ACRES	UNITS	DUA	USE
A	35.8	127	3.55	SINGLE FAMILY
B	29.4	118	4.01	SINGLE FAMILY
C	11.4	44	3.86	SINGLE FAMILY
D	6.6	*	*	NEIGHBORHOOD COMMERCIAL
E	11.9	*	*	NEIGHBORHOOD COMMERCIAL
F	23.9	94	3.93	SINGLE FAMILY
G	37.6	140	3.72	SINGLE FAMILY
H	34.9	140	4.01	SINGLE FAMILY
I	17.3	138	7.98	MULTI FAMILY / RESORT
J	18.1	108	5.97	MULTI FAMILY
K	31.6	189	5.98	MULTI FAMILY
L	44.4	355	8.00	MULTI FAMILY / RESORT
M	36.2	140	3.87	SINGLE FAMILY
N	87.8	175	2.02	SINGLE FAMILY
OS	33.2	*	*	OPEN SPACE
TOTAL	460.1	1770	3.85	

PLANNED DEVELOPMENT
OVERLAY ZONE
FOR



LOCATED IN THE SOUTH HALF SECTION 14
AND NORTH HALF OF SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.

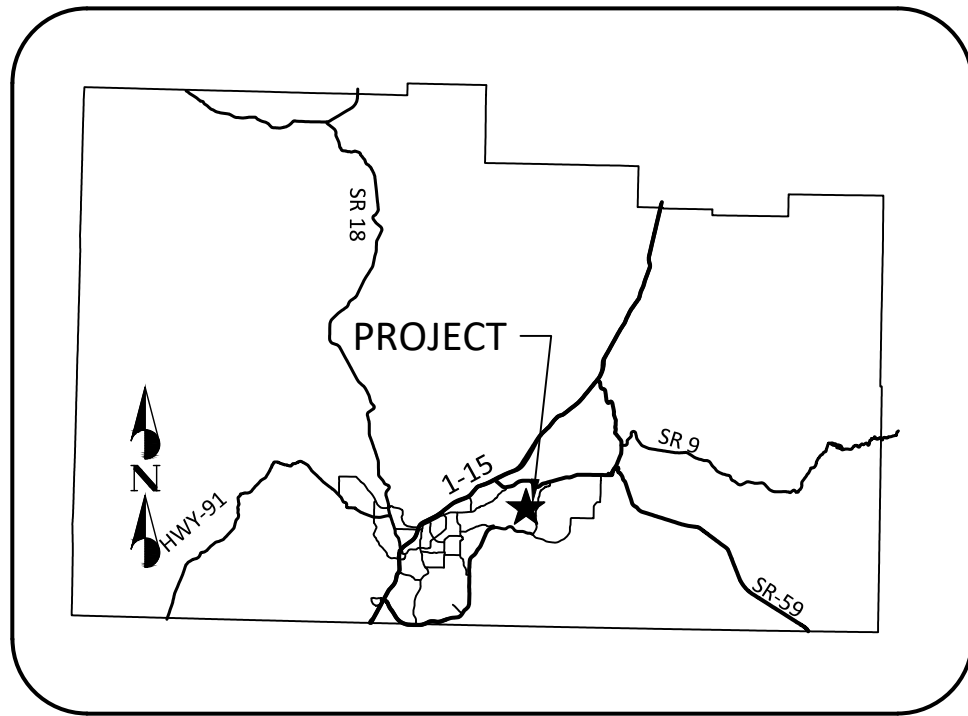
DESERT SANDS
PLANNED DEVELOPMENT
LOCATED IN HURRICANE, UTAH
LAND USE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

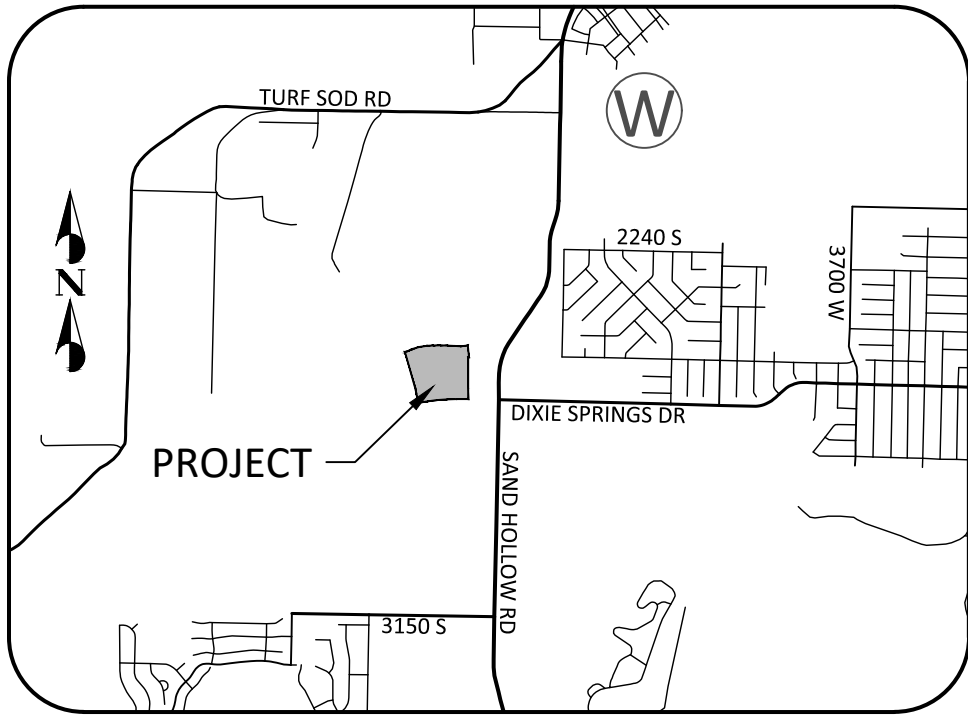


DATE :	MARCH 2021
PM :	BB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	XX
PROJECT NO. :	20-024
SCALE :	1" = 400'
SHEET NUMBER :	

LUP-1
1 OF 1 TOTAL



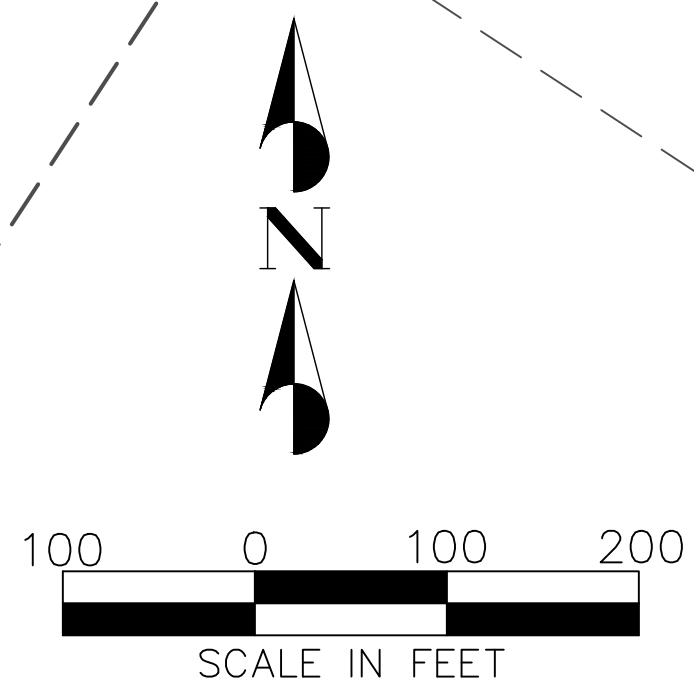
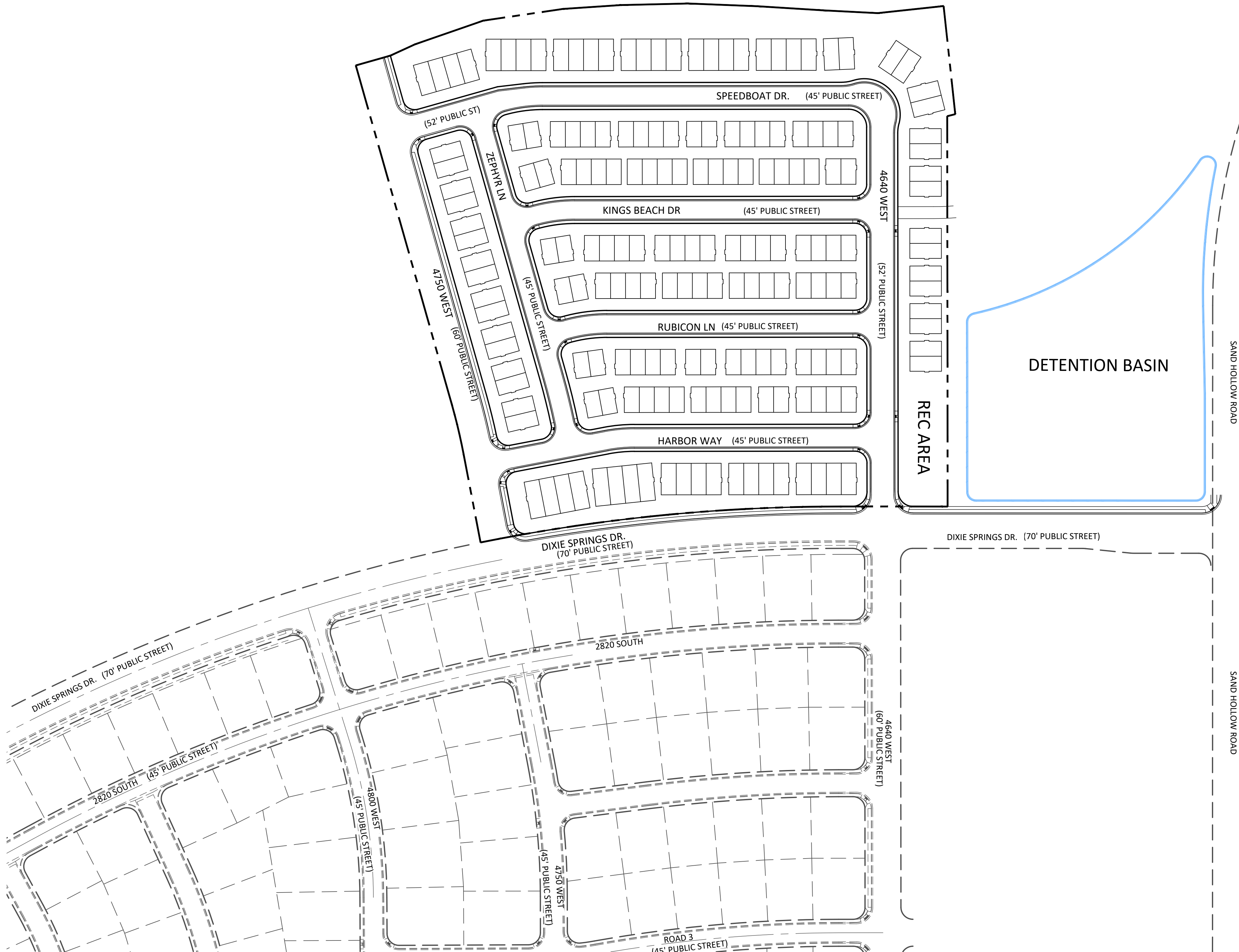
VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES & SYMBOLS
HC-1	3	HORIZONTAL CONTROL
SP-2	4	SITE PLAN
GD-1	5	GRADING & DRAINAGE PLAN
UT-1	6	UTILITY PLAN
SEC-1	7	XSEC Q - PLAN & PROFILE
DT-1	8	DETAILS & SECTIONS



DIXIE SPRINGS DEV

OWNER/DEVELOPER

THE HOLLOWES, LLC.
C/O BRETT BURGESS
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790
brett@canyonmillhomes.com
435-673-9336

CONTACT

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com

PRELIMINARY SITE PLAN
FOR
LAKEVIEW TOWNHOMES
AT DESERT SANDS

2700 SOUTH 4640 WEST, HURRICANE UT, 84737
LOCATED IN SECTION 14,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME:
COVER SHEET

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JUNE 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 100'
SHEET NUMBER :	

PROPERTY / RIGHT OF WAY LINE STYLES

	PROPOSED RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE
	EASEMENT LINE
	SETBACK LINE
	BOUNDARY LINE
	PHASE BOUNDARY

SURFACE FEATURE LINE STYLES

	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED FLOW LINE
	EXISTING FLOW LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED BUILDING LINE
	EXISTING BUILDING LINE
	PROPOSED EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	SILT FENCE
	SEDIMENT BERM
	CONSTRUCTION FENCE

UTILITY LINE STYLES

	PROPOSED SEWER LINE (SIZE AS NOTED)
	EXISTING SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	EXISTING WATER LINE (SIZE AS NOTED)
	PROPOSED IRRIGATION LINE (SIZE AS NOTED)
	EXISTING IRRIGATION LINE (SIZE AS NOTED)
	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
	EXISTING STORM DRAIN LINE (SIZE AS NOTED)
	PROPOSED PRIMARY POWER LINE (AS NOTED)
	PROPOSED SECONDARY POWER LINE (AS NOTED)
	PROPOSED OVERHEAD POWER LINE
	EXISTING PRIMARY POWER LINE (AS NOTED)
	EXISTING SECONDARY POWER LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED GAS LINE
	EXISTING GAS LINE
	PROPOSED TELEPHONE LINE
	EXISTING TELEPHONE LINE
	PROPOSED CABLE TV LINE
	EXISTING CABLE TV LINE

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
UNO	UNLESS OTHERWISE NOTED

PROPERTY / RIGHT OF WAY SYMBOLS

	TBC CURVE/LINE TAG
	CENTER LINE CURVE/LINE TAG
	PROPERTY LINE CURVE/LINE TAG
	SECTION MONUMENT FOUND
	SECTION MONUMENT NOT FOUND
	PROPOSED CLASS I MONUMENT (RING & LID)
	EXISTING CLASS I MONUMENT (RING & LID)
	CLASS II MONUMENT (REBAR & ALUMINUM CAP)
	HORIZONTAL/VERTICAL P.I.

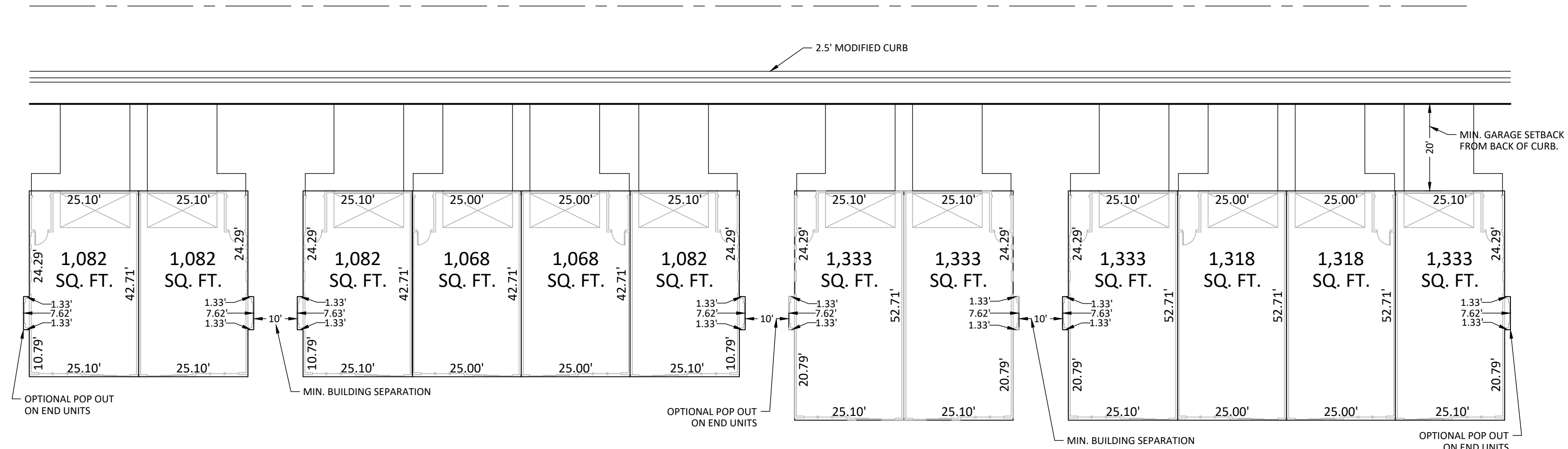
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
	6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
	COMMON AREA
	LIMITED COMMON AREA
	PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

	FINISHED ELEVATION
	EXISTING ELEVATION
	FINISHED TBC ELEVATION & STATION
	EXISTING TBC ELEVATION & STATION
	PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
	PROPOSED CURB INLET CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED FLARED END SECTION
	EXISTING CURB INLET CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING STORM DRAIN AREA DRAIN
	PROPOSED SIGN
	REVISION WORK

UTILITY SYMBOLS

	PROPOSED SEWER LATERAL
	EXISTING SEWER LATERAL
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED WATER METER (3/4" UNO)
	EXISTING WATER METER
	PROPOSED IRRIGATION METER
	EXISTING IRRIGATION METER
	UTILITY STUB
	PROPOSED STREET LIGHT WITH JUNCTION BOX
	PROPOSED TRANSFORMER (SIZE AS NOTED)
	PROPOSED SECONDARY POWER PED.
	EXISTING SECONDARY POWER PED.
	EXISTING STREET LIGHT
	4-WAY VAULT
	PAD MOUNT SWITCH GEAR
	PROPOSED POWER POLE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	PROPOSED TELEPHONE PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	PROPOSED CABLE TELEVISION PEDESTAL
	EXISTING CABLE TELEVISION PEDESTAL

