



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

October 24, 2024
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion on a proposed domestic lot split ordinance
2. Discussion on development standards in rockfall zones
3. Discussion on the Civic Center Master Plan and proposed amendments to Title 10 Chapter 17 and 23 regarding Planned Developments
4. Discussion on takeoff and landing of aircraft for medical transport
5. Discussion on STRs in commercial zones
6. Recap on Fall APA conference

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 Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones.
2. A Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones.
3. A Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities.
4. A Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**
5. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**
6. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**

NEW BUSINESS

1. CUP24-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 43 E 200 N. Shane Bambrough, Applicant.
2. AFP24-15: Discussion and consideration of a possible approval of an amended final plat for LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9, located at 2521 W 250 S. L&O Property Investment LLC, Applicant. Chanse Snow, Agent.
3. AFP24-16: Discussion and consideration of a possible approval of an amended final plat for Buck's Ace Hardware Partial Amendment A, located at 90 S 1400 W. Buck's Ace Hardware-Joe Johnson, Applicant. Jared Bates, Agent.
4. FSP24-67: Discussion and consideration of a possible approval of a final site plan for Starbucks, a coffee shop, located at 789 W State St. Stratton Land Holdings, Inc. Applicant. Chase Stratton, Agent.
5. FSP24-68: Discussion and consideration of a recommendation to the City Council on a final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W. Sunwood Homes, Applicant. Brandee Walker, Agent.
6. PSP24-31: Discussion and consideration of a preliminary site plan for Gateway Commercial at Sand Hollow, a commercial development consisting of a hotel, three restaurant pads, and a gas station, located at 4 S 3700 W. Tim Tippet, Applicant. Karl Rasmussen, Agent.
7. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones. Hurricane City Planning, Applicant.

8. LUCA24-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones. Hurricane City Planning, Applicant.
9. LUCA24-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities. Hurricane City Planning, Applicant.

Approval of Minutes:

1. May 23, 2024
2. July 11, 2024
3. September 12, 2024
4. August 22, 2024

Planning Commission Business (Continued From Above)(If Necessary)

Adjournment



PLANNING & ZONING
HURRICANE CITY
UTAH

*Gary Cupp II, Planning Director
Fred Resch III, City Planner/Code Enforcement
Brienna Spencer, Planning Technician*

Briefing Document:

Re: City Center Master Plan and Planned Development Overlay Ordinance

On October 17th, 2024 the City Council approved the City Center Master Plan for development of the 20 acres including and to the west of the current City Office. This plan includes a desperately needed new Police Station and City Hall as well as commercial and residential development to help offset the costs of the civic developments and take advantage of the prime location. The City Council approved the conceptual plan for the site and the next step is to approve a zoning that accommodates the proposed development.

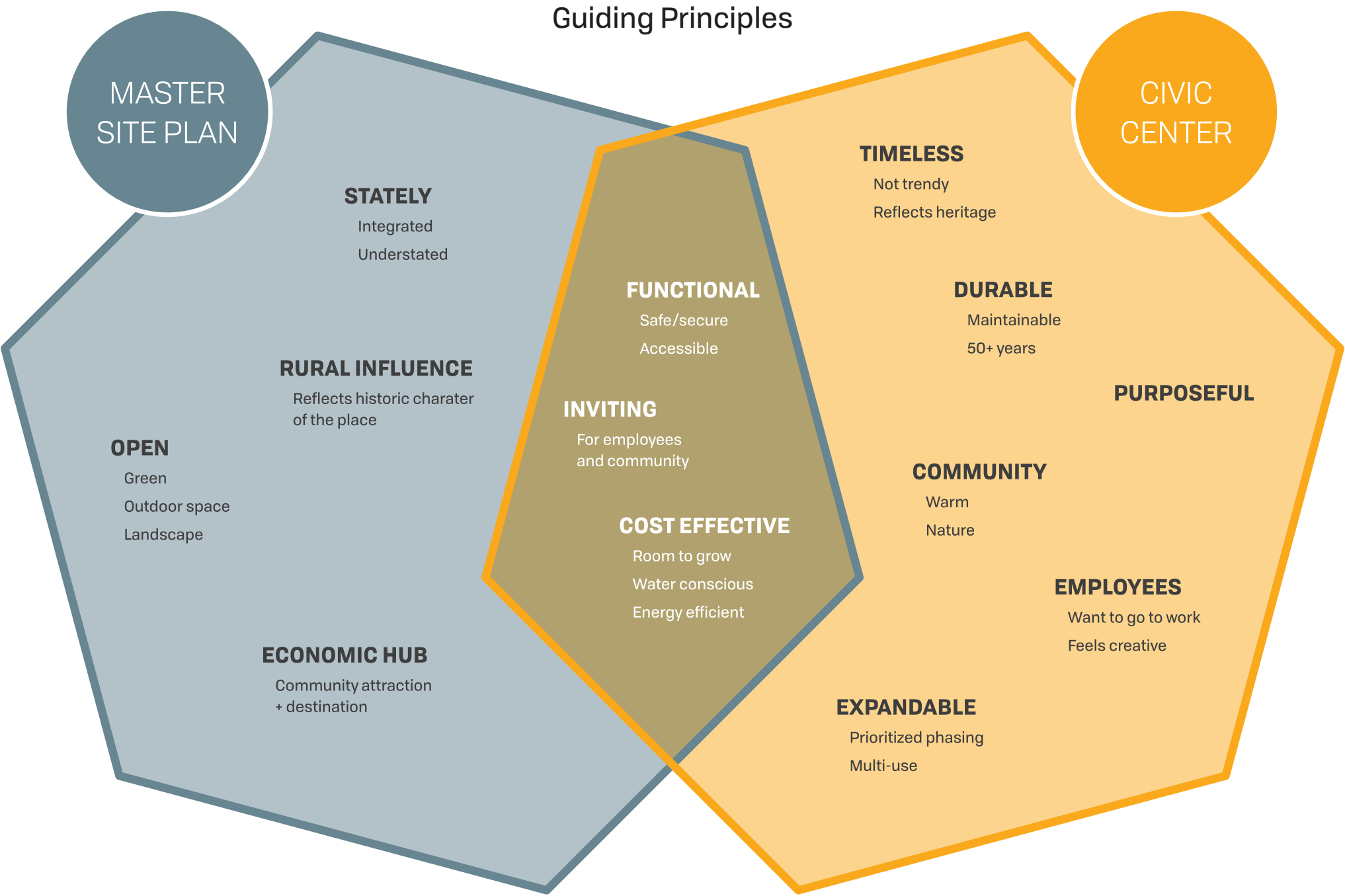
Staff is proposing an update to the Public Facility (PF) zone and the Planned Development Overlay (PDO) to allow for a Public Facility (PDO) zone that allows for a wider range of uses and standards to meet the needs of the proposed mixed-use development. This zoning overlay is only intended for mixed use civic developments such as the proposed Hurricane City Center. This proposed ordinance change will also include some clean-up of both the Public Facility and Planned Development Overlay codes.

This is a discussion item for this week and a public hearing and recommendation to the City Council will be made in the next several months. Staff recommends the Planning Commission read through the proposed plan and ordinances and be prepared to discuss at the meeting.

Hurricane City Center Master Plan

PROGRAM OVERVIEW

- Due to exponential population growth, all departments have outgrown existing facilities, which are aging and no longer functional for needs.
- The Administrative activities requires new positions of employment to service the community needs properly, but due to a lack of available space is unable to complete the hiring process.
- Through visioning workshops and public outreach, we established how important it is to the community to maintain a budget and building character that fits the spirit of Hurricane (reflected in the guiding principles for the project).
- Matrix of all spaces needed with requirements was developed with diagrams showing security of spaces and arrangement for efficiency of work processes.
- The new facilities can fit nicely within a future development on land owned by city, but there is a need to proceed quickly to avoid operational conflicts with existing neighboring facilities and developments for some departments.



OPTION 2 MASTER PLAN



Legend

- Single Family Housing**
 - 22 units
 - 3,000 sf
- 1 Retail Mixed-Use**
 - 9,300 sf footprint x 2 stories
 - = 18,600 sf total
- 2 Retail Mixed-Use**
 - 11,600 sf footprint x 2 stories
 - = 23,200 sf total
- Hotel**
 - 20,000 sf footprint x 3 stories
 - = 60,000 sf total
- Retail Mixed-Use (x2)**
 - 6,900 sf footprint x 2 stories
 - = 13,800 sf total
- City Hall**
 - 15,600 sf footprint x 2 stories
 - = 31,200 sf total
- Police Station & Parking Garage**
 - 15,200 sf footprint x 3 stories
 - = 45,600 sf total
- Courts Renovation**
 - 10,300 sf footprint x 1 stories
 - Existing
- Workforce Housing (x3)**
 - 12,000 sf footprint x 3 stories
 - = 60 Units total

OPTION 2 MASTER PLAN | LAND USE



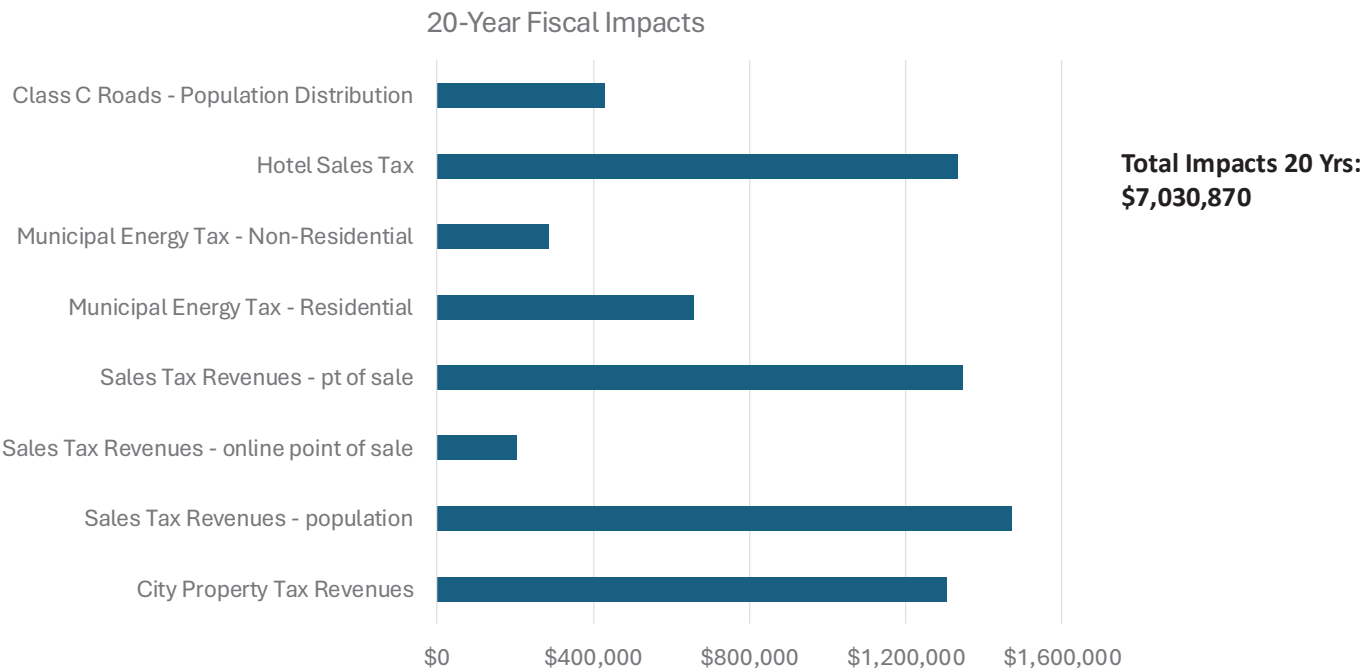
- Legend**
- **Townhomes**
• 3.30 Acres
 - **Open Space**
• 2.08 Acres
 - **Retail**
• 1.55 Acres
 - **Hotel**
• 2.10 Acres
 - **Retail**
• 2.05 Acres
 - **Civic**
• 6.07 Acres
 - **Workforce Housing**
• 4.06 Acres