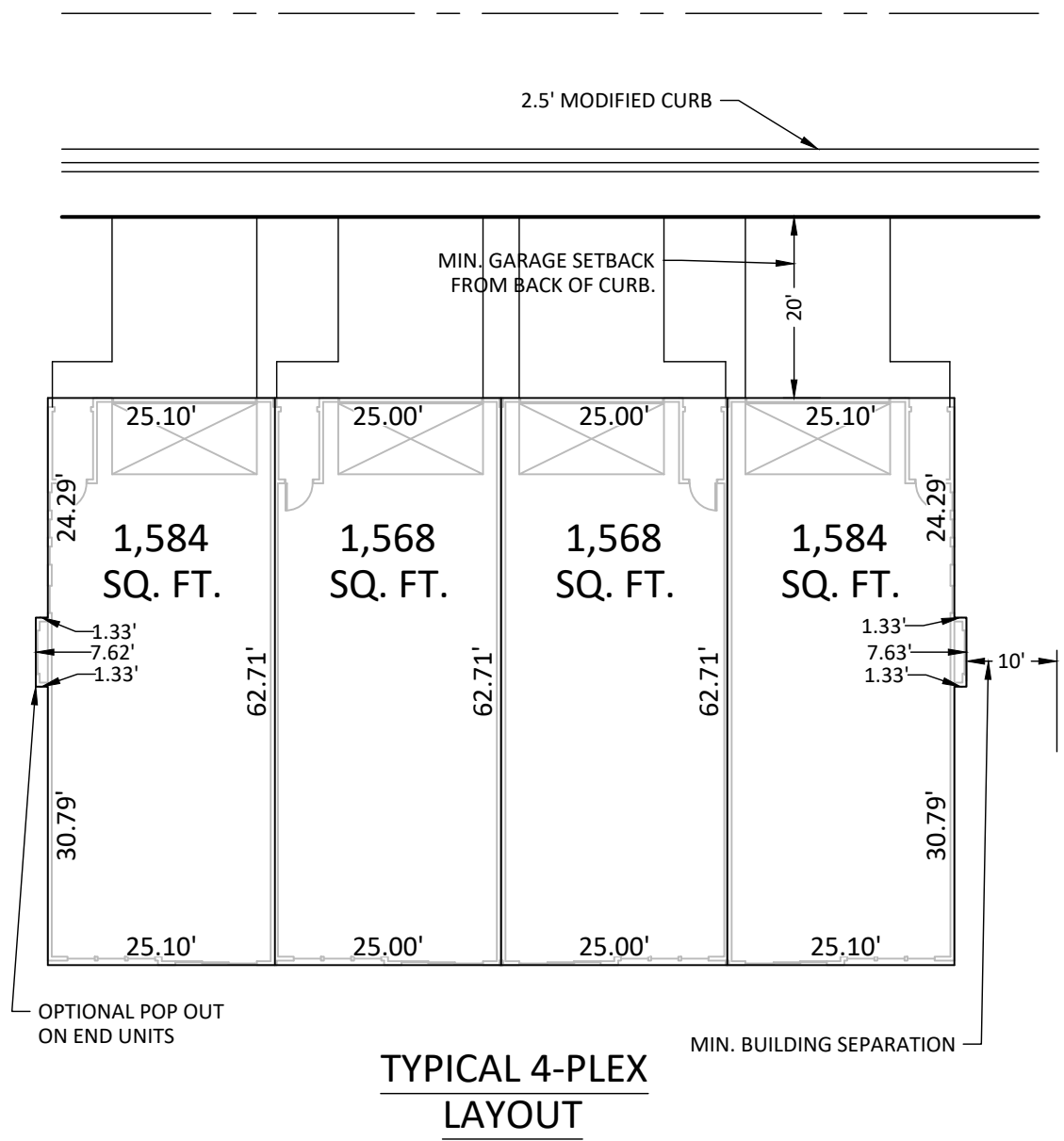


TYPICAL DUPLEX LAYOUT

TYPICAL 4-PLEX LAYOUT

TYPICAL DUPLEX LAYOUT

TYPICAL 4-PLEX LAYOUT



TYPICAL 4-PLEX LAYOUT



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME:	LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH
SHEET NAME:	GENERAL NOTES & SYMBOLS

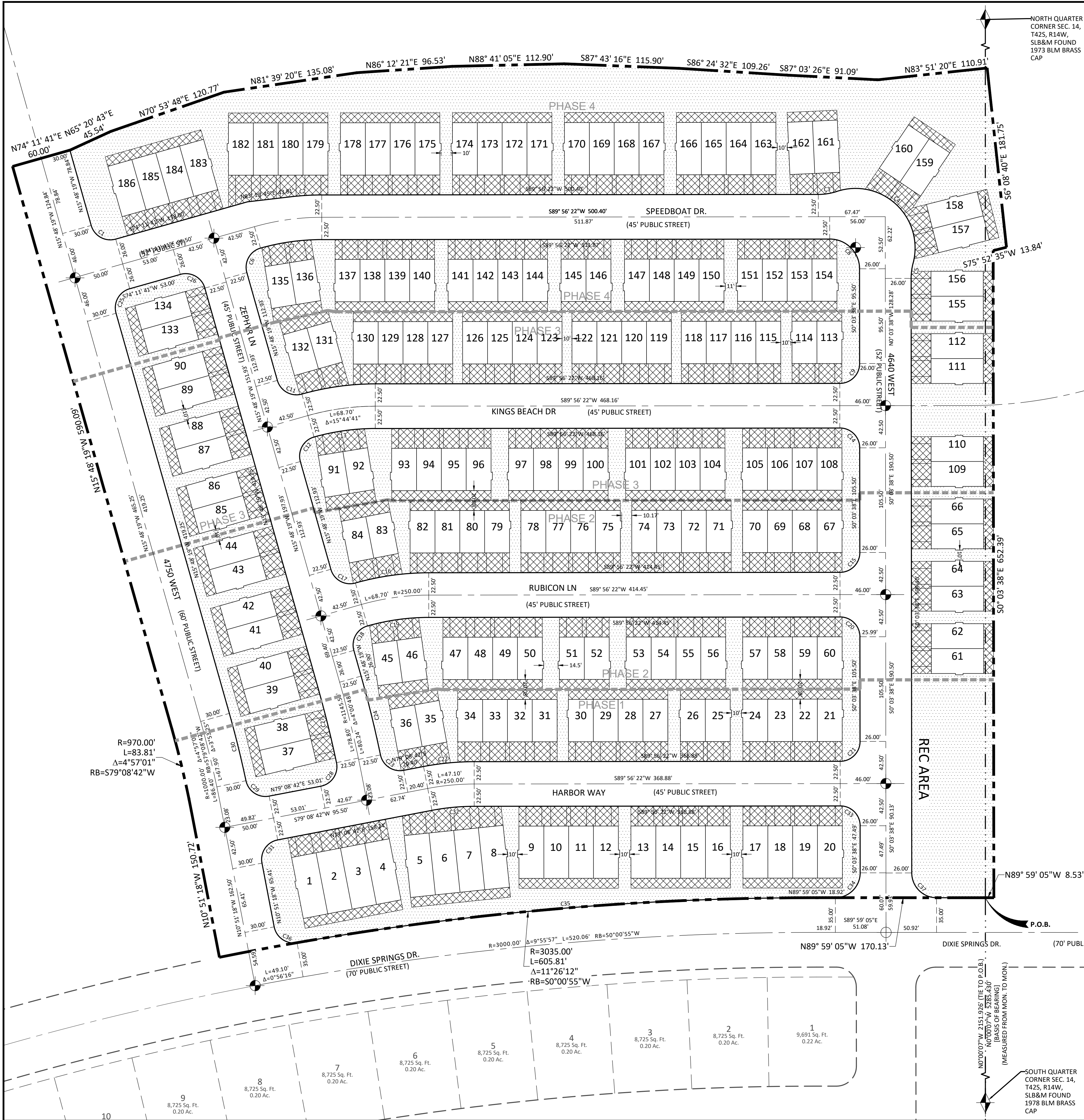
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2 St. George, UT 84770 Office (435) 628-2121



DATE:	JUNE 2024
PM:	LB
DRAWN BY:	TM
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	N.T.S.

SHEET NUMBER:

GN-1



PROJECT DATA:

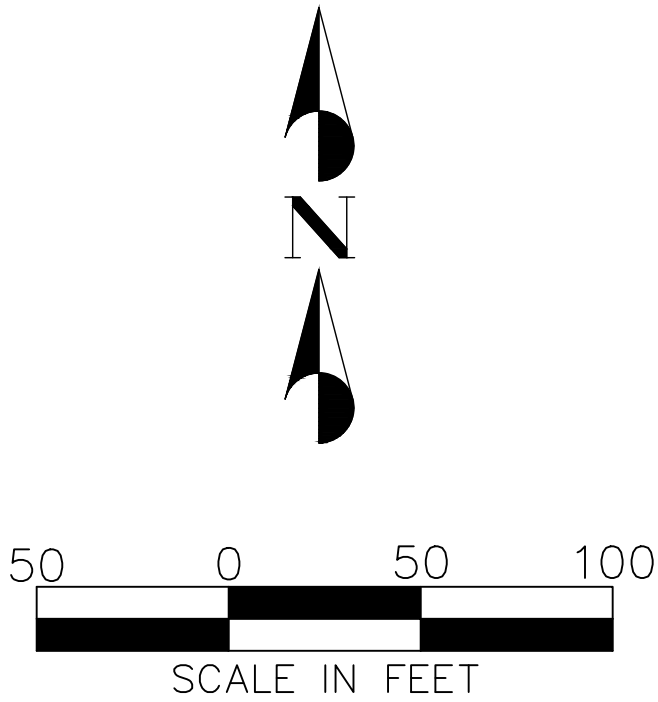
SITE DATA	
ZONING:	PD-R
SITE AREA:	746,895 SQ. FT. (17.15 ACRES)
DWELLING UNITS:	186
DENSITY:	10.85 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	224,448 SQ. FT. (30%)
TOTAL BUILDING FLOOR AREA	448,896 SQ. FT.
LANDSCAPE AREA PROPOSED	147,880 SQ. FT. (20%)
STREETS / RIGHT-OF-WAY AREA	225,622 SQ. FT. (30%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	372 SPACES
TANDEM DRIVEWAY PARKING:	372 SPACES
TOTAL PARKING SPACES PROVIDED:	744 SPACES

OWNER/DEVELOPER

THE HOLLOWES, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

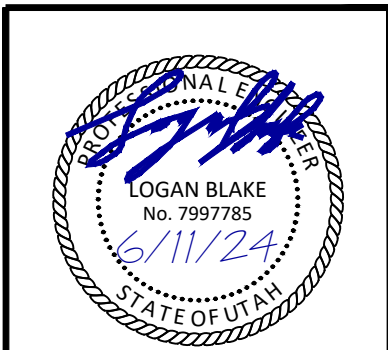
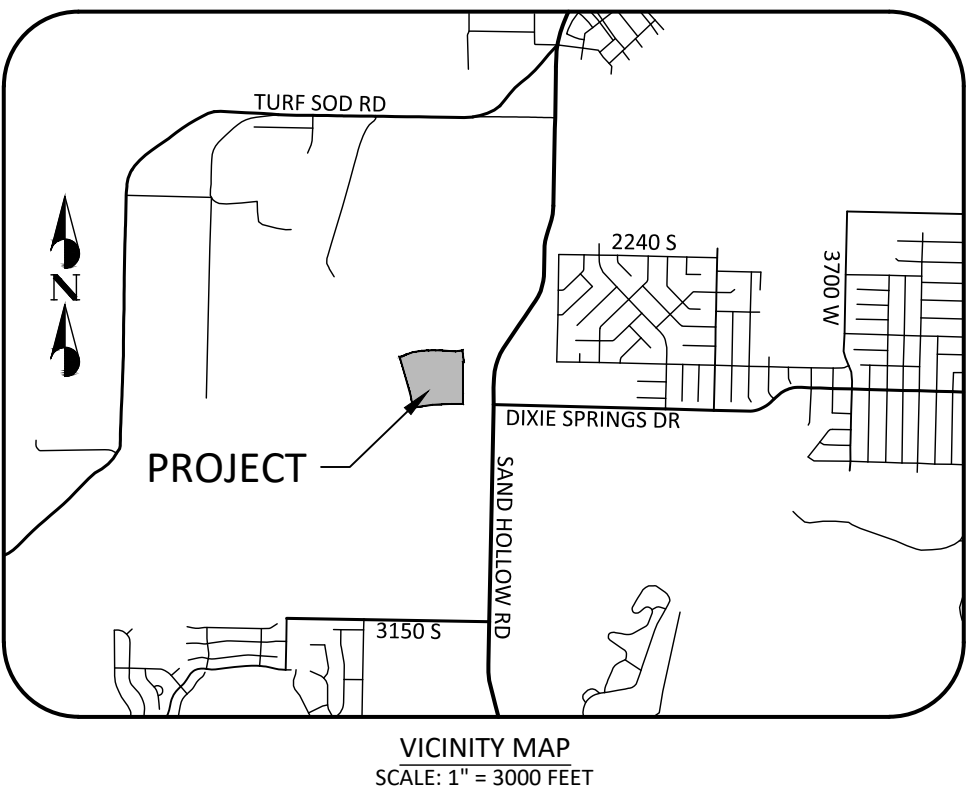
CONTACT

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgecivil.com



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	90°00'00"	20.00'
C2	272.50'	31.44'	6°36'37"	15.74'
C3	60.00'	19.05'	18°11'42"	9.61'
C4	60.00'	128.84'	123°01'48"	110.58'
C5	60.00'	15.54'	14°50'06"	7.81'
C6	20.00'	31.42'	90°00'00"	20.00'
C7	227.50'	62.52'	15°44'41"	31.46'
C8	30.00'	47.12'	90°00'00"	30.00'
C9	20.00'	31.42'	90°00'00"	20.00'
C10	272.50'	74.88'	15°44'41"	37.68'
C11	20.00'	31.42'	90°00'00"	20.00'
C12	20.00'	31.42'	90°00'00"	20.00'
C13	227.50'	62.52'	15°44'41"	31.46'
C14	20.00'	31.42'	90°00'00"	20.00'
C15	20.00'	31.42'	90°00'00"	20.00'
C16	272.50'	74.88'	15°44'41"	37.68'
C17	20.00'	31.42'	90°00'00"	20.00'
C18	20.00'	31.42'	90°00'00"	20.00'
C19	227.50'	62.52'	15°44'41"	31.46'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C20	20.00'	31.42'	90°00'00"	20.00'
C21	20.00'	31.42'	90°00'00"	20.00'
C22	272.50'	51.34'	10°47'40"	25.75'
C23	20.00'	31.09'	89°03'47"	19.68'
C24	1168.00'	81.82'	4°00'48"	40.92'
C25	20.00'	31.42'	90°00'00"	20.00'
C26	20.00'	31.42'	90°00'00"	20.00'
C27	1123.00'	77.25'	3°56'29"	38.64'
C28	20.00'	31.77'	91°00'32"	20.36'
C29	20.00'	31.05'	88°56'24"	19.63'
C30	1030.00'	69.94'	3°53'25"	34.98'
C31	20.00'	31.42'	90°00'00"	20.00'
C32	227.50'	42.86'	10°47'40"	21.49'
C33	20.00'	31.42'	90°00'00"	20.00'
C34	25.00'	39.30'	90°04'33"	25.03'
C35	3035.00'	526.13'	9°55'57"	263.73'
C36	20.00'	31.09'	89°03'44"	19.68'
C37	25.00'	39.24'	89°55'27"	24.97'



PROJECT NAME	DATE	APP'D
LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH		
DESCRIPTION	NO.	

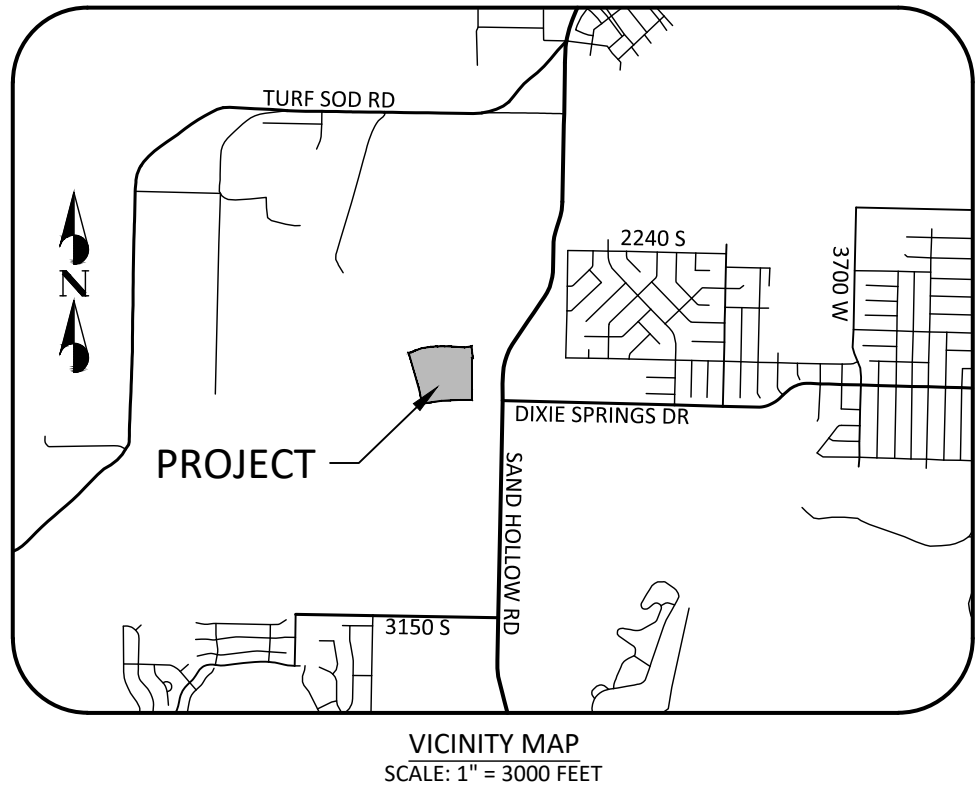
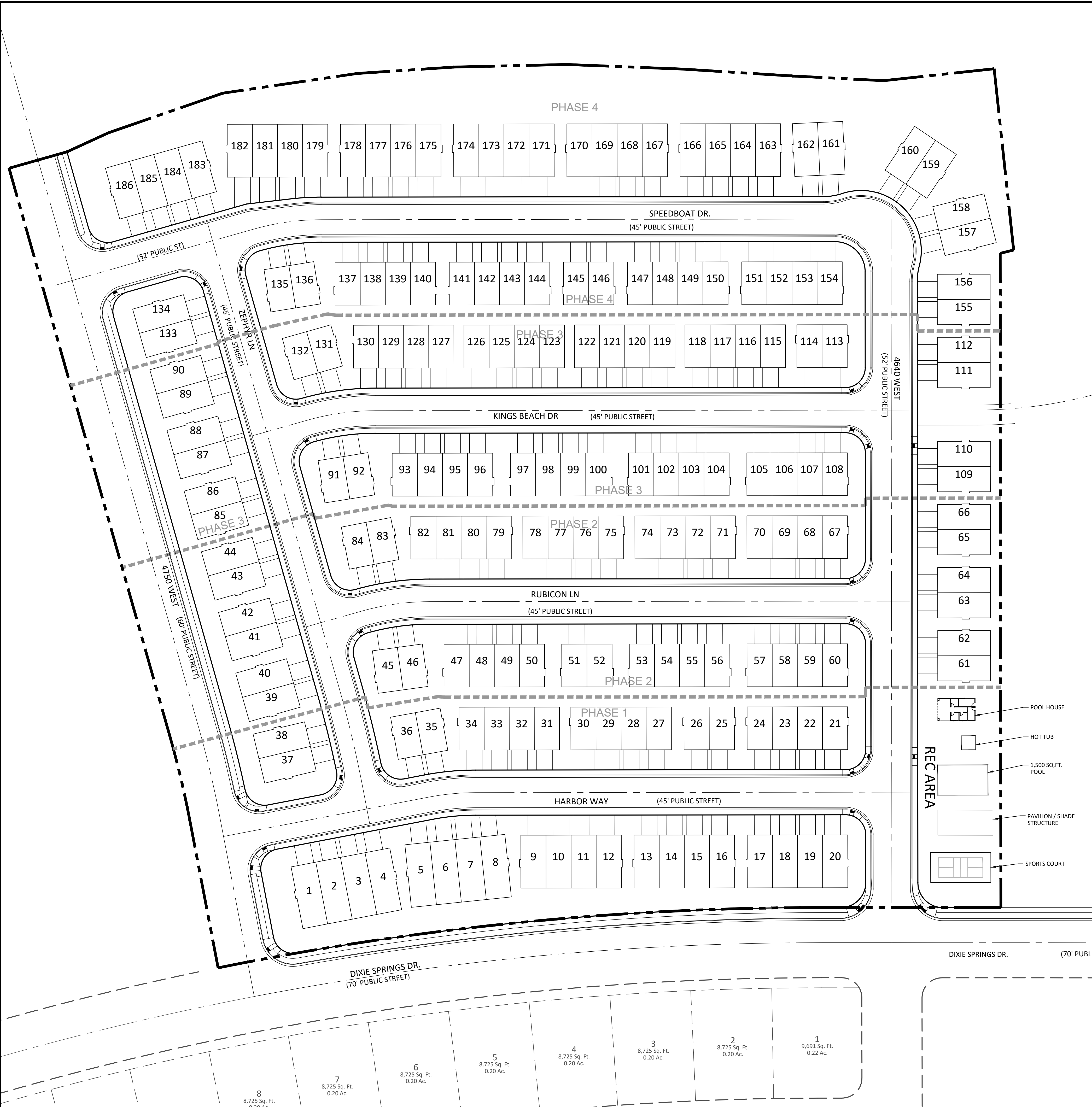
HORIZONTAL CONTROL PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	JUNE 2024
PM:	LB
DRAWN BY:	TM
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 50'
SHEET NUMBER:	