Proposed Development

	Units/SF
Single-Family	22
Townhomes (2,000 sf)	0
Hotel	60,000
Workforce and Multi-Family Housing	180
City Hall	31,200
Courts Building	10,300
Police Station	41,700
Structured Parking	24,600
Retail	34,700
Office	34,700

Assumes 9-yr absorption timeframe

Fiscal Impacts – Total 20 Years



Ground Lease Analysis

Land Values	Total Units/Acres	Land Value per Unit/SF	Est. Land Value
Multi-Family - Workforce Housing	4.06	\$12	\$2,122,243
Mixed Use – Retail & Office	3.60	\$14	\$2,195,424
Hotel	2.10	\$14	\$1,280,664
TOTAL Land Value for Ground Lease (excludes SF and TH)			\$5,598,331

Total Ground Lease Revenues over 20 Years: \$6,722,179
Assumes 8% Return on Land Value per Year

Sale of Land

Sale of Land	Value
Single Family	\$2,750,000
Townhomes	\$0
Total for Sale of Land (SF and THs only)	\$2,750,000
Multi-Family - Workforce Housing	\$2,122,243
Mixed Use – Retail & Office	\$2,195,424
Hotels	\$1,280,664
TOTAL for Sale of Land (ground lease potential)	\$5,598,331
TOTAL All Developable Land (not incl. civic land)	\$8,348,331

Total 20 Years

Ground Lease/Sell Option	Value
Fiscal Impacts	\$7,030,870
Ground Lease Revenue	\$6,722,179
Sale of Land (SF and TH)	\$2,750,000
Subtotal	\$16,503,049
Still Own Remaining Property	\$5,598,331
Total	\$22,101,380

Sell Land	Value
Fiscal Impacts	\$7,030,870
Sale of Land	\$8,348,331
Total	\$15,379,201

20 Yrs – NPV*

Ground Lease/Sell Option - NPV	Value
Fiscal Impacts	\$3,947,933
Ground Lease Revenue	\$3,829,994
Sale of Land (SF and TH)	\$2,750,000
Subtotal	\$10,527,928
Still Own Remaining Property	\$5,598,331
Total	\$16,126,259

Sell Land	Value
Fiscal Impacts	\$3,947,933
Sale of Land	\$8,348,331
Total	\$12,296,265

*NPV = net present value discounted at 5%

Bonding Impacts – Total 20 Yrs

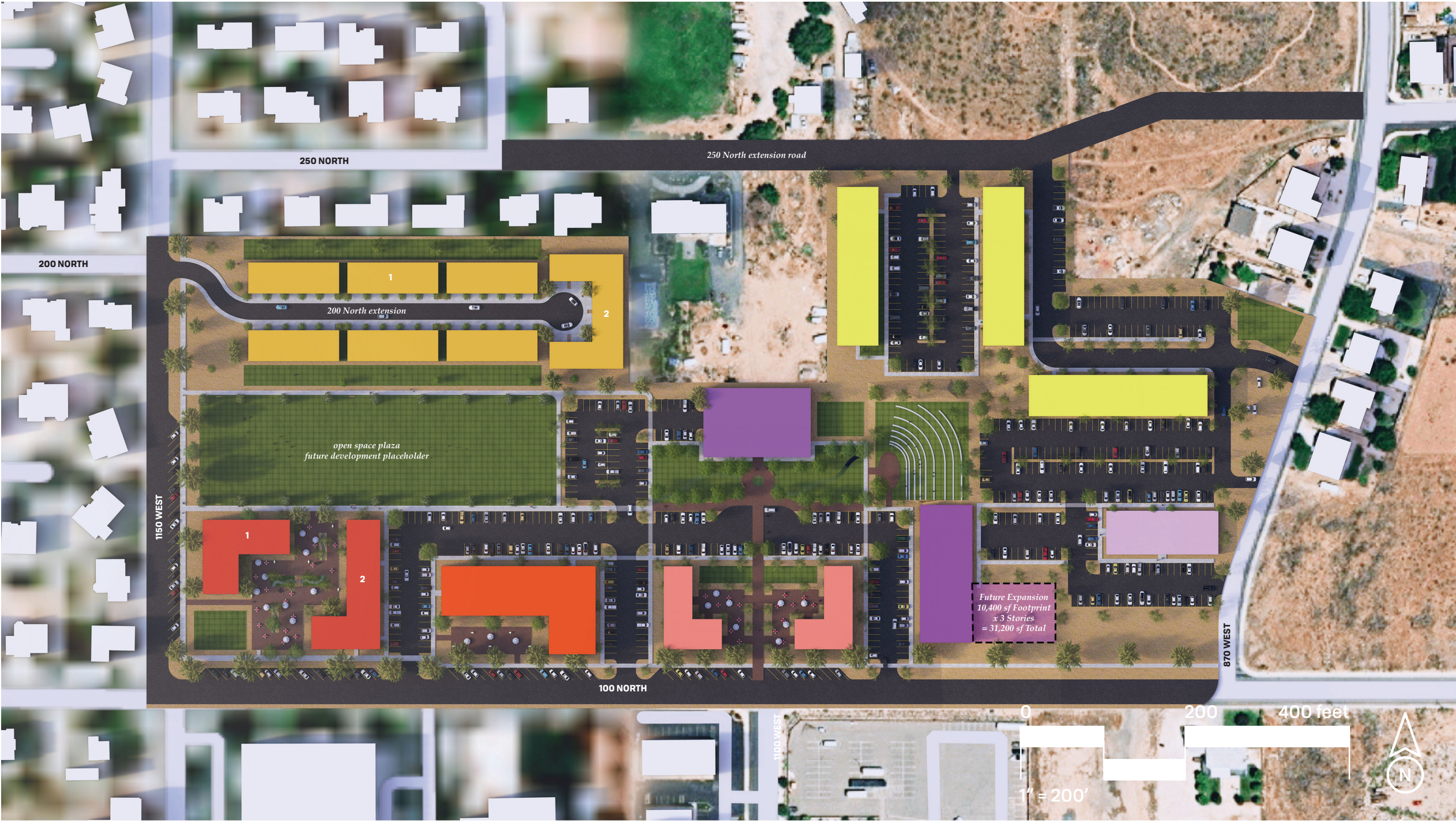
Ground Lease/Sell Option	Value
Fiscal Impacts	\$7,030,870
Ground Lease Revenue	\$6,722,179
Sale of Land (SF and TH)	\$2,750,000
Subtotal	\$16,503,049
Still Own Remaining Property	\$5,598,331
Total	\$22,101,380
Less: Interest Costs	(\$2,640,369)
TOTAL	\$19,461,011
Sell Land	Value
Fiscal Impacts	\$7,030,870
Sale of Land	\$8,348,331
TOTAL	\$15,379,201

Bonding Impacts – NPV 20 Yrs

Ground Lease/Sell Option - NPV	Value
Fiscal Impacts	\$3,947,933
Ground Lease Revenue	\$3,829,994
Sale of Land (SF and TH)	\$2,750,000
Subtotal	\$10,527,928
Still Own Remaining Property	\$5,598,331
Total	\$16,126,259
Less: Interest Costs	(\$1,982,913)
TOTAL	\$14,143,346
Sell Land	Value
Fiscal Impacts	\$3,947,933
Sale of Land	\$8,348,331
TOTAL	\$12,296,265

Appendix

OPTION 1 MASTER PLAN



Legend

- 1** • Townhomes (x6)
 - 5 Units
 - 25'x40'
- 2** Townhomes
 - 6 Units
 - 25'x40'
- 1** Retail Mixed-Use
 - 9,300 sf footprint x 2 stories
 - = 18,600 sf total
- 2** Retail Mixed-Use
 - 11,600 sf footprint x 2 stories
 - = 23,200 sf total
- Hotel**
 - 20,000 sf footprint x 3 stories
 - = 60,000 sf total
- Retail Mixed-Use (x2)**
 - 6,900 sf footprint x 2 stories
 - = 13,800 sf total
- City Hall**
 - 15,600 sf footprint x 2 stories
 - = 31,200 sf total
- Police Station & Parking Garage**
 - 15,200 sf footprint x 3 stories
 - = 45,600 sf total
- Courts Renovation**
 - 10,300 sf footprint x 1 stories
 - Existing
- Workforce Housing (x3)**
 - 12,000 sf footprint x 3 stories
 - = 60 Units total

OPTION 3 MASTER PLAN



Legend

- 1** • **Single Family**
 - 13 Units
 - 3,000 sf
- 2** • **Townhomes**
 - 5 Units
 - 25'x40'
- 1** • **Retail Mixed-Use**
 - 9,300 sf footprint x 2 stories
 - = 18,600 sf total
- 2** • **Retail Mixed-Use**
 - 11,600 sf footprint x 2 stories
 - = 23,200 sf total
- Hotel**
 - 20,000 sf footprint x 3 stories
 - = 60,000 sf total
- Retail Mixed-Use (x2)**
 - 6,900 sf footprint x 2 stories
 - = 13,800 sf total
- City Hall**
 - 15,600 sf footprint x 2 stories
 - = 31,200 sf total
- Police Station & Parking Garage**
 - 15,200 sf footprint x 3 stories
 - = 45,600 sf total
- Courts Renovation**
 - 10,300 sf footprint x 1 stories
 - Existing
- Workforce Housing (x3)**
 - 12,000 sf footprint x 3 stories
 - = 60 Units total

Hurricane City Center Program Document

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 - Individual Space Descriptions

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 - Interviews & Experience Mapping
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 - Police
 - Precedent Studies

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- Visualizations
- Project Budget

05. Appendix

Design Team	
Dave Giles	FFKR
Jessica Hoffman	FFKR
Nate Henrie	FFKR
Susie Petheram	FFKR
Abe Nielsen	FFKR
Meghan Bailey	FFKR
Scott Gilberg	Desert Edge

ACKNOWLEDGEMENTS

City Administration		Signature of Acknowledgement
Nanette Billings	Mayor	
Kaden DeMille	City Manager	
Arthur LeBaron	City Engineer	
Kurt Yates	Deputy Chief of Police	
Paige Chapman	Finance Manager	
Gary Cupp	Planning Director	
Mike Vercimak	Public Works Director	
Darren Barney	Parks Superintendent	
Larry Palmer	Building Official	

City Council	
Clark Fawcett	
Kevin Thomas	
Drew Ellerman	
Joseph Prete	
David Hirschi	

Gather Unique Perspectives



Listen to Perspectives



Form Consensus



Move Forward with Design Options



Define Big Picture



Test Concepts

Hurricane City is growing rapidly. Research from local organizations projects that Hurricane City will more than double in the next 35 years.

“Washington County’s population is projected to grow from 182,111 on July 1, 2020 to more than 464,000 in 2060.”

- Kem C. Gardner Policy Institute

The city staff are experiencing higher work duty demands because of the growing population, which means more people need more administrative support. This affects existing residents in addition to those new to Hurricane. Because of this continuous growing pressure, the administrative staff have begun to take proactive measures to be able to manage impending needs. Planning for the future ensures that the Hurricane City administration and City Council will be able to set a standard for very important upcoming decisions. There is a great opportunity for the City Administration to set design standards, identify regulatory requirements, and categorize concepts that take pride in their history for all of the new developments to follow. The intent for this program document is to use this to set a standard that can be clearly communicated and maintain the best interest for the staff and citizens of Hurricane City.

Supporting the local population is a paramount part of the rich history of Hurricane City. Regular council meetings actively deliberate each social issue to ensure that careful and sensible decisions are made for the future and to manage this substantial growth.

Currently the police department is working under substandard conditions and the building that is used for police services has glaring deficiencies. The department staff is overflowing out of the existing space, and this makes it a challenge to efficiently perform public duties. Phasing for future design projects should consider beginning design work for a new space for the Police

Department as soon as possible.

The City currently owns about 20 acres of land adjacent to the existing city offices that can provide opportunities for desperately needed new spaces for active city departments and supplemental staff that will be needed in the near future.

This document is intended to identify the inventory of the existing staff as well as project future staff needed to support the growing demographic and ensure that Hurricane City values are maintained in the process. Adjacency diagrams will show how departments need to be organized to capture the most relevant and efficient means of operating which will result in a more economic solution for a design for a new building.

Why Programming?

The intent behind programming is to identify goals and priorities for what is essential for Hurricane City to thrive.

Through this process we are able to capture all of the best ideas from unique perspectives from all types of user groups.

It allows for an opportunity to form consensus among larger groups of people and confirm the team is united as they move forward through the design process.

The authors of this document have taken great care to identify information that supports the need for new spaces.

This programming document was created using a straight-forward 3 step process – Discover, Conceptualize, and Report.

DISCOVER

Engage – Employee surveys, individual interviews, and discussions about employee duties and effectiveness were discussed with all staff members. A public survey was submitted to gain an understanding of the communities perspective and desires. The results for these engagements with employees are shown though text and graphics in Section 02 of this document.

Examine – Research regarding Hurricane City and its history, demographics, climate, landscape, and culture were studied, and inform all information and conclusions in this document. Regulatory information regarding zoning has been recorded as it currently stands. The IACP Police Facility Planning Guidelines have been reviewed. Both Section 2 and the Appendix contains this information.

Several precedent studies were reviewed with the Steering Committee. The city of Millcreek was toured by several staff members. It has been interesting for the team to see how different communities planned for a thriving community, and how they were able to implement new developments using investments and avoiding raising taxes for new city developments. Section 04 of this document identifies some options for this process. Hurricane City is conscious to carefully identify budgets for future growth.

CONCEPTUALIZE

Envision - the first part of the conceptualization process was engaging in a visioning meeting with the steering committee. They were able to identify the important elements of the future development that will set the underlying goals and inform all future decisions. Section 3 communicates the outcome of this visioning session.

Evaluate – After information is collected from professional resources, the design team records the information in an overall Matrix that keeps an inventory of required spaces for the most efficient and effective office areas to complete departmental duties. Workflow, furniture, and equipment is evaluated, and general square footages are identified for each space to get an overall idea of the size of the future space. This helps create adjacency diagrams, potential floor plates, and overall project possibilities for configurations.

This project was evaluated in two parts.

The Civic Center includes the Administration, Public Services Departments, Police, and Courts. These departments are of primary importance to address the urgent needs for new facilities.

The Site Mater Plan includes planning for the 20-acre property and how it may serve the community.

The Civic Center will only need to take up a small part of this development. Planning for the requirements of The Civic Center will determine building options and phasing opportunities for a thriving community center.

PROJECT VISION & GOALS

Through in-depth interviews and visioning sessions with stakeholders and the steering committee, a clear concept was revealed – a functional, cost-effective, and inviting space for government services is seriously needed for employees to be able to serve the community effectively. Leadership and staff that are employed by the citizens are committed to do their best work to maintain the infrastructure support and governance to enhance the existing character and future development of Hurricane City. They simply need the resources to move forward in an effective manner.

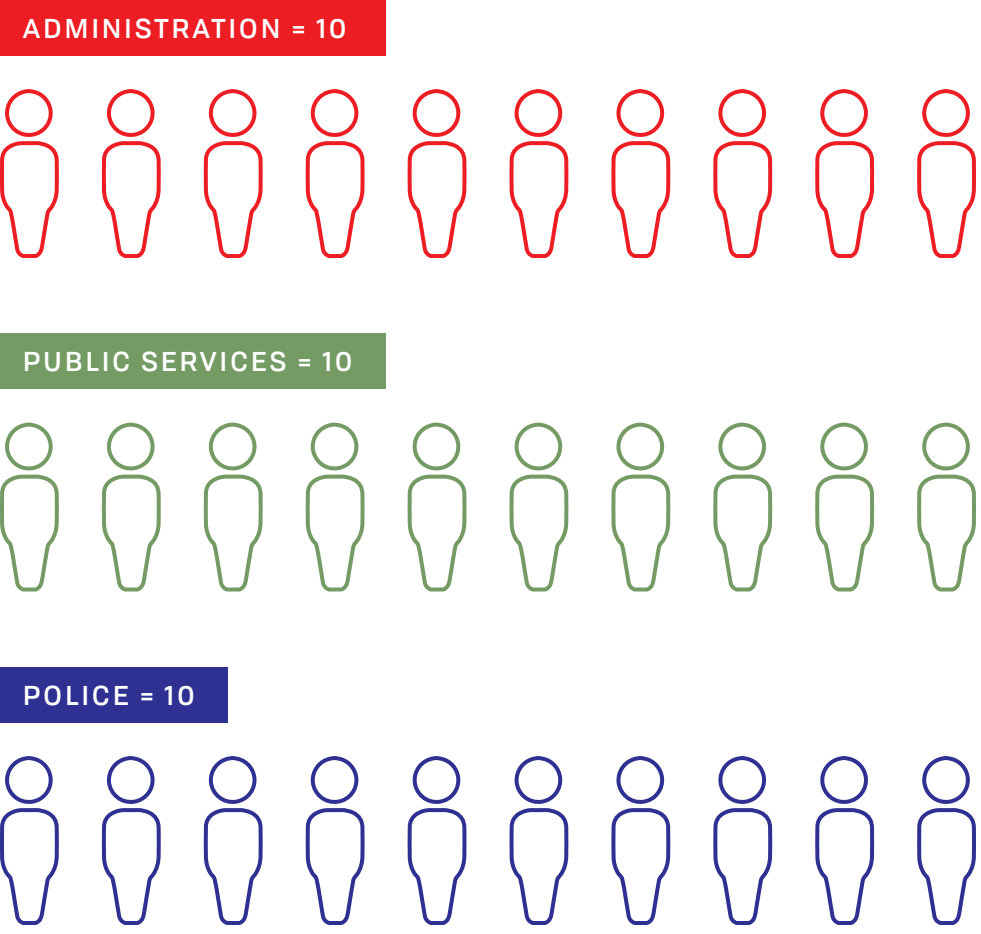
This document will highlight the specific needs to dive into the next steps to create a space for effective business and operations.

The primary direction for the following design exercise for the new Civic Center is to capture the character of Hurricane City and empower the employees and public service teams to provide the best service to the community as possible. The common theme through personal and collaborative conversations has been to focus on a value-based approach aimed at creating a functional work environment that encourages well-being, teamwork, and productivity.