HC-1



PROJECT DATA:

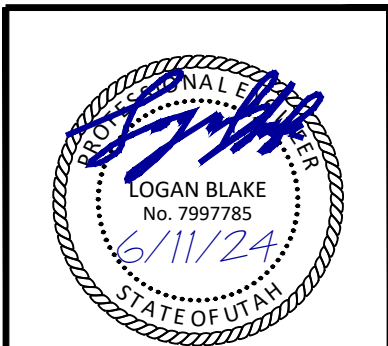
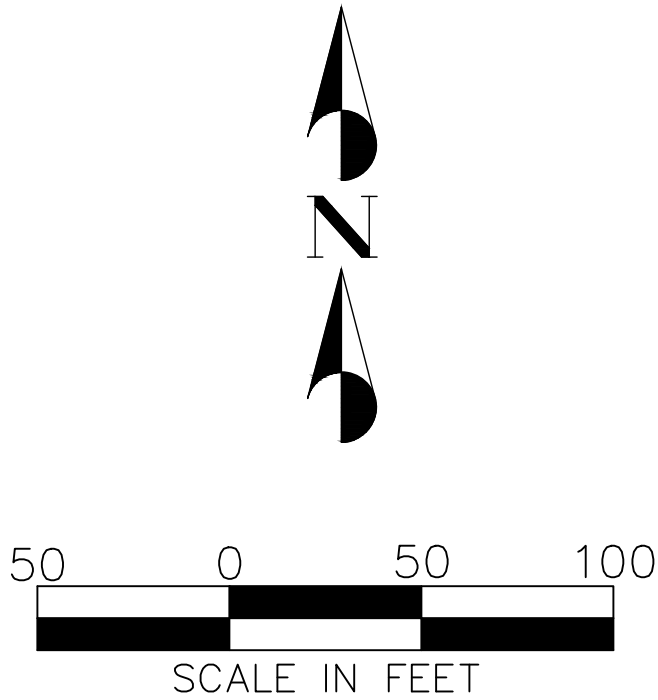
SITE DATA	
ZONING:	PD-R
SITE AREA:	746,895 SQ. FT. (17.15 ACRES)
DWELLING UNITS:	186
DENSITY:	10.85 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	224,448 SQ. FT. (30%)
TOTAL BUILDING FLOOR AREA	448,896 SQ. FT.
LANDSCAPE AREA PROPOSED	147,880 SQ. FT. (20%)
STREETS / RIGHT-OF-WAY AREA	225,622 SQ. FT. (30%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	372 SPACES
TANDEM DRIVEWAY PARKING:	372 SPACES
TOTAL PARKING SPACES PROVIDED:	744 SPACES

OWNER/DEVELOPER

THE HOLLOWS, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com



PROJECT NAME	APP'D
DATE	
DESCRIPTION	
NO.	

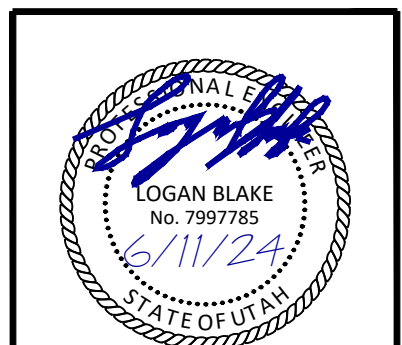
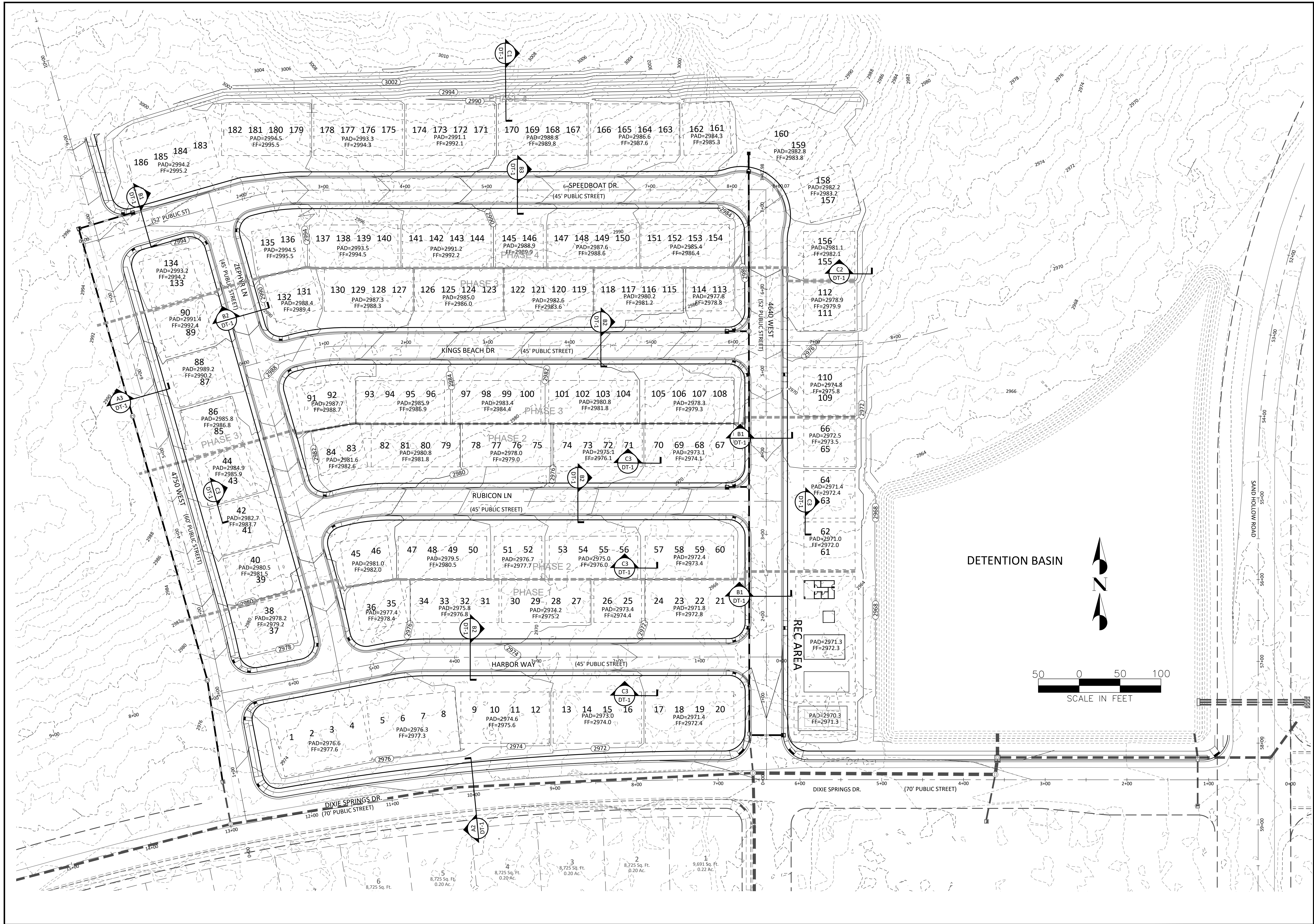
PROJECT NAME: LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH

SHEET NUMBER: SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JUNE 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 50'
SHEET NUMBER :	



NO.	DESCRIPTION	DATE	APP'D.

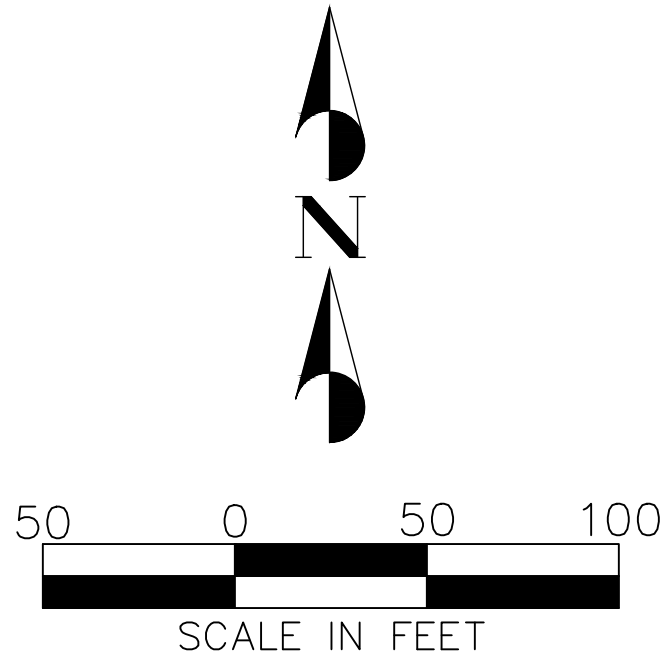
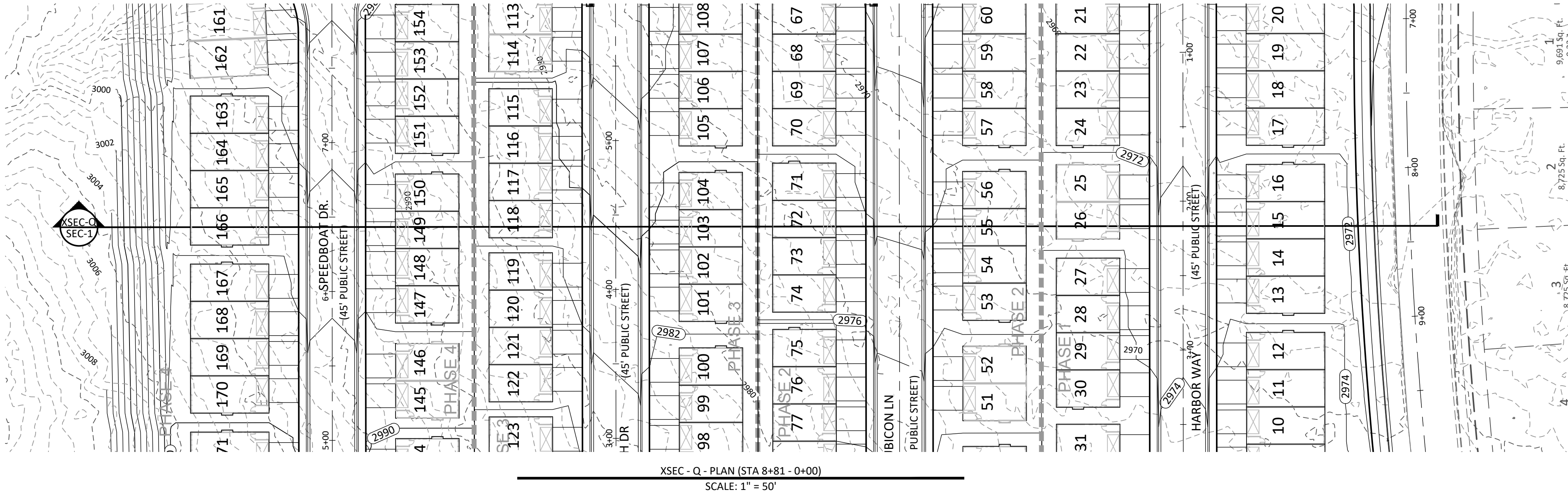
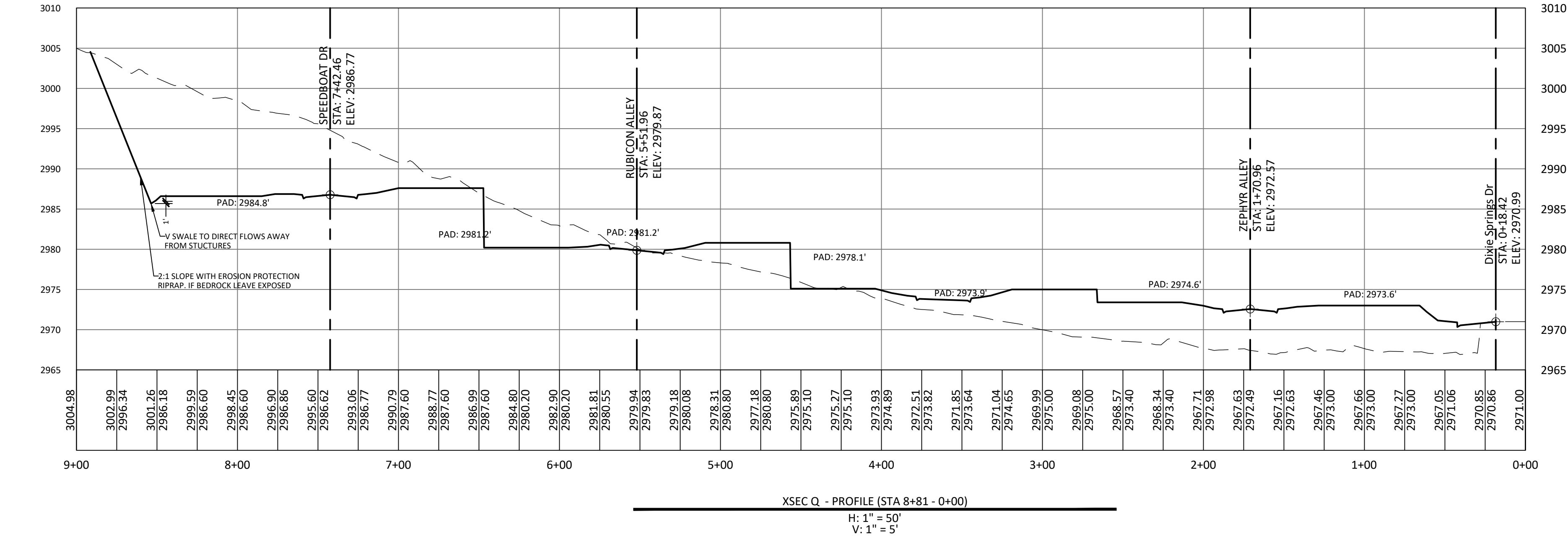
PROJECT NAME: **LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH**

SHEET NAME: **GRADING PLAN**

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	JUNE 2024
PM:	LB
DRAWN BY:	TM
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 50'
SHEET NUMBER:	



DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE : JUNE 2024
PM : LB
DRAWN BY : TM
DESIGNED BY : LB
CHECKED BY : LB
PROJECT NO. : 22-003
SCALE : 1" = 50'

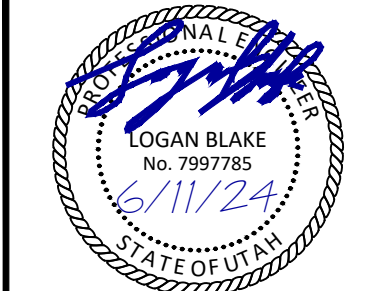
SHEET NUMBER :