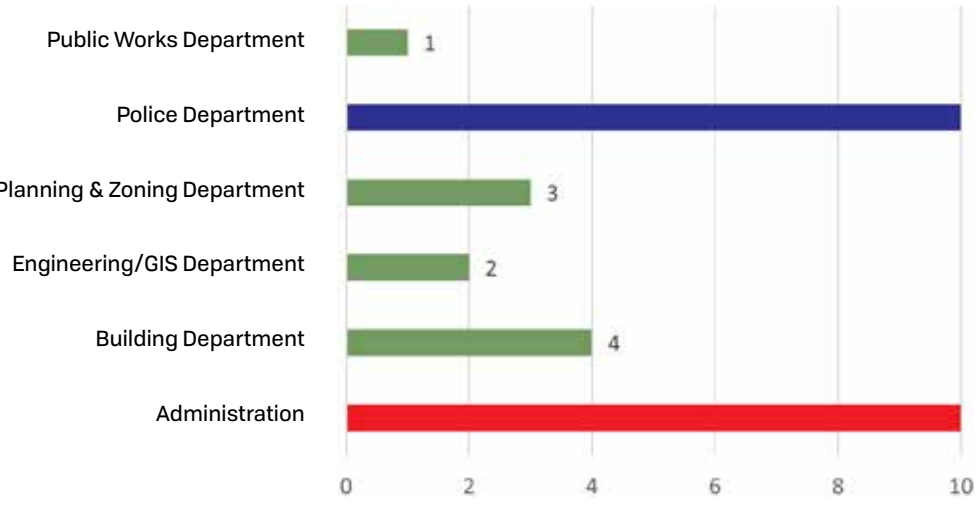
02. Discovery



Departments



Survey Response by Department

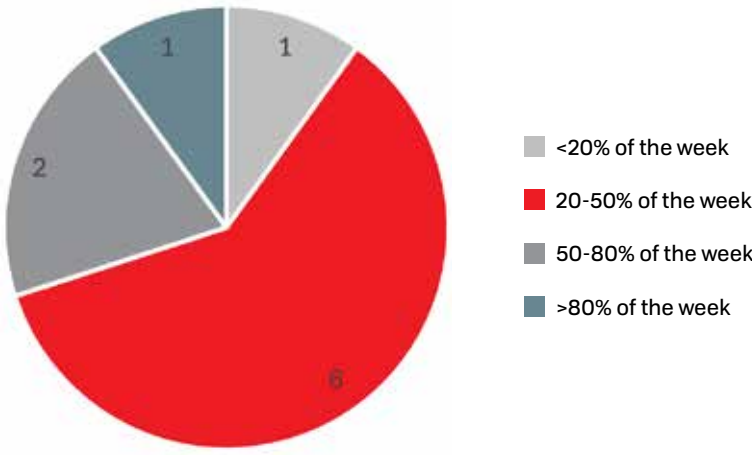


Employee Survey Results Overview

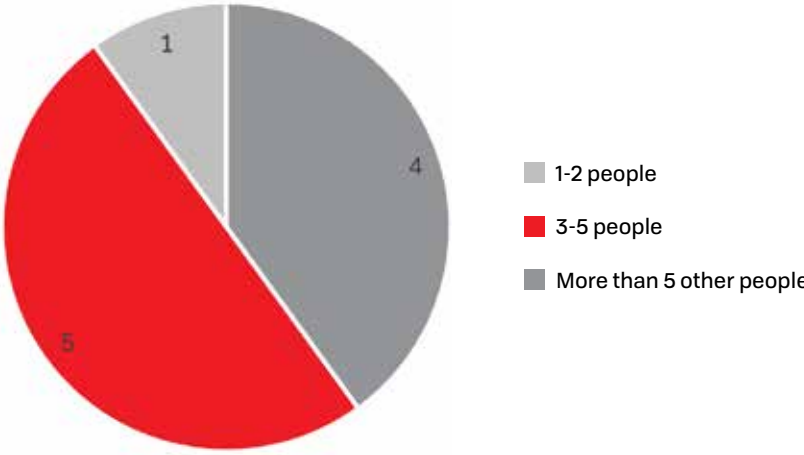
FFKR Architects and Desert Edge Architecture administered a short survey to individuals that report to City Hall and within the City’s Police Department. The survey was comprised of 34 questions. The questions had a variety of different formats that included: short answer, multiple choice, likert, and ratings. Topics ranged from general employee demographic information such as department, whether the employee is full-time or part-time, to questions about how often they are in meetings or work with others, their storage and equipment needs, what kind of visitors come to their work space and how often, and general feelings about their work environment.

The survey had thirty (30) participants from the following departments or groups: administration, police, building department, planning department, public works department, and engineering department. Upon analysis of the survey results, FFKR/DE organized responses into three general groups. The red group is the administration group that included the mayor, city manager, city attorney, human resources, the treasurer and the finance department. The blue group is comprised of all respondents from the police department. The green group relates to public services and includes the building, engineering, planning, and public works departments. Further analysis in this section of the report will be centered around the responses of these three groups; a detailed breakdown of results is provided in the final appendix report.

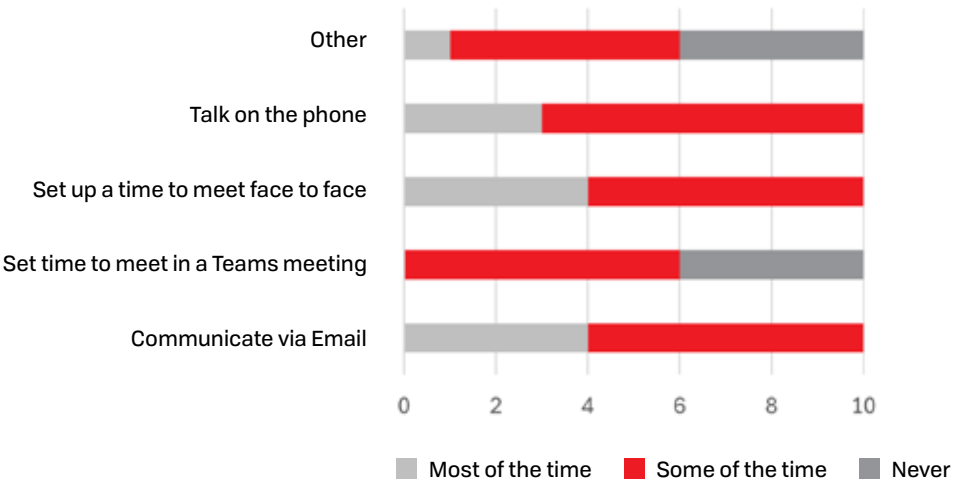
In a typical week, I work with employees in other departments



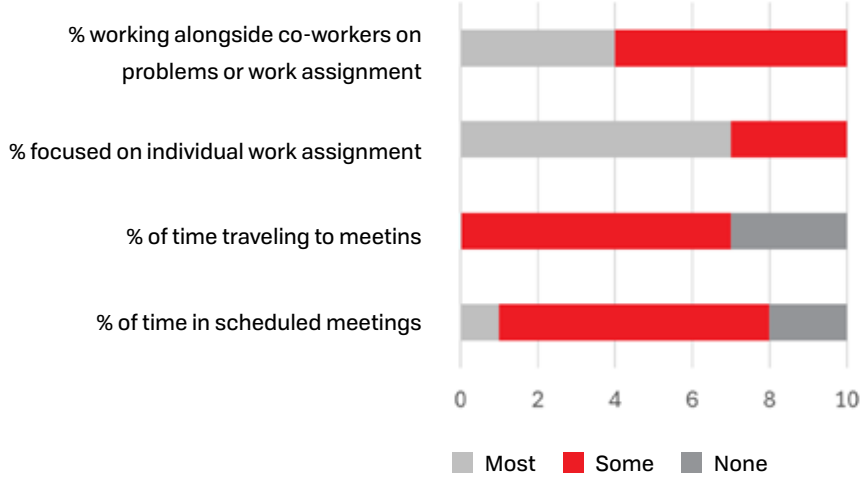
When I am in a scheduled meeting it’s usually with



When I work with people in other departments, we



During a typical week I usually spend



Work & Meetings with Other Departments

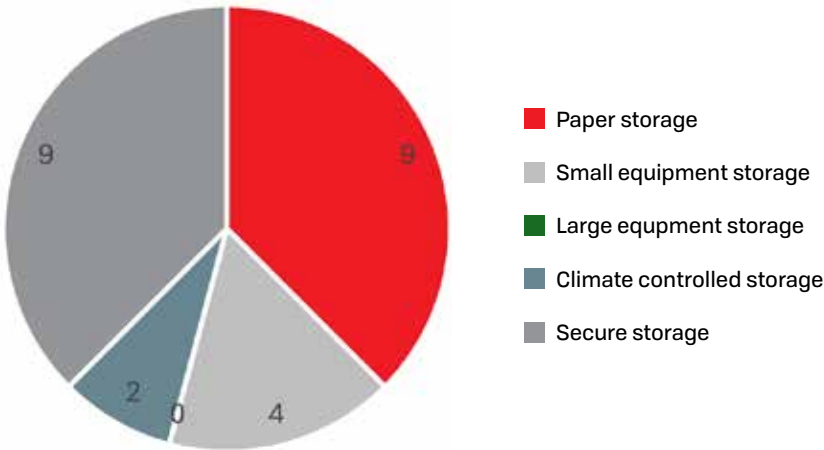
Employees in the administrative group are more likely to talk with individuals in other departments face to face, over email, or over a phone call; few respondents use virtual services such as Microsoft Teams, Zoom, or Google Meet.

The administration team has most meetings with less than five people in attendance. An assortment of smaller conference rooms or enclosed phone booths would be adequate to fill their needs.

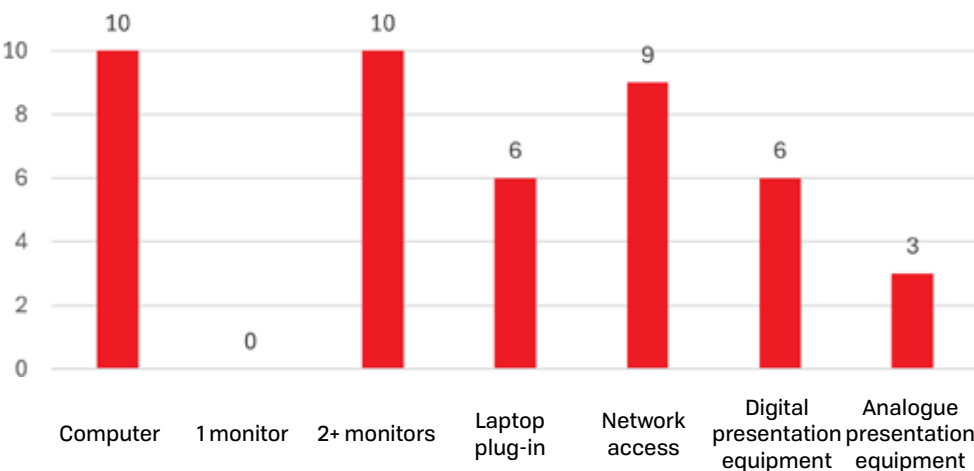
Individuals work on their assigned tasks for most of the work week, but will spend a large amount of time in meetings, or working/ coordinating with individuals in other areas of the city government.

Many meetings that take place between city employees are confidential. Executive offices should be large enough to have a large desk and a separate set of table and chairs to engage in conversations and review official documentation. Large monitors are required to review detailed information, such as text and spread sheets, during meetings.

Storage needs



Equipment required to perform your work duties



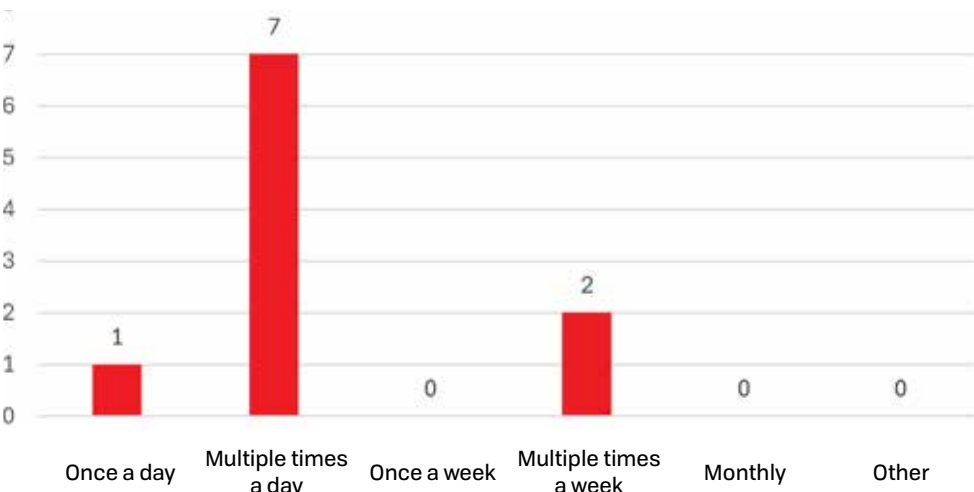
Equipment Needed to Perform Duties

In our modern, digital age it is unsurprising that all employees need a computer and prefer two monitors at their work stations. All workstations also require access to the internal city network and servers. Some individuals like having a laptop plug in or docking station to allow them to be mobile for meetings. Presentation equipment is necessary with more preference given to digital presentation materials. This would be focused in conference rooms and certain offices. Wall mounted monitors are required to review spreadsheets with text information, and detailed plans. Analogue presentation equipment such as a white board could also be incorporated into a select few conference rooms in the future.

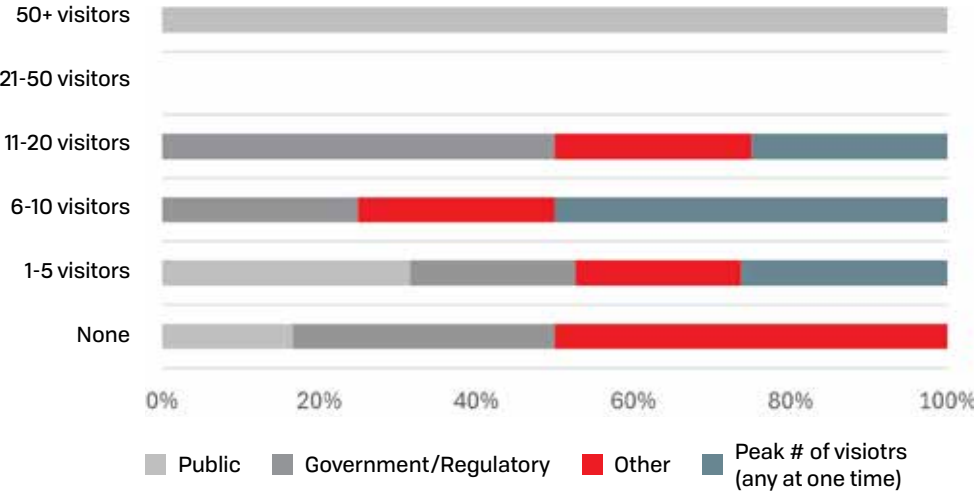
The administration group identified mainly paper storage and secure storage as a requirement for business operations. Hard copies are used for finance (including the treasurer and payroll), the city attorney, and human resources. Many storage areas were identified as critical, and the most common response for how often the storage was accessed was multiple times a day. Having a large and secure records room located directly adjacent to the administrative group is a key requirement for a future building.

Note: Consideration should be given to digitizing records that are not necessary to have on-hand. This would save space in new construction (which would in turn save cost) and allow for easier access of files as they are kept on a local server. Files located on the server can be locked to allow only certain individuals access to the files. The city recorder or a records specialist could manage the digital filing and access control, in conjunction with the city IT manager. To save space, a High Density (HD) storage system is often used in new office environments.

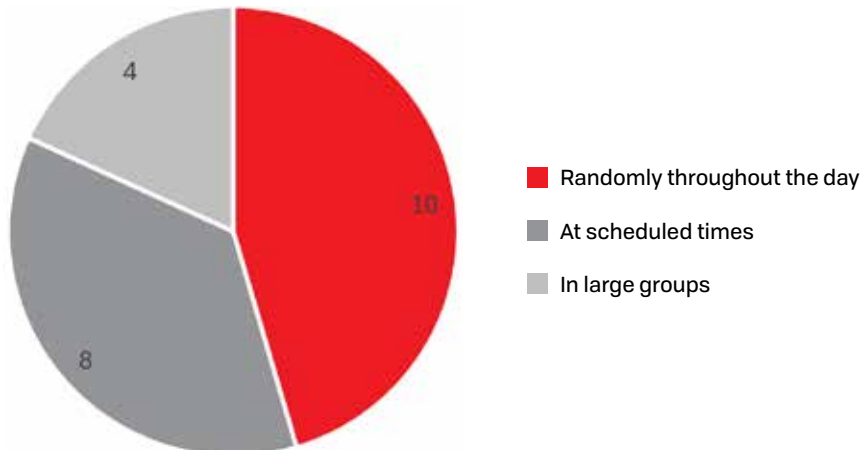
How often do you access your space?



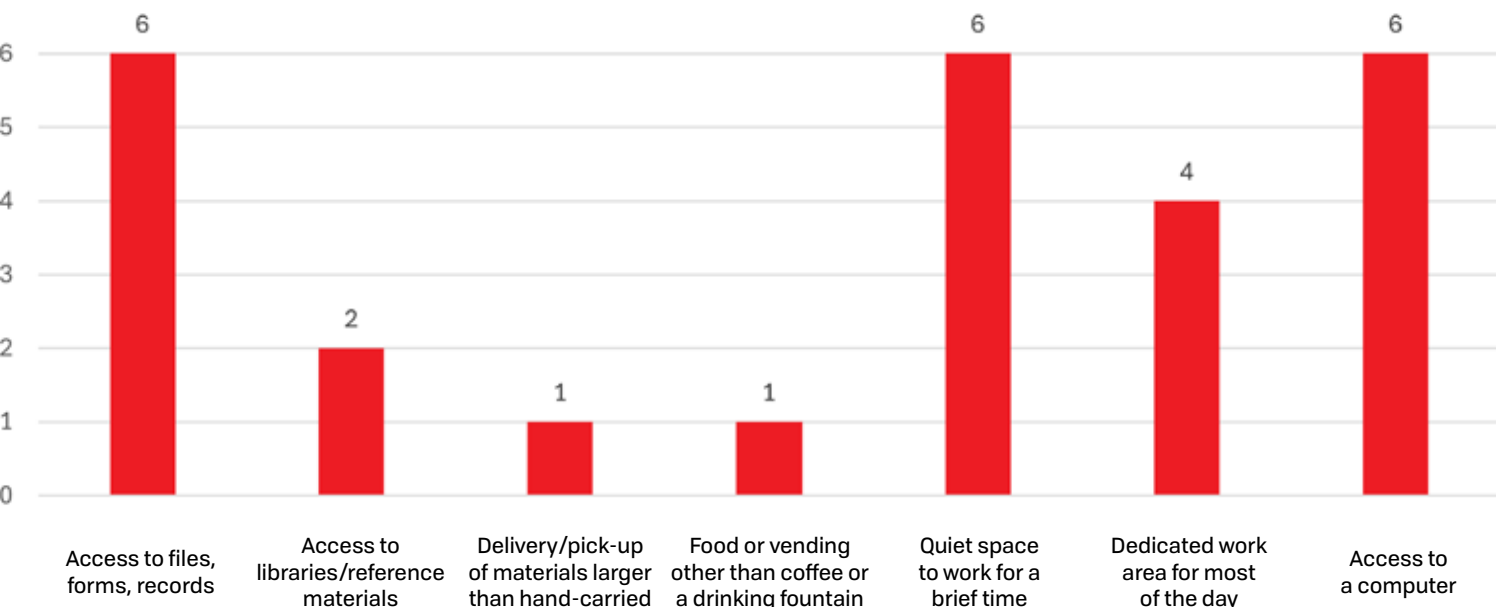
Average number of daily visitors and type of visitors



These visitors arrive



These visitors require accommodations for



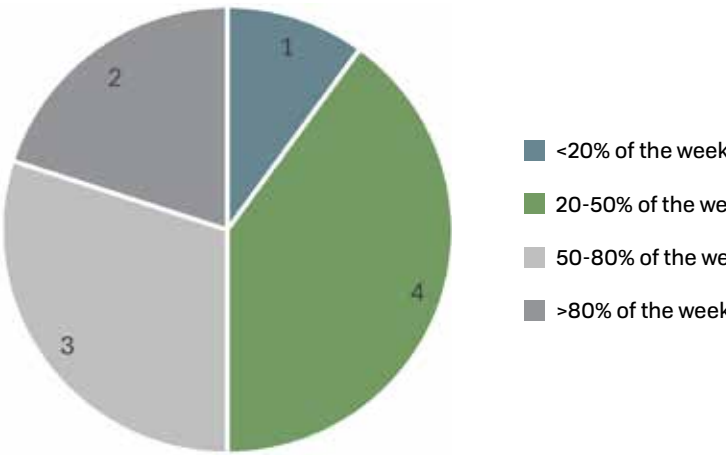
Visitor Access to City Employees

Administration employees typically have one to ten people meet with them; it is rare that there are more than ten people and never more than twenty people unless there is a council or commission meeting. Small groups of the public or individuals from other government or regulatory bodies are common. At its peak, there are 1-10 visitors at a time.

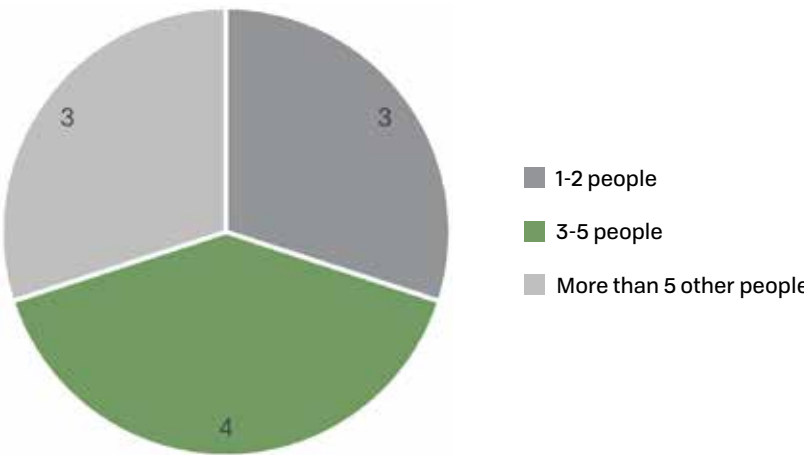
Most visitors will randomly arrive throughout the day, but others will arrive for meetings at scheduled times. Individuals will occasionally arrive for a large meeting, such as council meeting.