SEC-1

7 OF 8 TOTAL

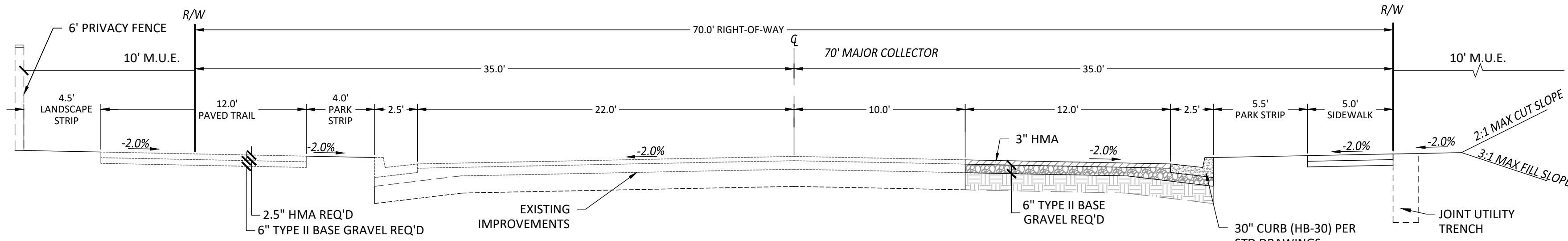
PROJECT NAME : LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
SHEET NAME : XSEC Q - PLAN & PROFILE

NO.	DESCRIPTION	DATE	APP'D



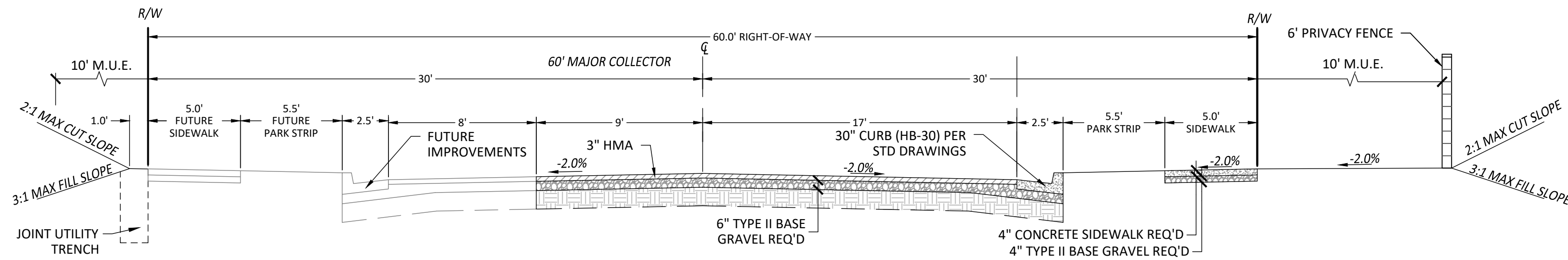
A1
~

NOT USED
N.T.S



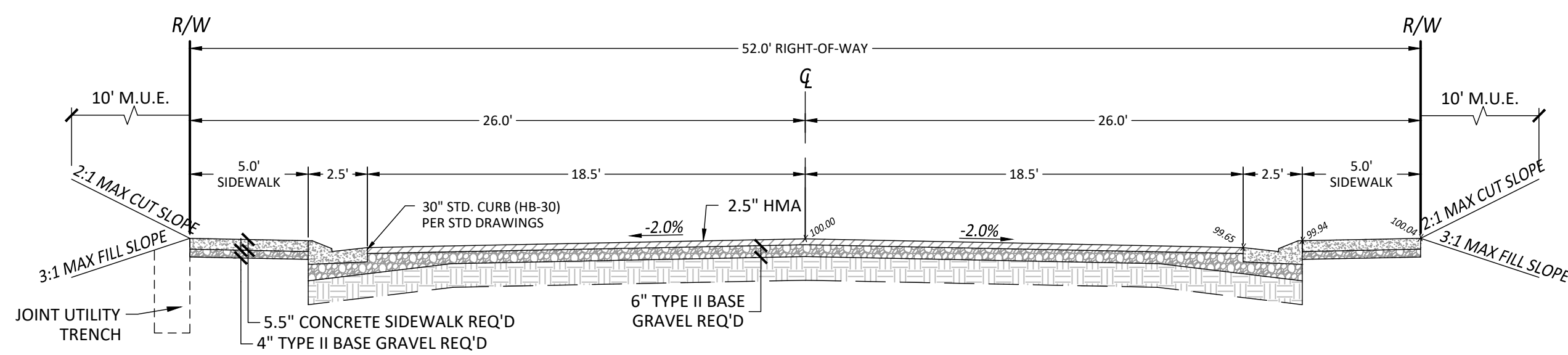
A2
~

DIXIE SPRINGS DR MAJOR COLLECTOR - TYPICAL SECTION (70' PUBLIC STREET)
N.T.S



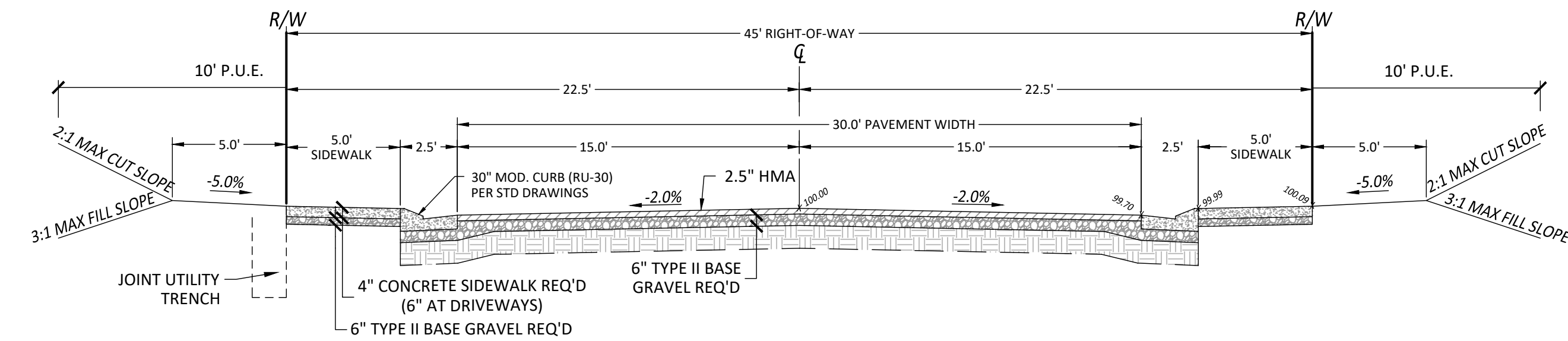
A3
~

4750 WEST - TYPICAL SECTION (60' PUBLIC STREET)
N.T.S



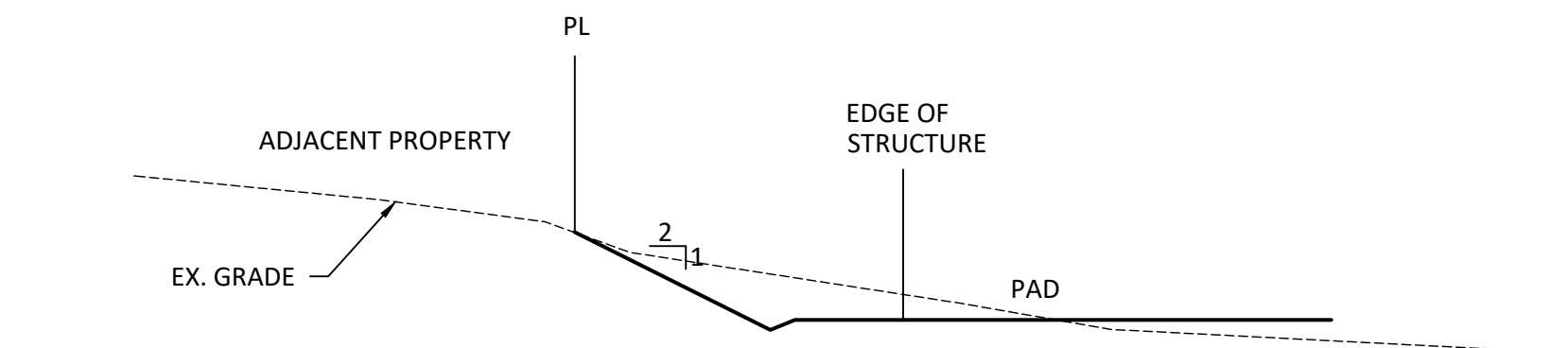
B1
~

RESIDENTIAL TYPICAL SECTION (52' PRIVATE STREET)
N.T.S



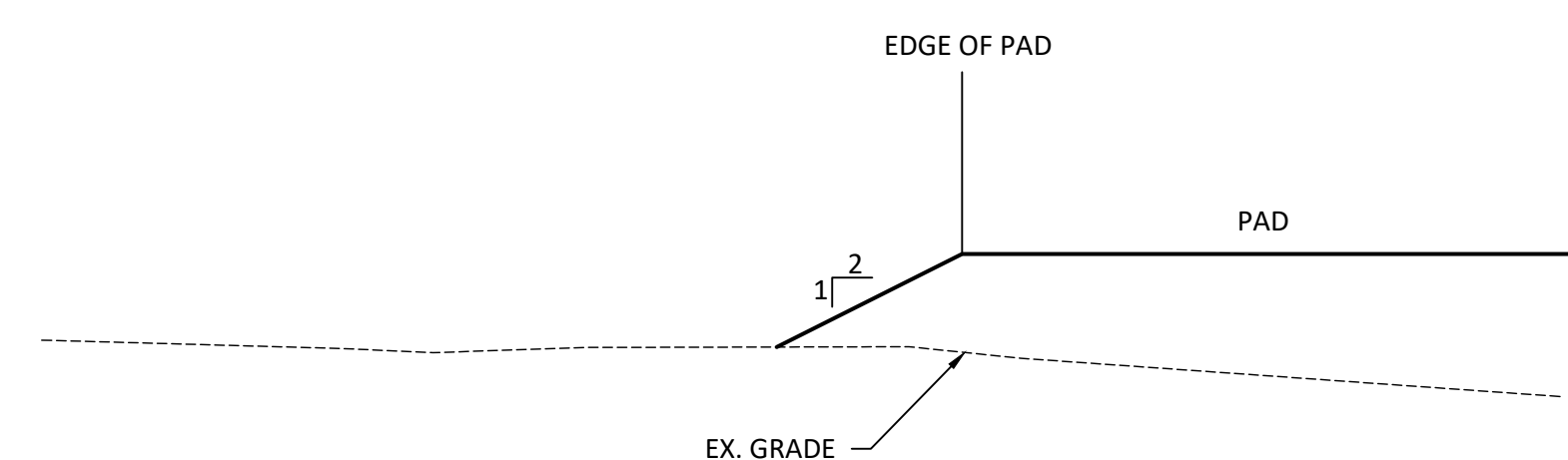
B2
~

RESIDENTIAL TYPICAL SECTION (45' PUBLIC STREET)
N.T.S



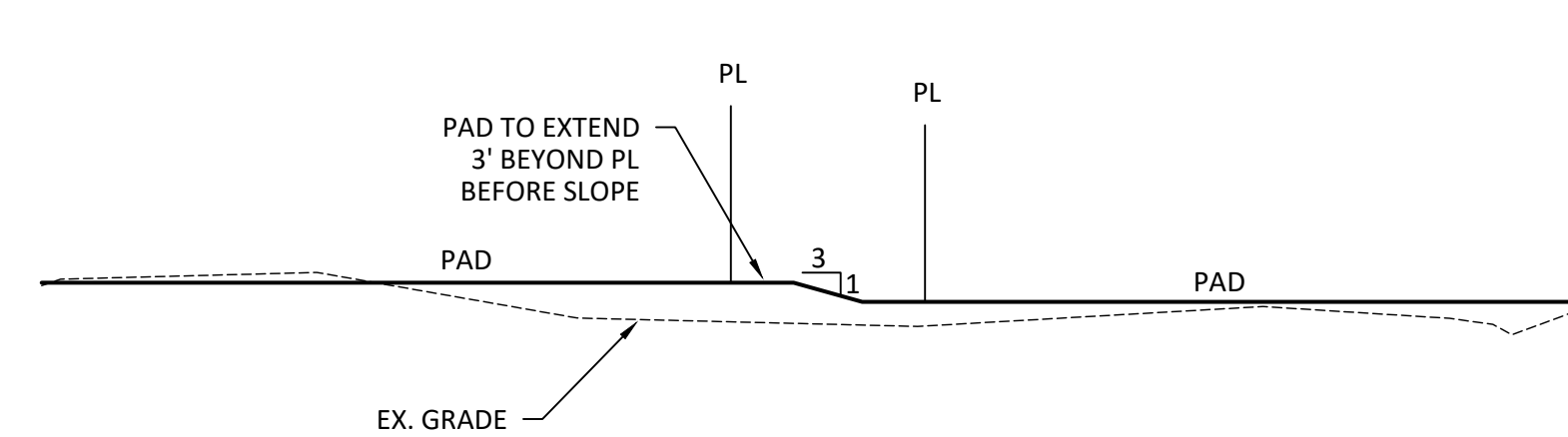
C1
~

SECTION C1
N.T.S



C2
~

SECTION C2
N.T.S



C3
~

SECTION C3
N.T.S



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH
SHEET NAME: DETAILS & SECTIONS

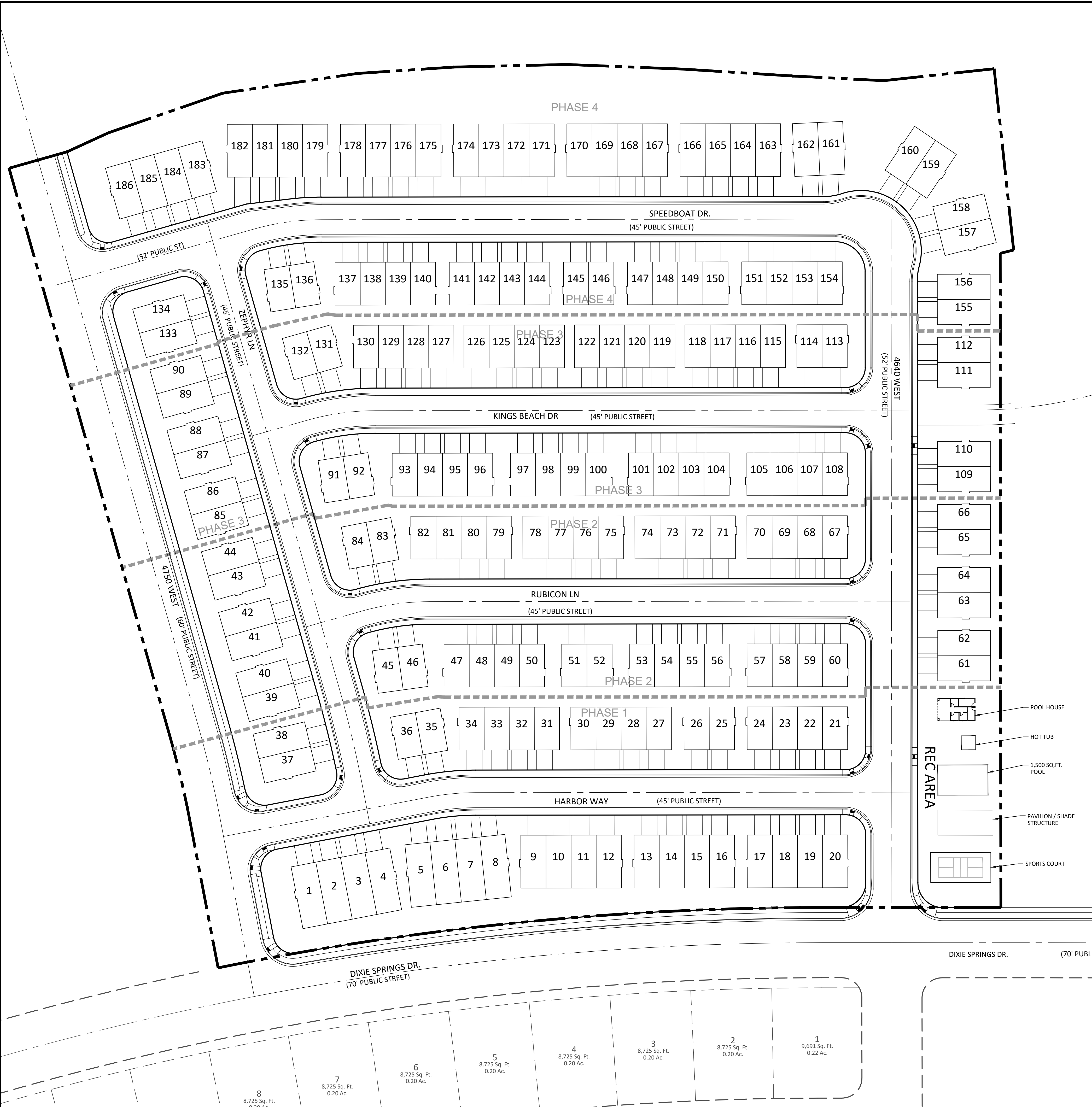
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JUNE 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	N.T.S
SHEET NUMBER :	

DT-1

8 OF 8 TOTAL



PROJECT DATA:

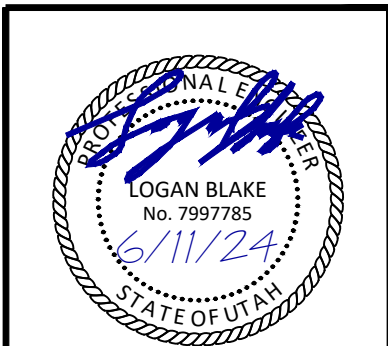
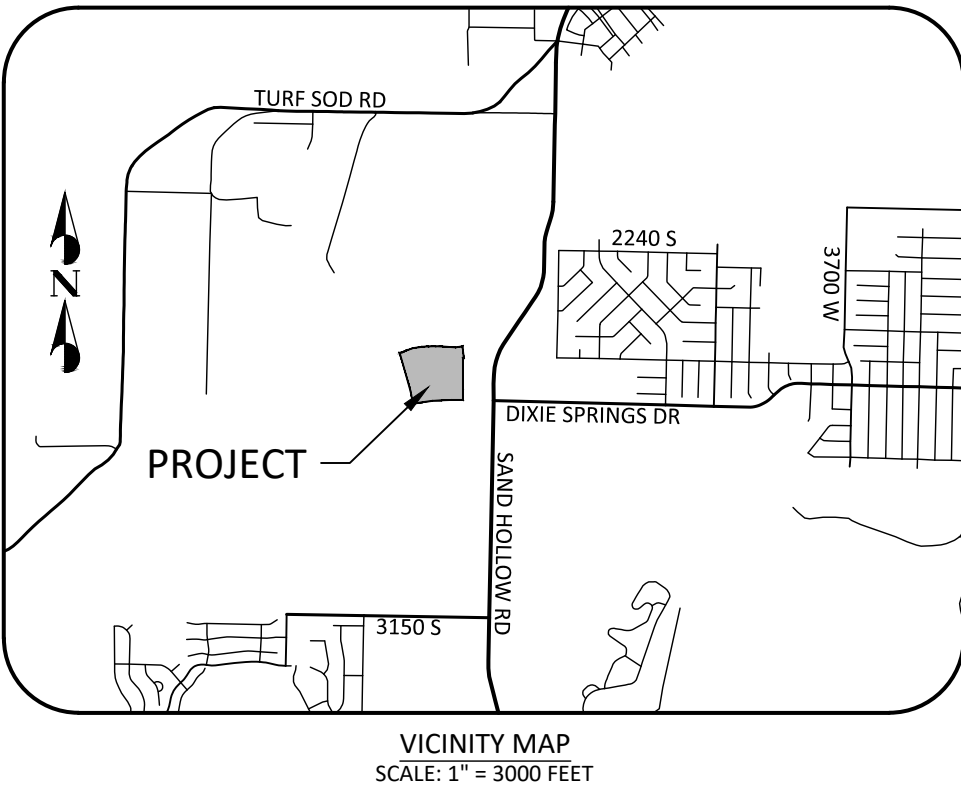
SITE DATA	
ZONING:	PD-R
SITE AREA:	746,895 SQ. FT. (17.15 ACRES)
DWELLING UNITS:	186
DENSITY:	10.85 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	224,448 SQ. FT. (30%)
TOTAL BUILDING FLOOR AREA	448,896 SQ. FT.
LANDSCAPE AREA PROPOSED	147,880 SQ. FT. (20%)
STREETS / RIGHT-OF-WAY AREA	225,622 SQ. FT. (30%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	372 SPACES
TANDEM DRIVEWAY PARKING:	372 SPACES
TOTAL PARKING SPACES PROVIDED:	744 SPACES

OWNER/DEVELOPER

THE HOLLOWES, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com



PROJECT NAME	APP'D
DATE	
DESCRIPTION	
NO.	