Occasionally, visitors will require accommodation if they are staying for multiple meetings or temporarily conducting business. When that is the case, they might require access to a computer and workstation or access to files and records. The City could consider having a “hotel” desk where these individuals can sit and work on a first-come, first-serve basis.

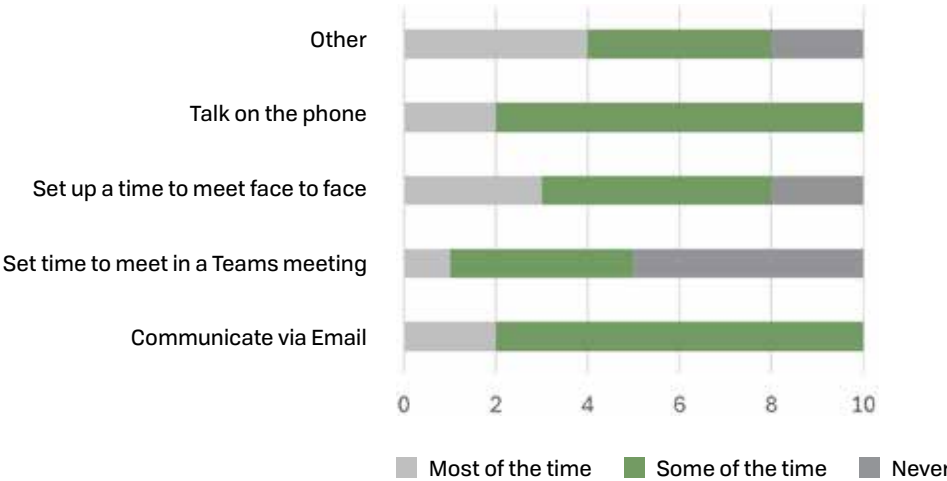
In a typical week, I work with employees in other departments



When I am in a scheduled meeting it's usually with



When I work with people in other departments, we

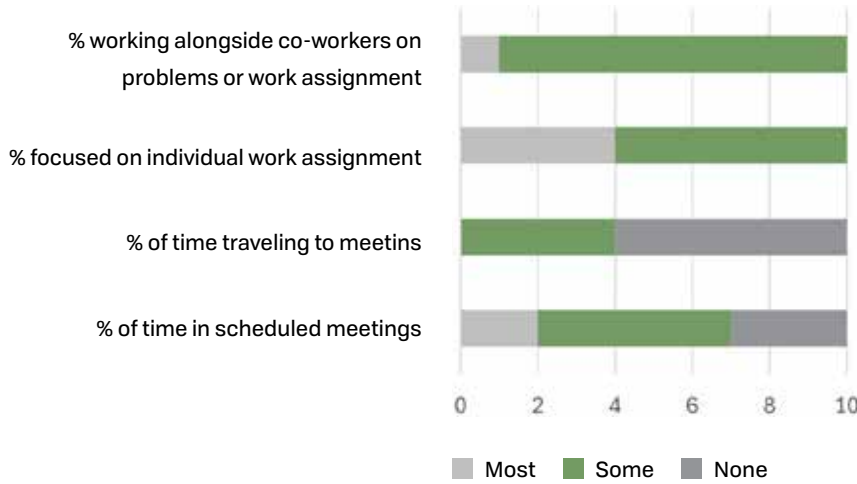


Work & Meetings with Other Departments

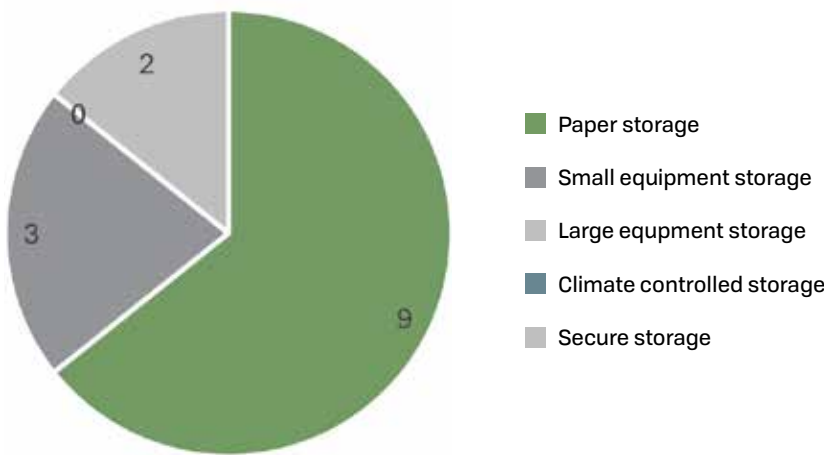
Public Services employees work in a variety of different ways and with a diverse range of individuals, causing their workflows to vary. These employees will spend a large portion of their work time every week working with individuals in other departments. When this cross-department collaboration does occur, it most often will occur in a face-to-face meeting, but phone calls and emails are also used frequently. Most individuals in this department spend time working with their coworkers to solve problems or complete work assignments. Due to the collaborative nature of these departments, having a close adjacency to one another in the future would still be desirable.

There is an even spread of meeting sizes, with most meetings being between 3-5 people. Having somewhat larger offices for department heads to meet with their small, internal teams and small groups of individuals from the public or other departments could be beneficial. Additionally, having a larger conference room available solely to the Public Services departments could allow for coordination meetings between departments or others that don't fit in offices without spilling over into the administrative areas or more public community rooms.

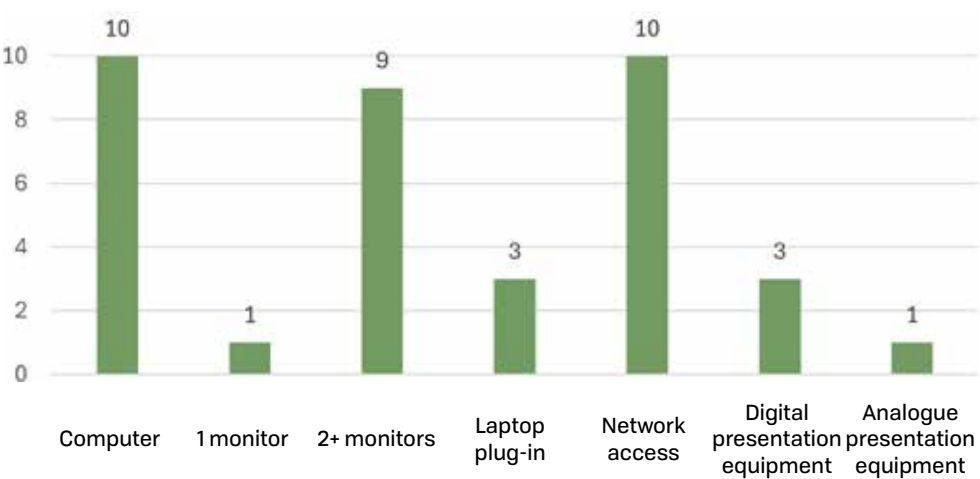
During a typical week I usually spend



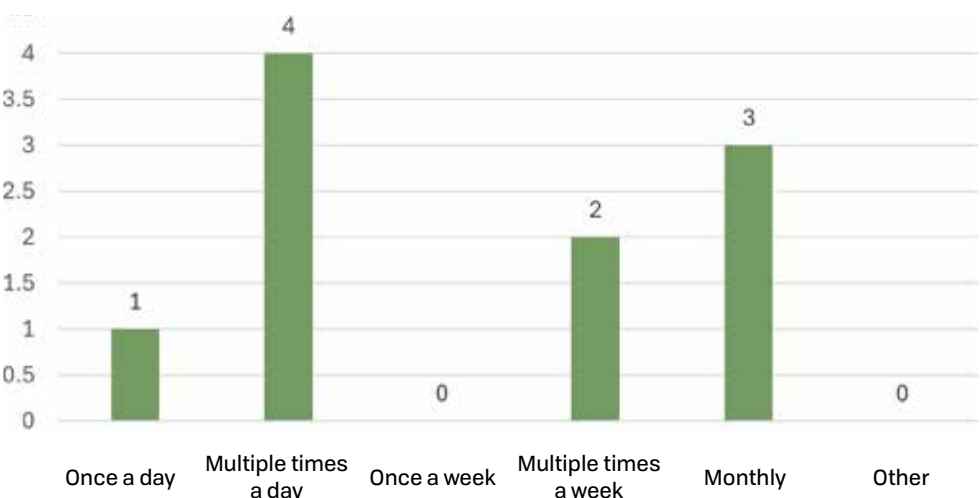
Storage needs



Equipment required to perform your work duties



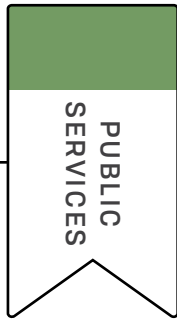
How often do you access your space?



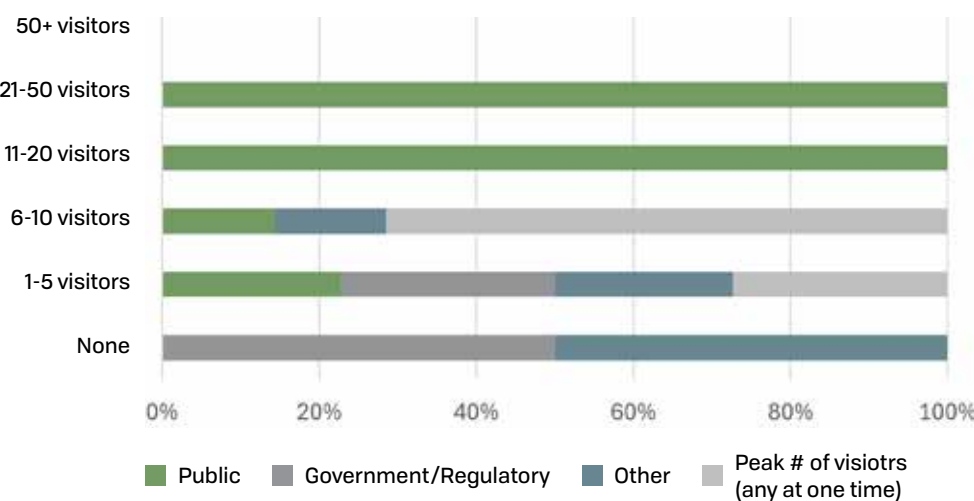
Equipment Needed to Perform Duties

The Public Services departments utilize a large amount of storage items. The biggest storage need is paper storage for the plans. These can range from adopted City plans, plans currently under review, or plans that are archived. However, if those plans that could be digitized were saved to a secure server, the amount of storage space needed could be decreased which would lead to cost savings to the City in the way of reduced square footage. Where these plans are accessed daily or monthly, having a permanent digital file could lead to improved and more efficient workflows as individuals might not have to search through a file/ storage room for the correct plan, but could "pin" or save a digital copy for quick access to their personal work computers.