PROJECT NAME: LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH

SHEET NUMBER: SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JUNE 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 50'
SHEET NUMBER :	



STAFF COMMENTS

Agenda Date:	07/13/2023
Application Number:	
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Review and make a recommendation on an updated Moderate Income Housing Plan
Recommendation:	Recommend approval to the City Council
Report Prepared by:	Fred Resch III

Discussion:

Attached is an amended copy of the Moderate Income Housing Plan. Utah State Law requires that cities and counties with more than 5,000 residents pass and implement a Moderate Income Housing Plan to address the current and future needs for moderate income housing in the area. Cities that pick above and beyond that number of strategies get priority funding from UDOT and other state agencies. Hurricane City picked eight strategies, above the three required and five needed for priority funding. State law requires that we show progress on the minimum number of strategies every year to maintain funding status and avoid fines and other penalties from the state.

The purpose of these changes is to comply with new state requirements regarding state code being quoted verbatim in the strategies section as well as update the implementation schedule, to reflect when these projects will be completed. These changes are intended to be more administrative in nature and not change any existing city policies.

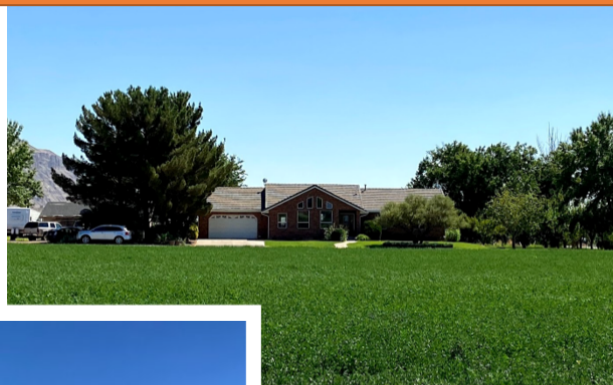
Recommendation:

Staff recommends the Planning Commission read through and consider the plan again and listen to the public comments. If the Planning Commission has no major concerns staff would recommend sending this on to the City Council.

07/13/2023



Moderate Income Housing Plan



Acknowledge

Hurricane City wants to acknowledge the following for their help and contribution to the creation of this plan.

Mayor

Nanette Billings

City Council

Dave Sanders

Joseph Prete

David Hirschi

Kevin Thomas

Doug Heideman

Planning Commission

Paul Farthing

Shelley Goodfellow

Mark Sampson-Chair

Brad Winder

Rebecca Broneman

Michelle Cloud

Ralph Ballard

Kelby Iverson

Steering Committee

Kevin Thomas

Michelle Cloud

Penny James-Garcia

Matt Loo

Rosie Sevier

Brent Moser

Karl Rasmussen

Kayo Skandunas

City Council

Planning Commission

Local Resident

American Land Consulting

Neighborhood Works/ Hurricane Chamber of Commerce

Resident and Local Developer

Resident and Pro Value Engineering

Habitat for Humanity

Hurricane City Staff

Kaden DeMille

Stephen Nelson, AICP

Fred Resch

Brienna Spencer

City Manager

Planning Director

Asst. Planner

Planning Technician



PLANNING & ZONING
HURRICANE CITY
UTAH

DRAFT

Introduction and

Vision

Hurricane City is a rural but growing community located in Washington County, Utah. The City is uniquely placed near Zion National Park, Red Rock Reserve, has two state park reservoirs within its boundary (Sand Hollow State Park and Quail Creek State Park), sand dunes to the south, and world famous mountain biking and hiking. The population at the time of writing this document is around 22,680, and the average growth rate has been around 7% each year for the last five years. About 60%-70% of the property within Hurricane is still available for development. Hurricane City anticipates that growth will continue over the next several decades.

The high housing demand has created housing shortages within the City over the last several years, with a near-record low number of units available on the market at any given time. Home and rental prices have continued to rise over the past several years, pricing people out of the market. Hurricane City has taken steps in the last few years to increase housing options within the City by approving developments that contain a wider variety of housing types, allowing accessory dwelling units in all single-family zone, economic expansion within the City, and partnership with developers and non-profits to building more affordable units.

This plan's goal is to build upon existing strategies and create further policies to help guide the City to allow housing options for everyone to find adequate and affordable housing within the City.

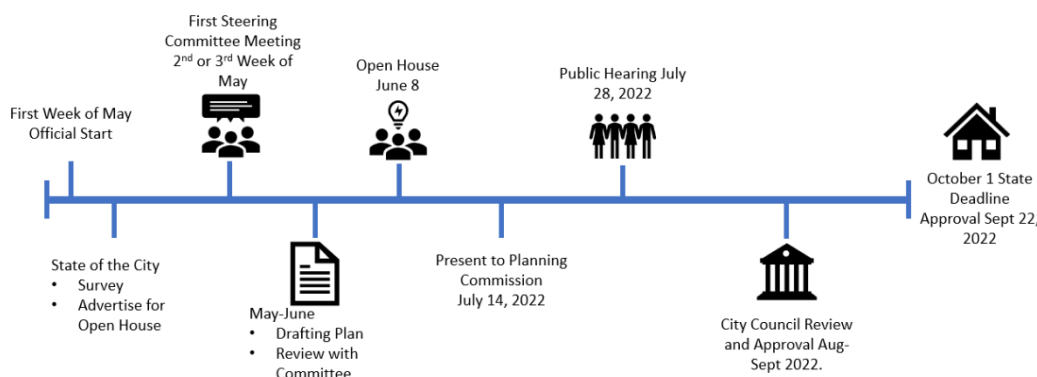
Process of Creating the Plan

Hurricane City has endeavored to create an open process to create this plan while receiving input from the public. The City relied on citizens and stakeholders by creating a steering committee of business

owners, developers, and residents; holding public surveys and an open house; the plan was reviewed and edited by the Planning Commission; and final approval by the City Council.

Hurricane City's General Plan

Timeline for Moderate Income Housing Plan



In March of 2021, Hurricane City adopted a new General Plan. Chapter 4 within that plan focused on Housing and Transportation. The General Plan has the following housing vision:

OUR HOUSING VISION

In 2030, Hurricane is a city that addresses their diverse housing needs with a wide range of housing options. A balance of stable single-family neighborhoods filled with full-time residents, retirement communities, affordable, well-designed multi-family developments, and residential agriculture provides options for families and individuals at all stages of life and allows residents to age-in-place.

THIS MEANS:

- » *Allowing a mix of housing options such as accessory dwelling units to meet housing affordability needs*
- » *Providing high-quality senior housing options and smaller lots with less maintenance to allow residents to age-in-place*
- » *Preserving and investing in already established neighborhoods*
- » *Creating design standards for high-density housing*
- » *Managing short-term/vacation rentals to mitigate the potential impact on the surrounding neighborhoods*

(General Plan, 2021, p. 39)

The General Plan lists strategies and policies to help achieve this vision. These strategies and policies will be referenced but not listed within this document. This plan will not seek to rewrite these sections of the General Plan but build upon them into detailed plans to achieve the vision within it.

State Law Requirements

Utah State Legislature updated requirements for qualifying cities for moderate income housing plans in the spring of 2022 with House Bill 462 and requires each municipality to comply with the new standard by October 1, 2022. These new requirements make the 2019 Moderate Income Housing Plan obsolete and in a need of an update. The law requires Hurricane City to adopt three strategies from a menu of options within state law. This plan meets the new requirements within state law by adopting seven of the menu options and incorporating strategies and an implementation plan to achieve those strategies.

Other Factors

While the City cannot control the housing market, it can take steps to help ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome developments. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City considered these factors as it updated the 2020 General Plan, which is reflected in this Plan.

Outline

This plan shall address the following items.

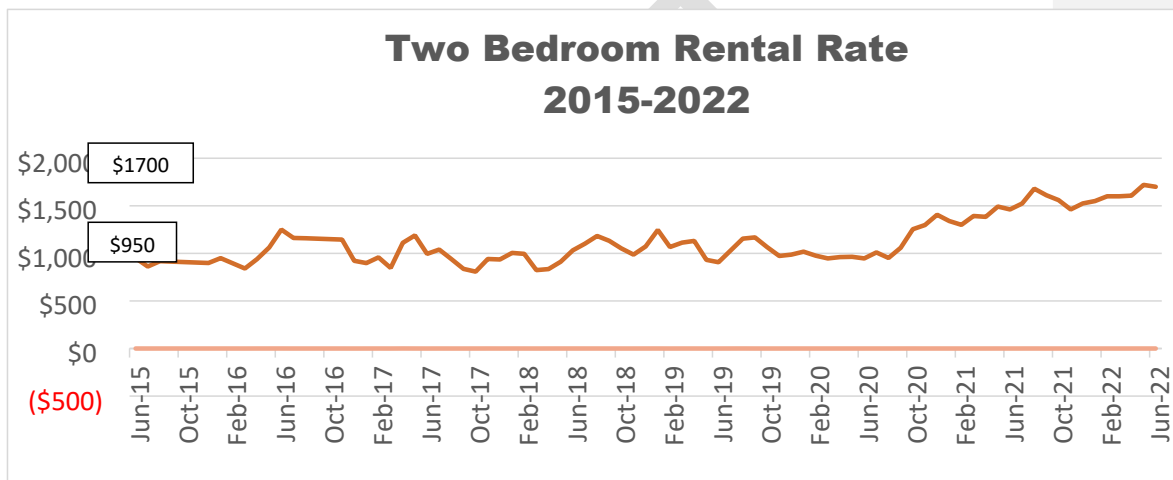
- Assessment of the current housing in Hurricane City
- Review of Public Input
- Current Policies
- Strategies and Policy
- Implementation
- Conclusion

Assessment

One of the first steps to creating a housing plan is to assess the current housing market within the City. This section will review home and rental prices, existing affordable housing stock, growth within Hurricane, short term rentals, and anticipated housing needs.

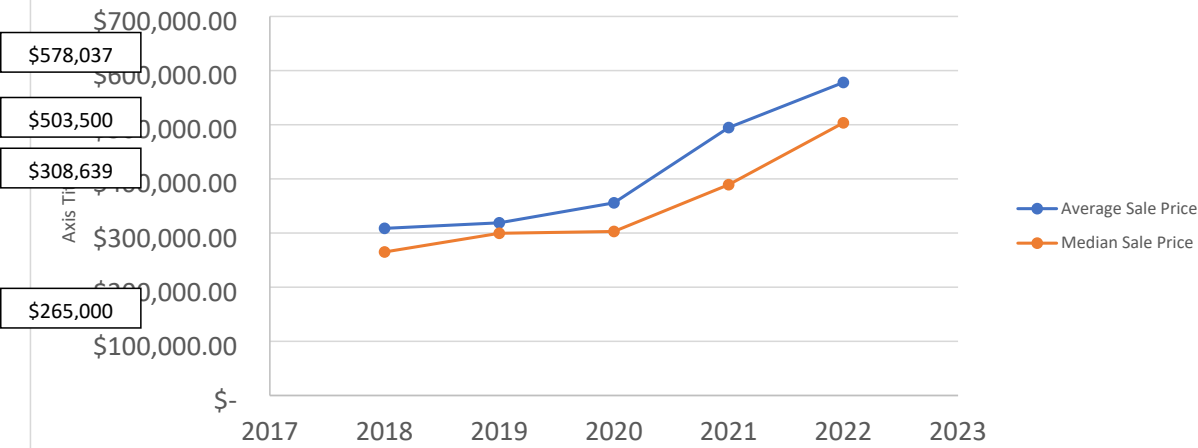
Home and Rental Prices

Hurricane City has seen a dramatic increase in housing costs over the last several years. Home prices have risen across the board for every type of housing option. The two following graphs show the rise in rental rates for two bedroom apartments in Washington County, and the home prices within Hurricane City. As the data shows, the average monthly rental rate in 2015 was \$950, while today the average rental rate is around \$1,700. The Home Prices in Hurricane graph represents the actual average and median home sale prices from January 2018-January 2022. The graph shows that home prices have risen 87% since 2018. These dramatic increases have outpaced the rise of income over the same period.



Source: <https://www.zumper.com/rent-research/washington-ut>

Home Prices in Hurricane



Existing Housing Stock and Developments

Hurricane City has been working on increasing the housing type within the City. The following table shows the estimated numbers for the different housing stock within the City. 2018 serves as the base year with census data, the remaining has been provided by building permits issued by the City.

Year	Homes	Percentage	Twin Homes	Percentage2	Apartments	Percentage3	Manufactured Home	Percentage4	Total
2022	5611	75%	908	12%	318	4%	634	8%	7471
2021	5541	76%	855	12%	303	4%	634	9%	7333
2020	5049	75%	723	11%	288	4%	634	9%	6694
2019	4637	76%	563	9%	288	5%	634	10%	6122
2018	4324	75%	519	9%	288	5%	634	11%	5765

Hurricane City has several existing affordable Projects within Hurricane. Some of these are through federal programs, and some include historic housing developments within the City.

Project Name	Location	Number of Units	Low-Income Units	Zoning
Hurricane Apts	165 N 200 W	24	24	RM-2
Knollwood Townhomes	6220 W 140 N	28	28	RM-2
Hurricane Hills I	2002 W 200 S	50	50	RM-2 PDO
Renee Ann	6325 W 25 N	23	23	RM-2
Hurricane Hills II	2002 W 200 S	28	28	RM-2 PDO
Crown at Stoney Point	580 N 230 W	8	8	R1-6
Stone Ridge Townhomes	380 and 384 S 6250 W	40	40	RM-3 PDO
Stone Ridge Townhomes II	368 & 380 S 6200 W	68	68	RM-3 PDO

(This table shows the number of units that have been approved and built as Low Income Housing Tax Credit (LIHTC) Developments)



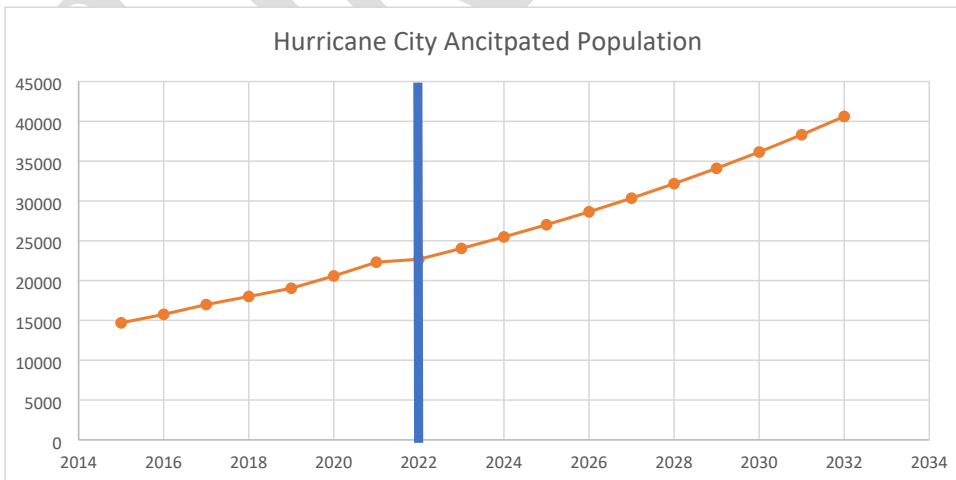
The City has also approved a new FHA Condo Home Project containing 200 Units located on Old Hwy 91 and Foothills Canon Dr. The City has recently had several homes built by Self Help Homes. This nonprofit housing organization allows future owners within a development to help build their and their neighbor's homes to lower the price of the home's construction. In addition, housing stock in the historic downtown area has remained some of the most affordable units within the City.

The City has also taken steps over the last few years to increase the housing diversity within the City. Some of these steps have included approving apartment complexes, mixed use and master plan developments with multiple housing options, and expanding multi-family developments. This can most clearly be seen in the following table showing the building permits' type and number. The City has also continued to allow for both attached and detached ADUs, helping both property owners and potential renters.

Number of Building Permits Issued

Year	Homes	Twin Homes/Townhome s	Condo's	Commercial	Total
2022 (Jan- May)	70	53	15	11	149
2021	492	132	15	40	679
2020	412	160		35	607
2019	313	44		25	382
2018	313	37		15	365
2017	349	25	51	10	435
2016	364	2			366
2015	296	6	18	1	321

Growth within Hurricane City



(This table represents a population estimate of Hurricane City based on the number of building permits issued each year with an average of 2.7 people for each household and closely correlates with census estimates)

Hurricane City has experienced a high growth rate over the last few years, with a record number of building permits issued. The number of building permits in 2020 and 2021 has dramatically risen. The City has also seen a rise in different housing types with an increase in townhomes and the completion of the first large apartment complex in 2021 and a second large complex that began construction in 2021. The current housing demand has put pressure on the housing market and is one factor in the rise of housing costs.

Short Term Rentals

Number of Licenses June 2022	
Short Term Business Licenses	400
Total	
Breakdown	
Residential Hosting	108
Commercial	10
Resorts	214
Number in Single Family	66 (2 pending)
Applicants on Waiting List	76

Hurricane City allows for property to be rented out as vacation or short term rentals in three ways:

- As part of a resort development or in commercial areas
- In Single Family Neighborhoods: limit to three licenses for every 1000 residents
- Residential Hosting: A homeowner can rent out a section of their home or ADU

for guests.

The table shows the number of issued licenses for each type of allowed short term rental unit and the number of homes currently on the waiting list for single family licenses.

The City has approved 5,214 resort units, most of which have not been built. In 2021 and 2022, the City took proactive steps to limit the further expansion of resort units.

- The City updated its Recreation Resort Zoning to provide enhanced guidelines for future zone change requests and updated the standards of the ordinance to mitigate impacts from resort developments.
- The City updated its code enforcement policy from a criminal citation to an administrative citation to allow for better enforcement for short term rentals operating in violation of the Hurricane City code.

The table below shows the vacancy rate for housing units within Hurricane City. As the table shows, the number of for rent and for sale vacancies have remained the same or even have gone down, which is anticipated in a competitive market. However, seasonal, recreational, or occasional use numbers have continued to rise within the City.

	2010	2015	2020
Total Housing Units (occupied + vacant)	5129	5711	7131

Total Occupied	4538	4766	6142
Owner-occupied	3573	3193	4442
Renter-occupied	965	1573	1700
Total Vacant	591	945	989
For rent	50	49	46
For sale	84	36	24
Rented or sold, awaiting occupancy	0	164	0
For seasonal, recreational, or occasional use	308	502	705
Other vacant	149	194	214
Vacancy Rate	11.52%	16.55%	13.87%

Source: ACS 5-year Estimates - 2010, 2015, 2020

B25004: Vacancy Status

B25118: Tenure by Household Income in the Past 12 Months (in 2020 Inflation-Adjusted Dollars)



Anticipated Housing Needs

With the growth in Hurricane, rising prices, and the limited number of homes and rentals on the market, Hurricane is facing a housing crisis. Many individuals and families struggle with finding adequate and affordable housing. The data below shows estimated housing deficits for Hurricane's Median Income, and then the following sections show Cost Burden Household based off Washington County Area Median Income (AMI).

Housing is considered affordable when no more than 30% of a household's income is spent on housing and utilities. Affordable Housing is housing that those making 30%, 50%, and 80% of the area's median income can afford a housing unit without spending more than 30% of their income.

Two types of Affordable Housing

Market Provided (Naturally Occurring) Units: These units are available on the open market and are affordable.

Dedicated Affordable Units: These units have some deed or government restrictions to maintain affordability.

Washington County Area Median Income

2022	Median Family Income	Median Income Percentage	Person in Family	
			3	4
St George UT Area	\$83,900.00	30%	\$23,030	\$27,750
		50%	\$37,350	\$41,450
		80%	\$59,700	\$66,300

(This Table was provided by HUD:

<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>)

Affordability Housing Cost for Spending No More Than 30% of Monthly Income

Median Income Percentage	Affordable Monthly Payments for Household	
	3 Person	4 Person
30%	\$ 575.8	\$ 693.8
50%	\$ 933.8	\$ 1,036.3
80%	\$ 1,492.5	\$ 1,657.5

Affordable Housing Gap

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units Gap	Available Units Gap
80% AMI	875	1465	805	590	-70
50% AMI	615	500	270	-115	-345
30% AMI	405	205	70	-200	-335

2021 General Plan

As the tables above show, there is currently housing deficits for all ranges of housing. The following table shows the anticipated need of additional units from 2020 if no new units are added.

Year	30% Additional Housing Units Needed	50% Additional Housing Units Needed	80% Additional Housing Units Needed
2020	70	345	335
2021	74	362	352
2022	77	380	369

2023	81	399	388
2024	85	419	407
2025	89	440	428
2026	94	462	449

The following information shows the number households that are Cost Burden within the City and are currently pay more than 30% of their monthly income on housing. This data illustrates that even though many household have found housing within the City, they are still burdened by the high cost of rents and mortgages.

Cost Burden Households

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	350	295	535
Household Income >30% to <=50% HAMFI	165	90	520
Household Income >50% to <=80% HAMFI	575	75	1,230
Household Income >80% to <=100% HAMFI	154	4	595
Household Income >100% HAMFI	110	25	2,885
Total	1,354	499	5,765

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	235	220	315
Household Income >30% to <=50% HAMFI	70	15	220
Household Income >50% to <=80% HAMFI	240	35	415
Household Income >80% to <=100% HAMFI	10	0	140
Household Income >100% HAMFI	0	0	620
Total	555	270	1,710

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	115	75	220
Household Income >30% to <=50% HAMFI	100	80	300
Household Income >50% to <=80% HAMFI	340	45	815
Household Income >80% to <=100% HAMFI	149	4	455
Household Income >100% HAMFI	110	25	2,265

Total	814	229	4,055
--------------	------------	------------	--------------

*Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

*For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

(These tables were provided for CHAS DATA from the 2014-2018 Period:
<https://www.huduser.gov/portal/datasets/cp.html#2006-2017>)

From the data provided above, it is clear that we Hurricane residents are facing increased housing cost, which is requiring many to spend more than 30% of their income to afford a place to live. From public input, many residents reported making difficult housing choices to find places to live, including spending more than they can afford, living with family and friends, and postponing buying a home.

Public Input

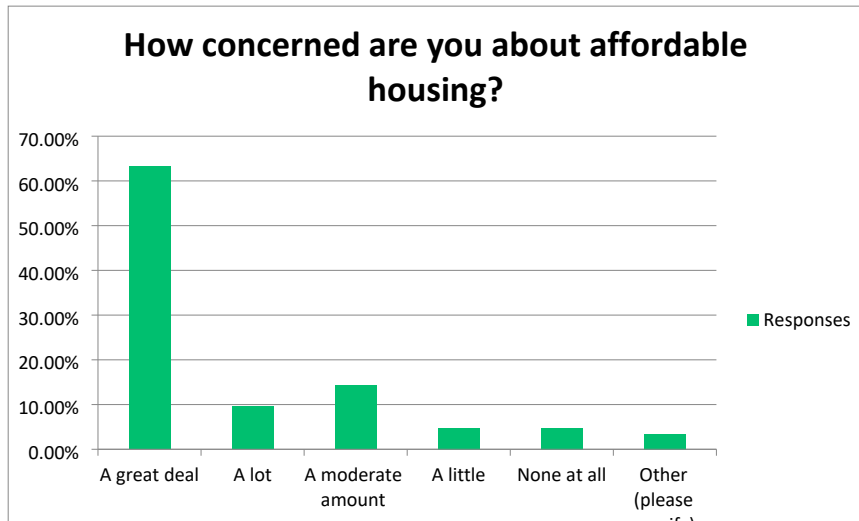
The City sought public input in a couple of ways during the process of creating this plan. The main ways were

- A steering committee made up of residents, business owners, housing nonprofit organizations, developers, elected and appointed representatives, and city staff
- An online survey
- A public open house
- A table and survey distribution at the Mayor's State of the City
- A public hearing with the Planning Commission

The following are a summary of the feedback.

Online Survey

The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.



The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.

In addition, about 67% of respondents indicated that they felt that there was inadequate affordable or accessible housing in their area. The following are some of the responses to the question "Do you feel that there is adequate affordable/handicapped accessible housing in your area?"

No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under \$1600 a month

A lot people including myself can't afford to pay the 2k a month rent as most are either newlyweds or college students who don't make enough

Most of them are on a fixed income houses are to much to buy and housing wait list is too long not enough places for them to rent without a long wait list

When presented with a list of policies that the City could implement, the following four options were the most popular:

- ☐ Work to preserve existing and new affordable housing
- ☐ Continue to allow accessory dwelling units (apartments on a single family lot, like a casita, basement apartment, mother-in-law suite, etc) to be allowed in single family zone.
- ☐ Work with nonprofit housing organizations for the construction of new affordable housing
- ☐ Provide incentives to developers to provide housing units ensured to remain affordable

The least popular options presented were:

- ☐ Lower parking requirements for higher density housing
- ☐ Rezone for higher density or affordable housing development in mixed use areas (areas with commercial and residential)

When asked, "What is your biggest concern about housing within Hurricane City?", there were some main themes from the public. One of the main concerns mentioned was short term rentals and seasonal occupied housing. Another concern was the need to provide commercial development near new housing projects. One of the comments that helps summarize these points:

There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists

Open House

The City held a public open house on June 8th, 2022. At the open house, members of the public had the opportunity to come and leave public feedback and discuss housing needs with City Councilmembers, Planning Commissioners, and City Staff. Habitat for Humanity also participated, set up a table, and provided information about their mission and housing needs in the area. The City created posters with information and allowed residents to write ideas down and place stickers on policies they would likely support (these results are in Appendix A). Some of the policies at the open house that were most supported were:

- ☐ Work with nonprofit housing organizations for the construction of new affordable units
- ☐ Continue to allow accessory dwelling units to be allowed in single family zones

While there was one less popular option:

- ☐ Construct and manage City/Nonprofit owned affordable housing projects

Other options presented received similar support.

On open ended questions, there were many concerns about the affordability of housing within Hurricane. Many residents were concerned about the number of short term rentals within the City. Support was voiced for allowing a mixture of housing types in many neighborhoods.

Strategies and Policies

Housing affordability is a problem Hurricane City residents are currently facing, with no single clear solution to resolve either short-term or long-term housing issues. As such, Hurricane City will take a multifaceted approach by adopting several strategies with underlying policies to address housing considerations.

These policies were selected by the steering committee after reviewing options within state law and reviewing feedback from the public.

Policies

Accessory Dwelling Units (ADUs)

1. *Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;*

and

2. *Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section [10-9a-530](#);*

Policies Recommendations

- The City currently allows ADUs within all single family zone. Both for attached and detached. These units may be used for short term or long term rentals.
- The City currently allows for lots that are .8 acres or larger to have two ADUs on the property and only one can be a short-term rental. The City should look at policies that allow for lowering the lot size standard for this policy.
- The City in May of 2022 now allows the property owner to live in the ADU or Primary unit if the other unit is for long term rentals.
- The City currently does not charge impact fees for the construction of ADUs unless there is an upsize in the utility meter. This plan recommends that the City not adopt impact fees for any ADUs used for long-term rentals.
- Provide other incentives for long term rentals in ADUs.
- Annually assess the regulations and success with regards to ADU regulation and make changes as necessary.

Development Incentives



3. Implement zoning incentives for moderate income units in new developments

Policy Recommendations

- Evaluate an inclusionary zoning incentive for new developments to build affordable housing for those making 80%, 50%, and 30% of Washington County AMI.
 - Add density bonus for Planned Development Overlay for affordable units. These incentives could include deed-restricted units or units that nonprofit housing organizations will construct.
 - Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units.
 - Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone.
 - Look at allowing land transfers for density bonuses or using Transfer of Development Rights to create more affordable developments in exchange for keeping other property open.

4. Reduce, waive, or eliminate impact fees related to moderate-income housing;

Policy Recommendations

- Do a full review of impact fees for the City and associated districts that charge impact fees within the City.
- Do a financial analysis to study the effects of varying levels of impact fee waivers or reductions.
- Review a variety of options for reduction, waiving, or eliminating impact fees for affordable units.
- Review a policy for deferred impact fees with the possibility of waiving the impact fees after meeting specific terms specified in an agreement.
- As Impact fees are updated, include affordable housing elements with reduced impact fees for qualified, affordable housing units. This can happen as the City updates its impact fee schedule. The City is scheduled to review and update water, parks, and transportation impact fees by July 2023.
- Review and apply for state grants to help compensate for any revenue loss.

Mixed Use Development

5. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;

Policy Recommendations

- Create a Downtown Master Plan and review housing policy within the downtown. Consider eliminating or reducing single-family zoning for infill development and creating mixed-use standards within the downtown. The Downtown Master Plan is scheduled to begin in August 2022 and is anticipated to take six to eight months.

- Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments. Areas for review include new development along SR-7, Sand Hollow Road Commercial Areas, and around 3400 W on the north side of SR-9.
- Review the Planned Commercial Zoning density bonus factors.

Land Trust Programs

6. Demonstrate creation of, or participation in, a community land trust program for moderate income housing;

Policy Recommendations

- Review City owned property that may be developed for affordable housing, including the recently purchased 15 acres adjacent to City Hall.
- Coordinate with Southwest Utah Land Trust for possible expansion into Hurricane.
- Look at using the Olene Walker Fund and other nonprofit/government resources to construct affordable housing.
- The Utah Housing Coalition.

Preservation of Existing and New Moderate-Income Housing

7. Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund~~Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;~~ (From the public)

Policy Recommendations

- Hurricane City should create a Good Landlord program within the City and provide incentives for landlords to participate.
- Look at providing incentives for low-income households for the maintenance of their property.
- Look into state and federal programs that may provide grant opportunities.
- Review historic housing areas and ensure their continued use is allowed within the underlying zone.
- Look at implementing grant programs to help maintain the facades of historic buildings and housing within Hurricane City.

Alternate Options

8. ~~8-Implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.~~Any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income

- a. ~~(A-1)~~ Limit Short Term Rentals except in Recreation Resort or Approved Planned Development Overlays.
- ☐ Look into local ownership limitations.
 - ☐ Limit expansion of ~~short term rentals~~whole home vacation rentals to the current total number of licenses with no increases.
 - ☐ ~~Continue to evaluate resort standards to limit the growth of resorts within the City~~Limit the expansion of recreation resort communities within the City except in special circumstances.
- b. ~~(A-2)~~ Work with nonprofit housing organizations to construct new affordable units.

Commented [1]: There's an a. (A-1) above. Should this be b. (A-2)?



(January 21, 2022. Ribbon cutting for a home construct through Habitat for Humanity in Hurricane City)

- ☐ Provide incentives for developers to partner with non-profit housing organizations to provide lots for construction.

- ☐ Partner with nonprofits to help develop City owned property for affordable housing options.
- ☐ Waive or defer impact fees for homes built by nonprofits building guaranteed affordable units.
- ☐ Partner with non-profits for public awareness campaigns.

c. ~~(A-3)~~ Reduce barriers for owner builder.

- ☐ Review barriers that prevent owner builders from building.
- ☐ Reduces requirements that do not conflict with building code or state code.

Implementation Schedule

Time Frame	Item	Steps	Strategy
Ongoing	ADU Regulation	Annually assess ways to encourage long term rentals in accessory dwelling units. Keep attached and detached ADUs as permitted uses within single-family zones. Track new ADU construction and work to create a list of all ADUs.	<u>1 and 2</u>
<u>Ongoing/Annually</u>	<u>"Missing Middle Housing" Mixed Use Development</u>	<u>Approve multifamily dwellings compatible in scale and form to single family homes in walkable neighborhoods as requested by the</u>	<u>5</u>

		<u>development community.</u>	
Summer 2022-Spring of 2023 Adopt Zoning Code and Standards as Downtown Master Plan Recommends	Downtown Master Plan	Update Downtown Master Plan and recommend standards for housing, mixed use development, and create recommendation for design standards. Consider eliminating or reducing single family zoning in downtown area. Follow implantation plan form within the General Plan.	<u>5</u>
<u>Winter of 2023</u>	<u>STR Regulation</u>	<u>Eliminate whole home vacation rentals in single family zones.</u>	<u>8</u>
Summer of 2023	Inclusionary Zoning Policy	Add density bonus for Planned Development Overlay for affordable units. This could include deed-restricted units or units that will be constructed by nonprofit housing organizations. Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units. Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone. Look at allowing land transfers for density bonuses or use Transfer of Development Rights to	<u>3</u>

		create more affordable developments in exchange for keeping other property open. This policy should be reviewed and implemented by the Summer of 2024 ³ .	
Spring of 2023	Good Landlord Program	Create a good landlord program offering discounts on business licenses for landlords that complete course.	<u>7</u>
Fall of 2024 ³	ADU Regulations	Evaluate lowering the current standard of allowing two ADUs on properties above .8 acres down to .5 acres.	<u>1 and 2</u>
Fall of 2023	Grant Programs	Look for state and federal funding to allow for maintaining of affordable housing. Prioritize those who complete Good Landlord Program. City should consider establishing their own program. Edit its first time home buyers program.	<u>6</u>
2024	Waiving Impact Fee	Do an analysis of revenue generated by impact fees and provide estimates of cost to the City by waiving impact fee for affordable units. Create and adopt a policy where affordable units and units constructed by charities are provided an impact fee waiver or discount.	<u>4</u>
<u>2025</u>	<u>Downtown Overlay Zone</u>	<u>Create a downtown overlay zone that</u>	<u>5</u>

		<u>preserves historic housing types and promotes multifamily dwellings at scale with existing development.</u>	
<u>Late Summer 2024 to Early 2025</u>	Community Land Trust Program	Evaluate Hurricane City property and evaluate if any existing property can be used for housing options, including a portion of the 15 acres adjacent to City Hall. Coordinate with existing housing programs and charities for partnership to form the trust.	<u>6</u>
<u>Fall 2024</u>	<u>Short Term Rentals</u>	<u>Evaluate strategies to allow for the conversion of existing short-term rentals into forms of moderate income housing</u>	<u>8</u>

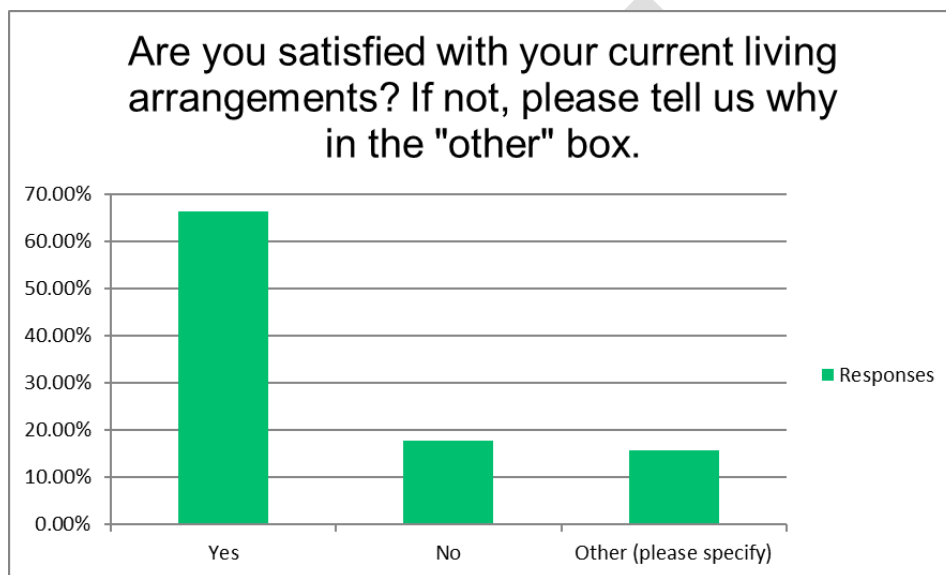
Conclusion

Hurricane City is facing an affordable housing crisis, leading to many families paying more for housing than they would otherwise and excluding many from the current housing market. The City is committed to taking steps to increase housing options within the City and allowing more affordable options as part of new developments. The City is also committed to taking steps to maintain the existing affordable housing stock. The City believes that by implementing the strategies within the General Plan and this plan, it can work toward meeting the housing needs of all its residents.