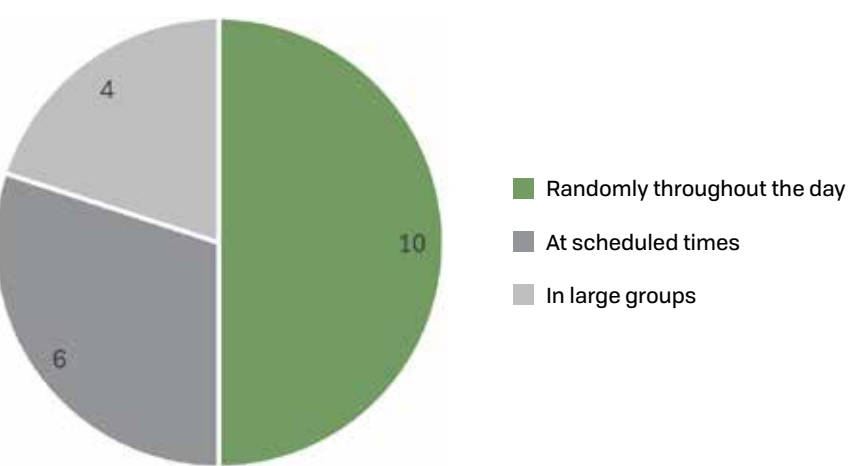
The most needed equipment was computers/laptops, dual monitor set ups, and access to the City's secure network. Some individuals desired access to digital presentation equipment which could be in a large, Public Services conference room. Additionally, department heads could have a large, mounted display in their office for use during any smaller meetings mentioned previously.



Average number of daily visitors and type of visitors



These visitors arrive

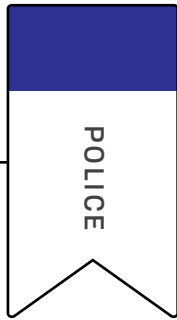
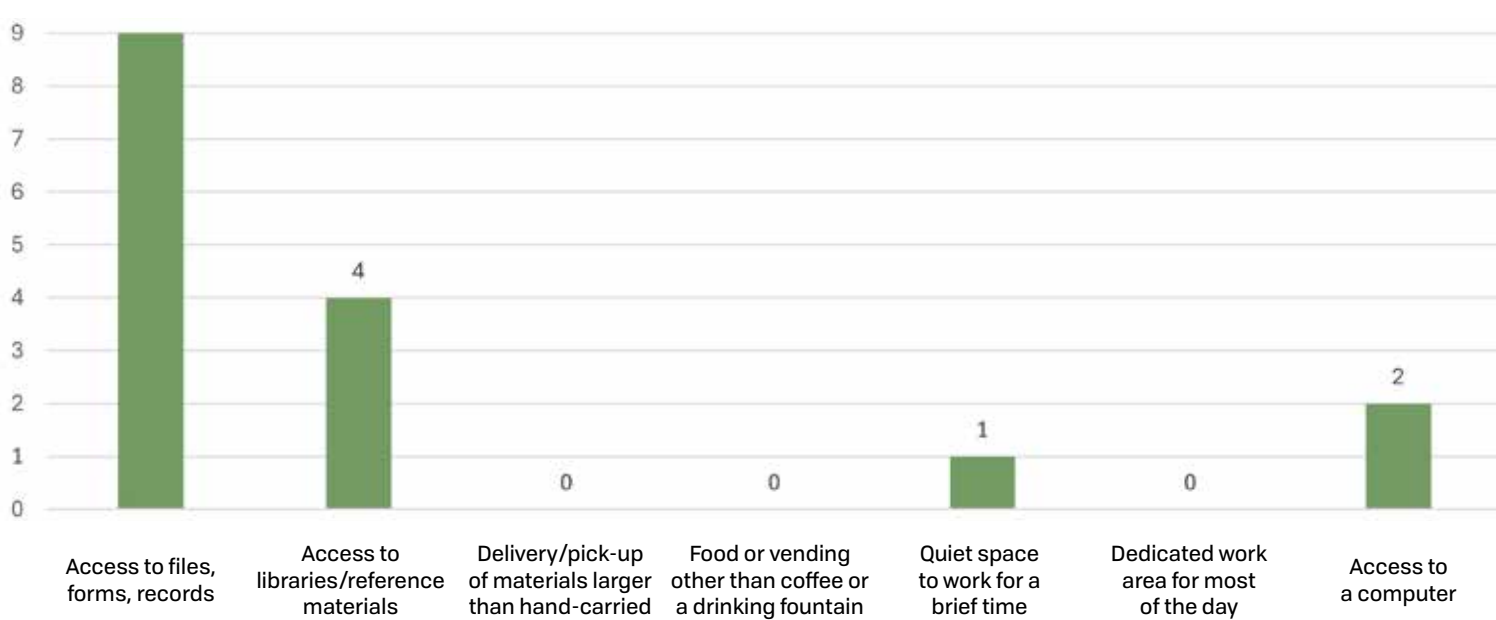


Visitor Access to City Employees

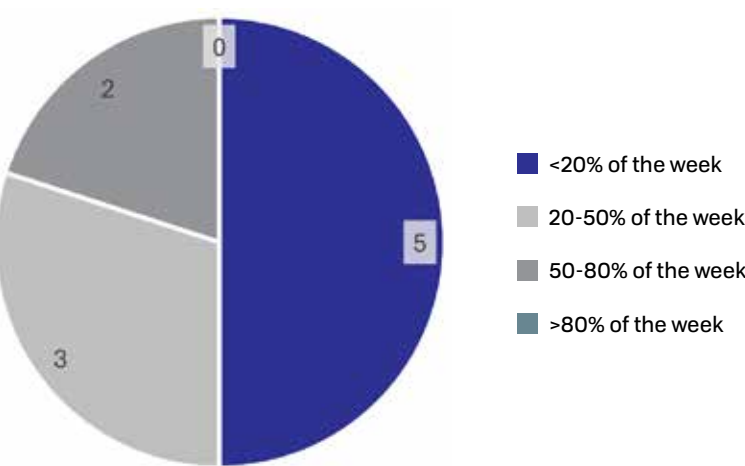
The majority of visitors to the Public Services departments are members of the public. The largest numbers shown (10+ people) likely come mostly during city council or planning commission meetings that are held biweekly. The largest number the departments would need to handle at any one time is closer to the 6-10 individual range. When individuals visit these departments, they are most likely to arrive randomly throughout the day, but in small groups or by themselves. Some individuals in these groups will have set meetings with visitors; these meetings would likely be to review comments received on permitting or have a similar objective.

When visitors are present, they rarely need a workspace or access to a computer. Most often, these visitors would need to access a file, form, or record. They might need to access reference material or archives as well.

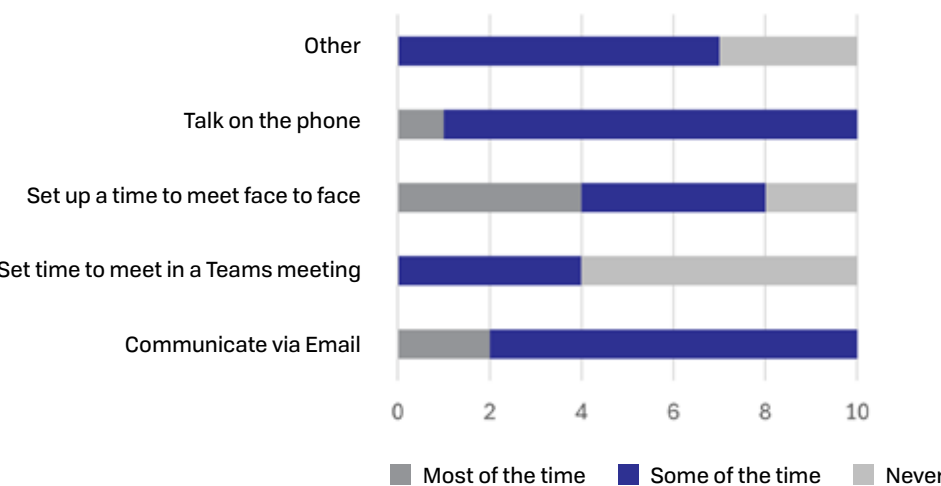
These visitors require accomodations for



In a typical week, I work with employees in other departments



When I work with people in other departments, we

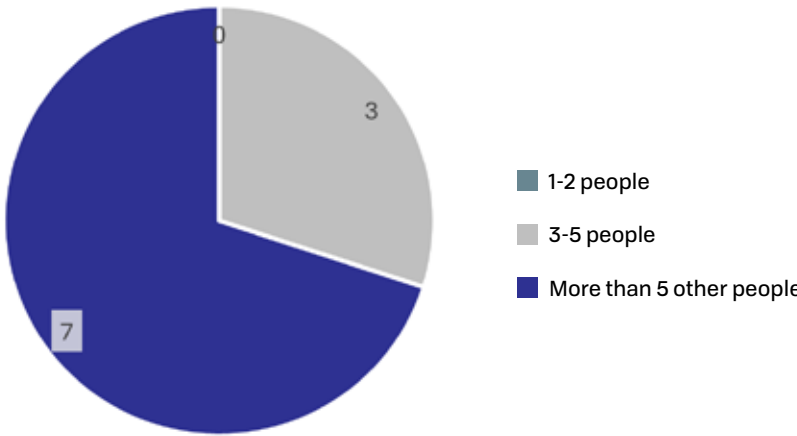


Work & Meetings with Other Departments

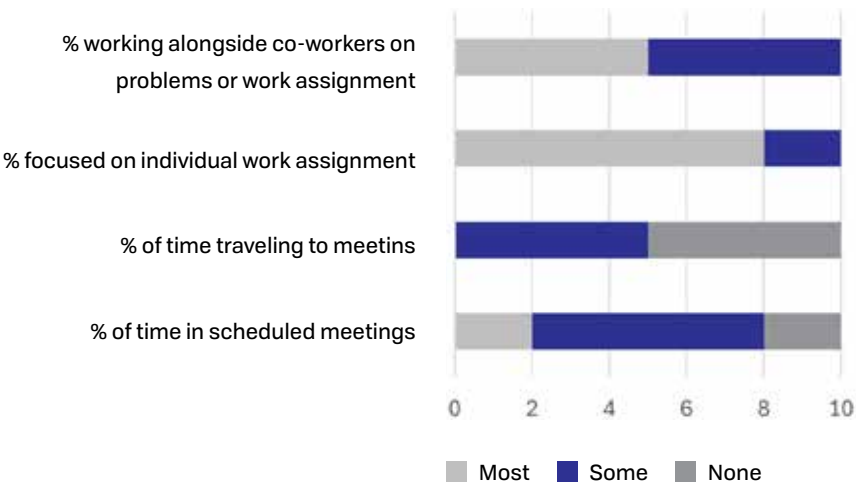
Police Officers of Hurricane City are isolated from other city employees during their shifts; half of respondents said they work with other departments less than 8 hours per week. When officers do communicate with other departments it is usually through email or a phone call. This is understandable as the majority of sworn officers are in the field during their shifts, including for most of their report writing. With this information, it is then easy to understand that most of an officer's time is focused on their individual work assignments, and only a sliver of their time is spent working with colleagues on a particular problem or assignment.