Appendix A

Public Input

Online Survey Results



Are you satisfied with your current living arrangements? If not, please tell us why in the "other" box.

I would like to live in a house with a yard

Hurricane needs to keep up with the mass amount of people moving here OR stop allowing building of new homes. With all these new people here has the police dept hired more staff because you're going to need it. Cars are getting stolen and broken into around my area off 3700

Rent was raised this past year while nothing was changed in the house. It has all original appliances and carpets from over 20 years ago!

Rent too high

It was very expensive for an older home in an older neighborhood

It's too small but all I can afford

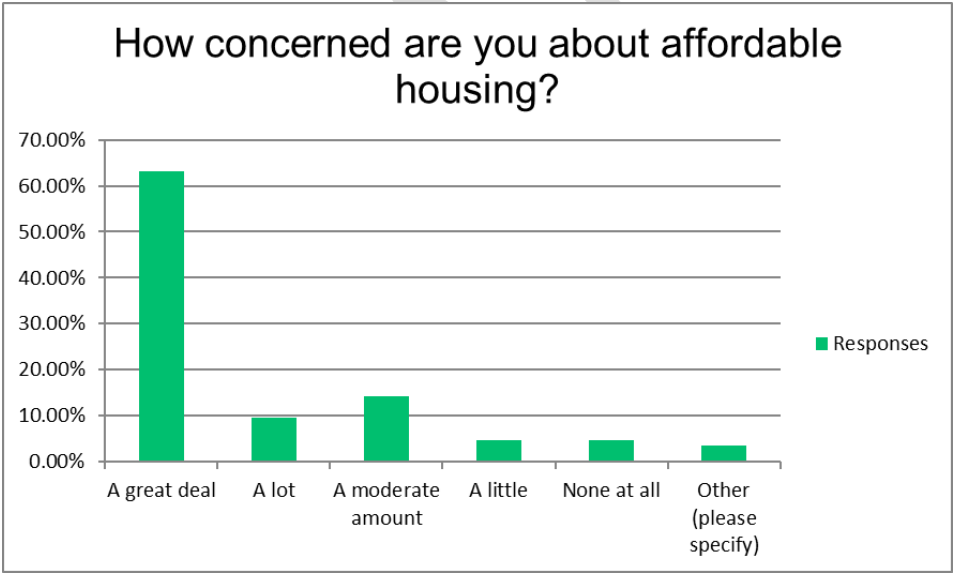
Lack of washer/dryer and sheltered parking.

I want to live in a house but nothing is reasonable

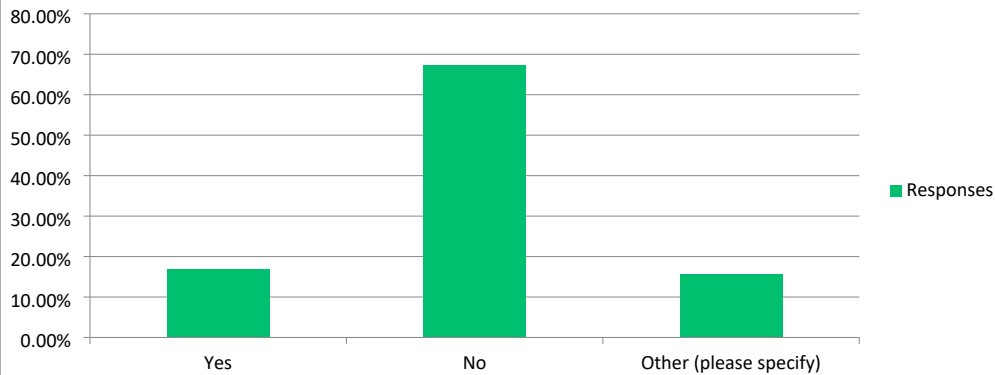
Not enough space.

I want a house with a yard and enough space inside for my children as well

I would love to live in a gated community that has a hoa to keep trashy neighbors out that don't want to take care of a yard
I would like to have more property and to live in a more rural place.
Other than the price for rent, yes I am satisfied.
I live with my mom to make ends meet
I have to rent out a room to afford to eat
dont like shared driveway
Renting until we can afford to buy a house
Poor it lack of, repairs.
Rent is high
I have to live with my parents to be able to afford a place to live.
My lot rent keeps going up so high I can barley make enough to feed my kids
Would rather have house with more parking
I live in my parents casita, it's small but it's affordable. I would love to get a townhouse or duplex, but not when they're \$400k+.



Do you feel that there is adequate affordable/handicapped accessible housing in your area?



Do you feel that there is adequate affordable/handicapped accessible housing in your area?

I dont know

No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under \$1600 a month

The wait lists to get into any housing are outrageous, if there even open.

Not sure

Most of them are on a fixed income houses are to much to buy and housing wait list is to long not enough places for them to rent without a long wait list

A lot people including myself can't afford to pay the 2k a month rent as most are either newlyweds or college students who don't make enough

So what if there isn't we are the city for them.

Not sure what is available

Nothing affordable for families

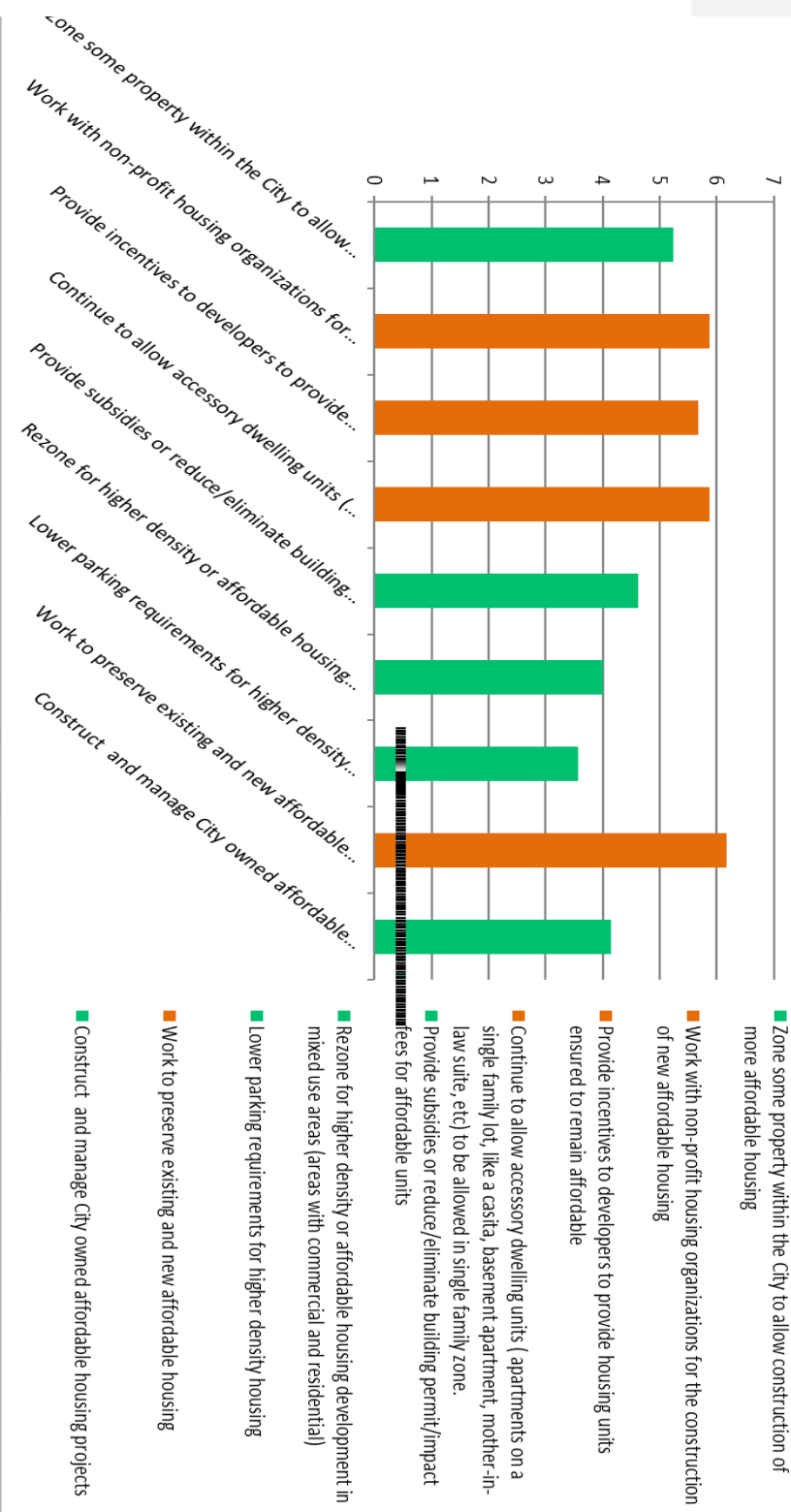
I would guess no, but I have no idea

Not familiar with this

Don't know

They fill up too quickly.

State law requires the City to adopt an Affordable Housing Plan. Within this plan, the City is required to create policies to address affordable housing issues within the City. Please rank the following policies for those you think the City should priorit



What is your biggest concern about housing within Hurricane City?
Open-Ended Response
Too expensive to buy and to rent
Would love to see opportunities for more affordable housing/rentals in the area so younger generations an service related jobs and employees can stay in the area.
The developing of the housing is so fast that the City Engineers do not have the appropriate amount of time or effort into the review of the plans.
Not enough affordable housing
That there will be no way any average family can afford a single family detached home or even a townhouse because of the people buying out houses for investment properties.
Cost is going to high
The allowed growth is outpacing infrastructure. The push for housing with very little commercial to support new homes and people in the area. The city needs to rethink strategy and create Hurricane into a boutique city. We do not need more homes or people. We need more jobs. We need more industry. We need to slow growth and allow home prices to skyrocket to keep Utah as Utah! Stop Californiacation of Hurricane!
Not enough rentals available and price too high for newly married couples
Public streets not improved by development and a lot of the roads need upgraded already.
Need smaller units that are affordable to young families, police, teachers, etc.
Mixing low income in with homes that people worked thier whole life to buy.
That housing prices and costs will outpace the wages of the working residents of Hurricane city. Those moving in from out of State will be the only ones able to afford the houses and that working resident will be forced to move to a less expensive area.
I am a single adult and I can't find an apartment to live in Hurricane that matches my budget. I am a teacher and want to live in the area.
There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists or have to leave due to lack of proximity to other basic amenities or public transit.
It's not affordable for people my age due to unfair pay and landlords over charging. I am 21 and I make 30,000 a year and am engaged and we cannot afford anything here.
There is to much development happening. Farms are shutting down so subdivisions can be but on the land. Hurricane should focus on being little old hurricane.
Infrastructure, traffic, lack of grocery stores, shops, home depot, water, pollution etc
Devolopers don't care about the people of hurricane. One told me "we aren't building these homes for you guys" they are building them with California prices in mind to make a buck full on knowing we can't afford them here.
Losing the agricultural land. The price of houses being so high that middle class and young families cannot afford to buy. The city becoming a resort/unaffordable town like Springdale.

There is no regulation to what private companies can charge, apartment building especially. Everyone is being priced out
Need balance of residential and commercial. A lot of housing is going in but everyone has to commute to shop. Bringing in a balance would bring money to the city through sales tax. Concerned if infrastructure is being evaluated well for like water and roads. So many areas build first and do impact analysis after. Remember what citizens want too. Find balance. More parks and Rec. Indoor pool would be a nice add or a Rec center to have more for people to do.
Too expensive, not enough housing, pet friendly
Not enough affordable places to rent or buy
City officials and their families are making huge profits from unsustainable housing development. Hurricane is not a small town anywhere and our local government used their greed in gaining tax revenue that created the problems we face.
To many short term rentals and not enough affordable housing for the middle income
Traffic increases
Too expensive
People can't afford housing in the city because wages don't allow it. Kids have to live with parents cause can't find affordable housing when they want to be on own. Alot of people only see how much they can make on a dwelling which pushes the locals out.
I am very concerned with anything that will "bring the neighborhood down" (e.g., increased crime, graffiti, littering, traffic, noise pollution, etc.) We must battle to keep Hurricane as desirable (or actually more desirable!) than it already is. Thank you!
The low income options are too expensive for residents who are on fixed income like Social Security and disability.
It's too expensive for people afford especially those with pets and kids
Water is my biggest concern, next would be that we are allowing building at such a rapid pace that this town will lose it history and small town charm. The wrighting is all on the wall for our agricultural community, we will be just like Washington fields and Little Valley within the next 10-15 years. At the rate we are going this town won't be recognizable as the charming small town I have spent my entire life in. So sad to see happening.
The high growth rate for high income housing
Not enough long term rentals. Young people have no affordable place to rent (not just young people) but if we want to keep our families in the area, the corporations have to stop vacation rent along every property that comes up for sale. It's a sad sad thing for community.
The infrastructure is lacking. Quit building until we have the water and roads necessary to sustain growth.
Too expensive and lots are too small
Rent is ridiculous. Families are reduced to poverty because of costs.
Price
We will run out of water and end up a ghost town.
To expensive for children of current residents to stay
To many new homes and not enough water or roads
To much growth way to fast, everything is unaffordable. We're lucky to be able to pay rent now

Their is new housing every where. Where are they getting their water. The problem is getting worse, less and less water. 7000 new units and where is the water coming from
Less farming, no WATER High traffic affordability
The growth is too rapid
There isn't enough in general. And what there is, is way out of affordability for what is being paid by most local businesses.
There is too many houses, too much growth, and it's all too expensive. Slow growth is understandable, but so very much in last few years
It will never be possible for my children, who are just becoming adults, to move out
There is no way that we could ever buy a home on the income that we have. Income has not increased to match the housing increase costs. If we didn't rent from my parents we couldn't afford ANY housing in So UT
Prices to high and crowding
Too many corporations buying up all the housing and then renting it out at a huge rate
Single mom with a decent full time job can not afford to rent or own without having roommates
Air B and B's are taking all the available housing. No sooner that a home becomes available for sale sure enough someone snags it for a B and B. We have people living in RV's hoping to find housing because the city doesn't have a plan for B and B's. St. George has designated areas for this. No one wants their neighborhood to become a hotel zone but that is exactly what is happening. No one in city seems to have a clue (city planner -manager need replaced?) Just another reason Hurricane is considered ghetto. Please allow a planned area for B and B's so that we can once again enjoy family neighborhoods and people can purchase these homes for their families.
Affordability
Too much
Prices are too high for locals to purchase.
Too many short term/vacation rentals
That the impact fees are not high enough to cover the cost of needed infrastructure.
The city's lack of concern for home owners. The city surrounds hard working home owners with pawn shops, dollar stores, rv camping sites, and the like with no border between them. An acceptable solid barrier is prison fencing with mesh that blows off within weeks. Hurricane will be north Las Vegas within 10 years.
Pricing Utah families out of the market. People moving in from California if they sold their home there can afford a home here.
Too many homes that are unaffordable
Water
Growth is happening too fast.
its too expensive for what is available and offered in the homes or apartments
No water
Finding a house for my family
Property Value is crazy High! out of control nothing good is going to happen from this I do not think there is an answer

Prices ore out of control. It will crash
Growing too fast, ridiculous pricing, and limited resources that are not sustainable.
Too much random rezoning. Housing being built in the name of 'affordable housing' is too expensive for buyers.
Prices are outrageous
Nothing is adorable, yet the city is growing too fast.
Having enough affordable housing
The average educated worker in Hurricane will not be able to afford a decent home here. We will all get pushed out and then in turn have no work force. A starter home is not 500k.
Being a single mom, it is hard to find anything that is within a single income that I can even rent and keep my sons dog that helps with his night terrors
The working wages are to low and the housing costs are to high it's not sustainable something has to be done.
Costs not being affordable
Density
People finding affordable housing. Also I really am against all the Air B&Bs. Especially the illegal ones. Or turning the older part of Hurricane and the pioneer houses into them or making businesses out of them. It's not fair to people who have purchased a home in that area to have to put up with the noice and traffic.
Rising prices
To much new homes that locals can not afford
Too many people no homes for my children
Cost of living is up. Wages are low!
To much growth too fast. If we want families to live here we need to increase lot size. Kids need yards to play in, and room for gardens. Not everyone is retired and want these postage stamp sized lots.
Too fast of growth for water and too much traffic.
To much construction too fast
No pets
Very little affordable housing for young families
WATER IS A BIG CONCERN TO ME
Price of buying a house
Investors owning homes that would normally be locally owned or rented.
How do we do affordable housing without overcrowding the area?
growing way to fast.
It's way too expensive for my children to move out of my home.
Building to fast
Traffic congestion! We moved here from Sy George due to the city's own small town proclamation. Please don't succumb to developers desires and making this nice "smalltown" just like St George .
It is not affordable for the average citizen let alone low income
Lack of affordable housing

No vertical building. Height restrictions could be adjusted for some apartment buildings (like in downtown St. George). Singles or young couples or seniors would welcome affordable apartment living with amenities.
Affordability and allowing too much construction
Affordable housing is unaffordable and unavailable. I feel this has a lot to do with the current lack of needed revisions to vacation rental regulations. I feel all vacations should be required to be owner occupied, or be required to license, insure, and tax the same way a hotel/motel would.
The green space isn't being maintained.
Not enough affordable housing for families.
Lack if affordable housing
High growth and high costs. Not enough affordable housing for lower paying jobs through out the city. Public safety not funded for the growth that has already occurred.
Too expensive
The amount of people coming in is a bigger priority than the people already here.
Corporate developers buying up homes for rental properties
We do not have housing that people that we need in our community to make it run can afford. For example, we don't have housing for people who work as police officers, paramedics, firefighters, teachers, etc.
Too much growth the city and area is unprepared for. We can't expect St George to support our community's needs (stores and services) if we are expecting to double (triple?) in size. We also need to get on top of our infrastructure and traffic control. Update our utilities (the power company still has people going from house to house reading meters instead of having an automation system in place, that's insane with how big we are getting). We need to think ahead instead of reacting to all the building.
Cost and number of dwellings. There currently are not enough available dwellings for rent driving up the cost of what is available
Is there enough water?
Cost to buy or rent is to high for anybody to buy which is driving young locals to look elsewhere.
I am concerned there will never be anything affordable for the working class to live in. I am also concerned for individuals that work to have an expensive home in an expensive area, only to have their home values plummet because "affordable housing" brought crime and destruction to their neighborhoods.
We need more business infrastructure to handle the growth. More stores, restaurants, doctors, entertainment venues, a better pool, and schools
High impact fees and policies biased towards developers tend to price individuals out of the market for being able to acquire or build housing that they can afford.
Lack of affordable housing, an attitude of 'not in my backyard' by residents.
Too much, too fast. Anything done with haste is not well planned for or analyzed enough to predict impacts for long term.
Prices are too high. Too much growth for our infrastructure and resources like water.
Too High and pay doesn't justify for it
Everything is so expensive we can barley live. I live in the sand hallow trailer park. Lot rent has gone up almost 300.00. They have not done anything that we were told they were going to do. No park, big holes in the roads, most houses are fire hazards, us as renters pay property tax, so why are they

allowed to raise the lot rent so high. I could understand if they actually cared about making it nice. Would be nice for them to be made to follow through.

Becoming a low-income, crime-ridden area. Reducing land and scenery to just build. We are the pathway to Zion National Park and should have an area that reflects that. Hurricane has huge city limits and current single family home areas should remain zoned for that and not re-zoned to increase population. There are no jobs to maintain that growth and what about water? How can we continue to build when there is a severe water shortage throughout the State?

Too expensive and not enough long term rentals, especially that allow pets

Too much high density going up and in areas it shouldn't be

There need to be penalties for nightly rentals (where nightly rentals are not allowed). It's my opinion that vacation homes are affecting single family home pricing. My family of four is currently living in a 2 bedroom house because anything bigger is absolutely astronomically priced. I'd love to be in something bigger since since my husband works at home then he could have an office space. But I have no hope of that happening anytime soon. Buying a 4 bedroom house now would break us financially and my husband has an excellent paying job.

Too long-term rental properties currently being used as vacation rentals.

It's too expensive

What affordable housing? There is none! We are a family of 3 make decent money can't afford even an apartment! Thank goodness my parents have an apartment that we rent for cheap. But this is a complete joke!

New business incentives to increase the shopping core in our town; more large stores, more mid-range food options (not drive thrus).

Not enough affordable options. Too many vacation rentals.

not affordable for seniors/disabled that have only limited income

Availability and affordability

Too much traffic through town. New builds are not set back far enough to allow for parking that doesn't encroach onto the sidewalk and streets. Not enough parks in new neighborhoods to keep kids off the streets.

We need more freedom to do what we want with our homes...freedom works. Let it...stay out of the way and you will be surprised what can happen.

Unaffordable to work and live here, better wages and lower costs in other states and cities.

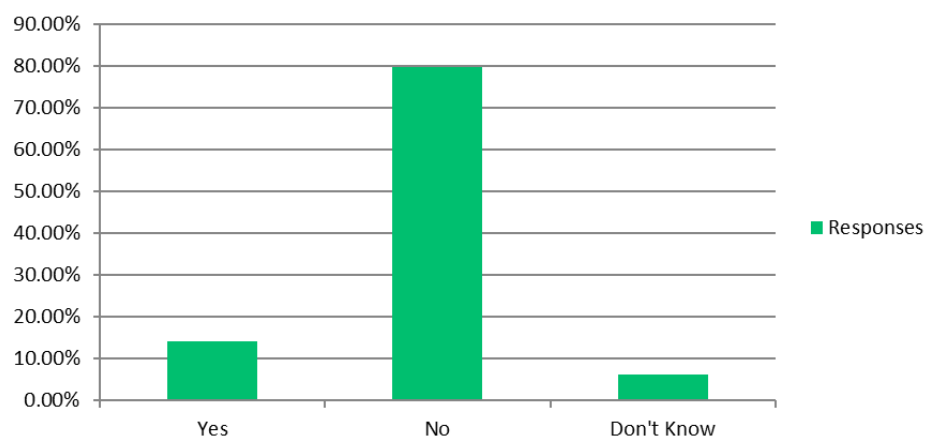
Affordable housing

We don't allow for higher density projects in town where people want to live to be close to the community center and other amenities.

600 North getting all the vacation rentals, affordable housing, etc it is a traffic mess! Terrible planning to put all on one street. Clear some of the old not desirable housing into affordable homes

Not enough affordable housing.

Would you be able to afford your current home if you had to move there today?



Public Open House Results

STEPS TO TAKE

WHAT IS YOUR MAIN HOUSING CONCERN IN HURRICANE?

Lack of affordable housing ^{yes}

* Residents need to cooperate in allowing affordable housing to be built near them.

City can contribute by having affordable friendly ordinances

Developers can contribute by helping to provide affordable options other than condo style units.

* Lack of housing under \$1500/month
Too many vacation homes / Air BNBs but
no where for co-workers + self to live
to support local jobs + industry. ^{yes}

- Update City ordinances... key.
Make affordable housing a factor
when city considers increased
density and other accommodations
requested by developers

I think the density is too
grouped. I think it's healthier to
distribute more affordable housing
amongst SFs - ex duplexes
& triplex next to or in SF neighborhoods.
I just don't see that done and would like
to. The density is just too dense.

We've become a resort town. /
Cater more to the people who
live and work here and not to the developers
who don't invest in the city. ^{yes!}

Big Corporations buying everything

^{yes}
^{yes} Lack of transportation

^{yes}
^{yes} Hold Builders Responsible
to their word of lowering
prices if the city waives fees
or allows more homes

^{yes}
^{yes} Too many short term
rentals & apparently
little oversight
& Restrict
One BNB's
No Corporations
Own BNB

STEPS TO TAKE

WHAT STEPS SHOULD HURRICANE TAKE TO ADDRESS AFFORDABLE HOUSING?

Pass affordable friendly ordinances and incentives.

When impact fees
Impact fees so high no one
can afford it anymore for
affordable housing

Build more units that are
affordable ✓

Allow much smaller
lots like 20 lots/ac
with very small impact
fees ✓

Decrease lot size requirement
LOT = 50% OF HOUSE SQ FT.
AFFORDABLE ZONE ✓

BASE ZONING BY POPULATION INCOMES
IF 50% OF POP NEEDS AFFORDABLE HOUSING
THEN 50% OF ZONING SHOULD BE AVAILABLE FOR
AFFORDABLE ✓

A new kind of zoning that mixes
duplex, 4 plex that look like nice SFR's
mixed in w/ single family ✓

yes → Invest in a
public transit
system to enable
people to work
in St George

* More regulatory
information of the BSB ✓
Create more income based
renting complexes.
Make more high density
zones for affordable
apartments.

Be sure to invest in
families - i.e. financial
management, care of the
home, education
etc

WHAT POLICIES WOULD YOU SUPPORT

Work with non-profit housing organizations for the construction of new affordable units

32 Votes

This Means:

- Provide ^{incentive?} insensitive for Developers to work with non-profits
- Look at City property for development by non-profits

Continue to allow accessory dwelling units (ADUs) (like a casita, basement apartment, etc) to be allowed in a single-family zone.

25 Votes

This Means.

- Continue to allow for attached and detached ADUs in single family zones
- Continue to not charged impact fees for ADUs

WHAT POLICIES WOULD YOU SUPPORT

Work to preserve existing and new affordable housing

21 Votes

This Means:

- Provide subsidies to affordable units
- Offer grant programs to help with upkeep of older units
- Improve infrastructure in old areas of town
- Start a good landlord program

Construct and manage City/Non-Profit owned affordable housing projects

11 Votes

This Means

- The City uses its own property to build and maintain housing at affordable rates
- Partner with Non-profit for construction and maintenance of homes on City property

WHAT POLICIES WOULD YOU SUPPORT

Zone some property within the City to allow construction of more affordable housing

18 Votes

This Means:

- Increased densities in some areas
- Allow more housing options for redevelopment
- Allow accessory dwelling units in single family zones

Provide incentives to developers to provide housing units required to remain affordable

20 Votes

This Means:

- Density bonus in developments for affordable units.
- Waive some development fees, including impact fees, application fees, building permit fees, etc

WHAT POLICIES WOULD YOU SUPPORT

Rezoning for higher density or affordable housing development in mixed-use areas (areas with commercial and residential)

21 Votes

This Means:

- Allow some new areas to develop commercial and housing on the same property
- Look at allowing mixed-use in downtown

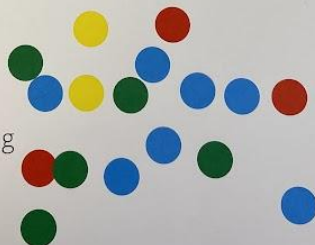


Provide subsidies or reduce/eliminate building permit/impact fees for affordable units

16 Votes

This Means:

- Waive Impact Fees for units guaranteed to be affordable
- Providing discounts on building permits for affordable units



Appendix B

Compliance Report

Utah State Code requires that Hurricane City adopt this plan and bring it into compliance with the standards within State Law. The following table outlines this plan's compliance with State Law.

State Law	City Compliance
The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).	The City has adopted this Moderate Income Housing Plan as an appendix to the General Plan
On or before October 1, 2022, a specified municipality, as defined in Section 10-9a-408, with a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a).	The City has adopted this Plan on the September 15, 2022.
a moderate income housing element that: (A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years; (B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and (C) includes an implementation plan as provided in Subsection (2)(c);	(A) The City has workshopped and created goals and strategies within this plan that will help ensure that more affordable units will be built within the City. The City has also provided an analyses of future housing needs for the City over the next five years. (B) The City has selected seven of the menu options and three additional items to help address some of the unique needs of the area. (C) The City has included an implementation Plan with this document to reasonably accomplish the goals set out by the City.
(b) In drafting the moderate income housing element, the planning commission: (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and	The Planning Commission, as it considered the best options, took into the consideration the needs of people from a variety of backgrounds. The Plan is designed to help integrate affordable units throughout the City to allow for full participation with community life.

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;	
(i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.	The City has included timelines and due dates for certain policies to be implemented. These timelines were based on setting priorities and realistic goals.
(A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and (B) provide flexibility for the municipality to make adjustments as needed.	The implementation plan has goals and outcomes that it hopes to achieve. The City will have flexibility on how to implement some of Plan and will review current circumstances on how it address each Plan.

**Hurricane Planning Commission
Meeting Minutes
March 28, 2024**

Minutes of the Hurricane City Planning Commission meeting held on March 28, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Brad Winder, and Kelby Iverson.

Members Excused: Michelle Cloud

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

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

1. Discussion on R1-4 zoning classification

Fred Resch III shared the newest updates since the last time the commission discussed this new proposed zoning classification. Shelley Goodfellow stated that this gives more options for higher density, not necessarily more affordable housing. Kevin Thomas shared that the homes in Rainbow canyon that are built like this and you look on Zillow, are cheaper homes. Ralph Ballard asked if Councilman Thomas knew what the cost of buildings are. Councilman Thomas shared that it is cheaper to build up than to build out with the same square footage. If you use cheaper materials, you get a cheaper home built. Mr. Ballard shared that mobile homes and people trying to live in RV's, it's fairly affordable. If we want to make something that is truly affordable, we need to look at the overall picture. A shared wall, you are losing less heating and cooling if you're sharing with other people. To him, affordable housing is multifamily. Kelby Iverson asked what the general feeling from staff is? Gary Cupp shared that the staff is generally supportive of it. We feel it could fit into our affordable housing plan but keeping it single family is highly recommended. Paul Farthing shared that in California, you start out with affordability in a condo and eventually move up. Developers are going to sell the home for what the market price is. We shouldn't just plop this out anywhere in the middle of the fields. Higher density needs to be in town and close to commercial and schools and then start to move the lower density out. Mr. Iverson thinks a general plan amendment of what this could look like would be an idea. Brad Winder shared that building and development isn't as profitable as it used to be. Mrs. Goodfellow stated that this ultimately comes down to whether or not we want to offer another option between multifamily and single family. Mr. Iverson is not opposed to this, but location is key.

2. Presentation on 2024 Utah State Legislative session

Fred Resch III shared a presentation with the summary of the Legislative session.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation from Kelby Iverson

Declaration of any conflicts of interest

Kelby Iverson motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

NEW BUSINESS

1. PP24-09: Discussion and consideration of a possible approval of a preliminary plat for Coral Junction Phase 1, a three-lot commercial subdivision located at 201 N Foothills Canyon Dr. MP 16 LLC-Derek Rowley, Applicant. Mike Bradshaw, Agent.

Fred Resch III shared this is a 3-lot commercial subdivision right off of the exit at I-15. Everything has already been constructed and they are just finalizing the subdivision. He reminded them about the Rush Funplex preliminary site plan that was previously approved. Because of the concerns raised by engineering, Mark Sampson asked if this is ready for discussion or if we should table it because he gets the idea that engineering is on board with this proposal as presented. Jeremy Pickering shared that when the Rush Funplex moves onto the final site plan, they are in the driver seat. Whereas, right now, there are other people in the driver seat, which allows us to raise the concerns we have now and require they be addressed prior to handing off control.

Kelby Iverson motioned to table PP24-09 until the applicant can be present at a meeting. Shelley Goodfellow seconded the motion. Unanimous.

2. FSP24-26: Discussion and consideration of a possible approval of a final site plan for Quail Creek Commercial Plaza, a 28-unit industrial development located at 578 N Old Highway 91. Mountain Ridge Properties LLC, Applicant. Pratt Engineering, Agent.

Bill West shared that this is 4.3 acres and was designed for commercial/light industrial use.

Shelley Goodfellow motioned to approve FSP24-26 subject to staff and JUC comment. Paul Farthing seconded the motion.

3. CUP24-12: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3696 W 2640 S Cir. Gardiner Investments, Applicant. Mike Hugie, agent

Gary Cupp shared this is a greater size and height RV garage. The other buildings meet the standards for the zoning.

Kelby Iverson motioned to approve CUP24-12 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

4. AFP24-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Man Caves located on Abbey Road west of Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgeon, Agent.

Ryan Lay reminded the commission about this project. In the process of marketing the product, some of the buyers have wanted larger units. All it does is take a few of the smaller units to create larger units, which in result lowers the number of units overall.

Paul Farthing motioned to approve AFP24-07 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

101 **5. AFP24-08: Discussion and consideration of a possible approval of an amended**
102 **final plat for Falcon Ridge Phase 2 Lots 36 and 37, located at 371 E 920 N. Habitat for Humanity of**
103 **Southwest Utah, Applicant. Ryan Scholes, Agent.**

104 Krista Longers is with Habitat for Humanities. They owned both lots but when doing the development
105 work, they realized the initial plat does not follow the retaining wall that was put in with the subdivision.
106 They just want the lot lines to match the picture on the ground.

107
108 *Brad Winder motioned to approve AFP24-08 subject to staff and JUC comments. ??? seconded the*
109 *motion. Unanimous.*

110
111 **6. AFP24-09: Discussion and consideration of a possible approval of an amended**
112 **final plat for Rock View Estates Lots 29 & 30, located at 802 W Rock View Dr and 3251 S Cliffs Dr.**
113 **Nate Kapp, Applicant. Ryan Scholes, Agent.**

114 Ryan Scholes shared that the owners would like to combine the two lots.

115
116 *Kelby Iverson motioned to approve AFP24-09 subject to staff and JUC comments. Rebecca Bronemann*
117 *seconded the motion. Unanimous.*

118
119 **7. FSP24-29: Discussion and consideration of a possible approval of a final site plan**
120 **for Bench Lake Townhomes Phase 1-3, a 58-lot townhome subdivision located at 3220 S 1100 W.**
121 **Scott Stratton, Applicant. Karl Rasmussen, Agent.**

122 Karl Rasmussen shared that this is for phases 1-3. They have built most of the road and utilities have
123 been rerouted. Some grading has started as well. They are ready to get building. Paul Farthing asked if
124 we were going to allow 58 units with no amenities. Gary Cupp and Fred Resch III shared that this was
125 approved prior to that requirement and it's too late to go back and require it now. Mr. Rasmussen shared
126 they are putting in a 20' trail. Kelby Iverson asked for further explanation on the 90' roadway with the
127 median. Mr. Rasmussen shared that it is for a turning lane.

128
129 *Shelley Goodfellow motioned to approve FSP24-29 subject to staff and JUC comments. Rebecca*
130 *Bronemann seconded the motion. Unanimous.*

131
132 **Approval of Minutes:**

133
134 **1. February 22, 2024**

135 *Paul Farthing motioned to approve the minutes from February 22, 2024. Rebecca Bronemann seconded*
136 *the motion. Unanimous.*

137
138 **2. March 14, 2024**

139 *Rebecca Bronemann motioned to approve the minutes from March 14, 2024 as presented. Paul*
140 *Farthing seconded the motion. Unanimous.*

141
142 *Shelley Goodfellow motioned to adjourn the meeting. Kelby Iverson seconded the motion. Unanimous.*

143 **Adjournment**