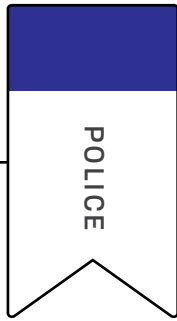
When officers participate in meetings, it is usually a large meeting with more than five people. These could be shift briefing meetings, training, or other similar activities. As the City is forecast to continue its exponential growth, the police department will grow with it. That means that more officers will be needed on shift at any one time and that there will be 24/7 coverage of officers. Both circumstances will dictate more meetings, training, et cetera.

When I am in a scheduled meeting it's usually with

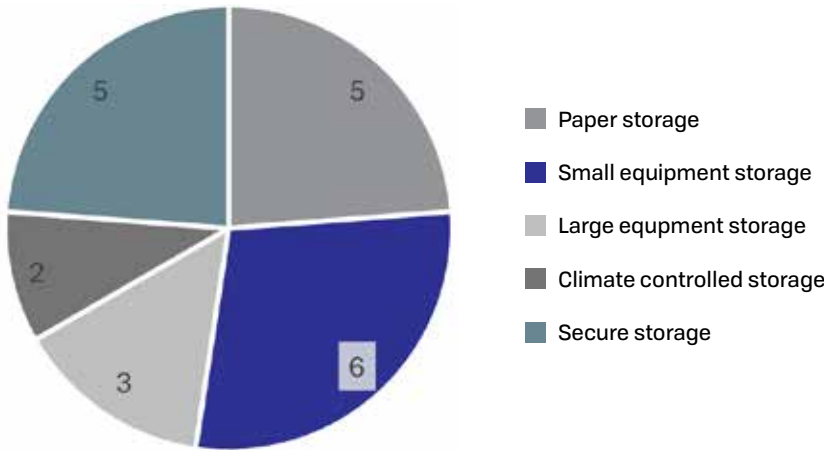


During a typical week I usually spend

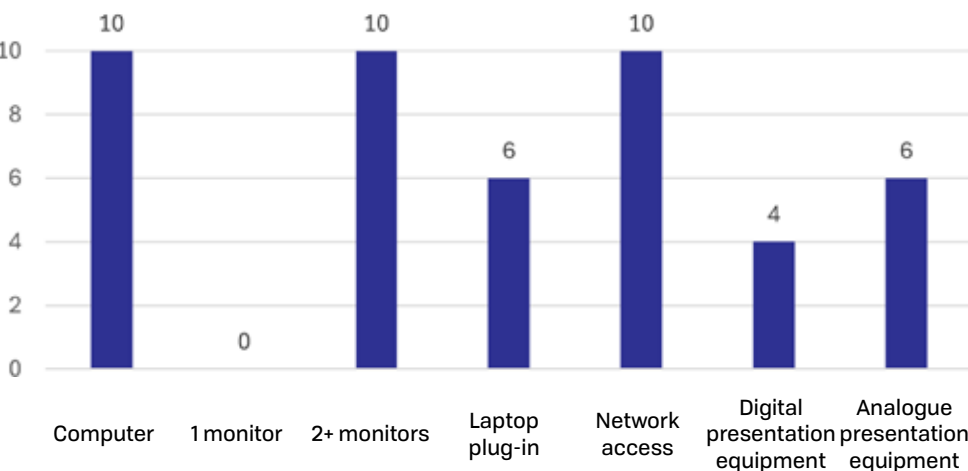




Storage needs



Equipment required to perform your work duties



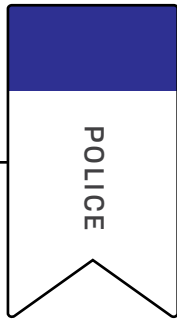
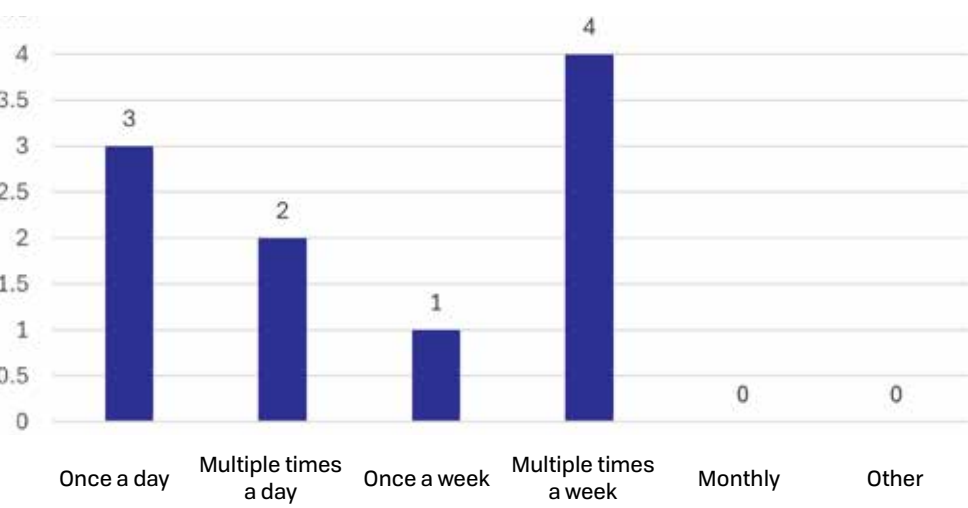
Equipment Needed to Perform Duties

Officers, both in the field and based at the station, utilize their computers often. Office staff utilize a computer tower set up, but it is likely that field staff and senior staff would benefit from laptops. Laptops would allow field officers, like patrol officers, to continue to operate predominantly from their vehicles, while senior staff would be able to travel easily to meetings.

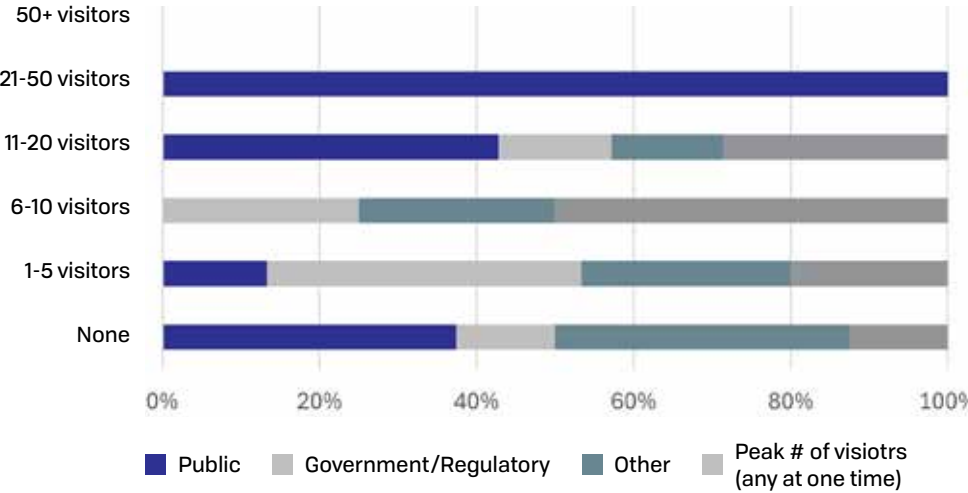
The Police Department utilizes a wide range of storage facilities. They require paper storage for records. Evidence can be both large or small items. Larger evidence items could possibly be stored in a secure, undisclosed location off-site. Regardless of final location, all evidence and records for the police department needs to be securely stored due to the sensitive nature of the items. Select evidence might also require climate controlled settings or other standards to not only maintain the item but to ensure the health of the officers working nearby.

The final storage solution in a new police station needs to be secure as mentioned above to maintain the chain of custody but very accessible as well. Officers are continually checking in evidence that is to be stored or processed at the crime lab. The individuals working in the crime lab will access the evidence storage as they process and then store the items brought in by officers. And officers will need to potentially take evidence to court proceedings.

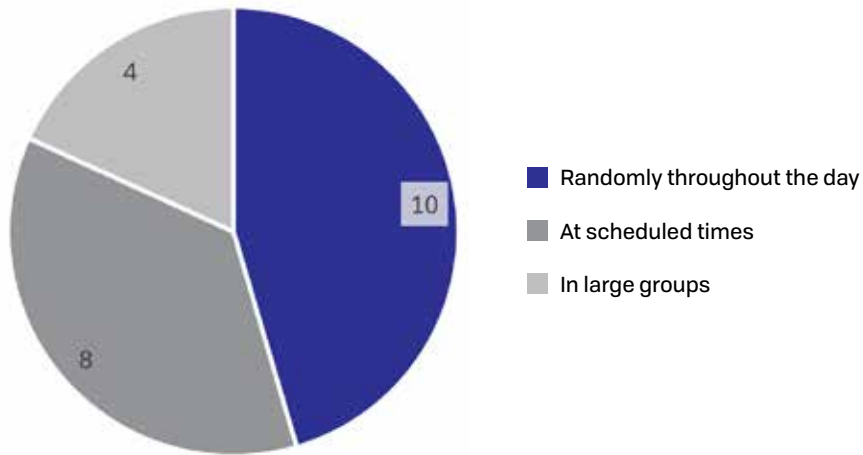
How often do you access your space?



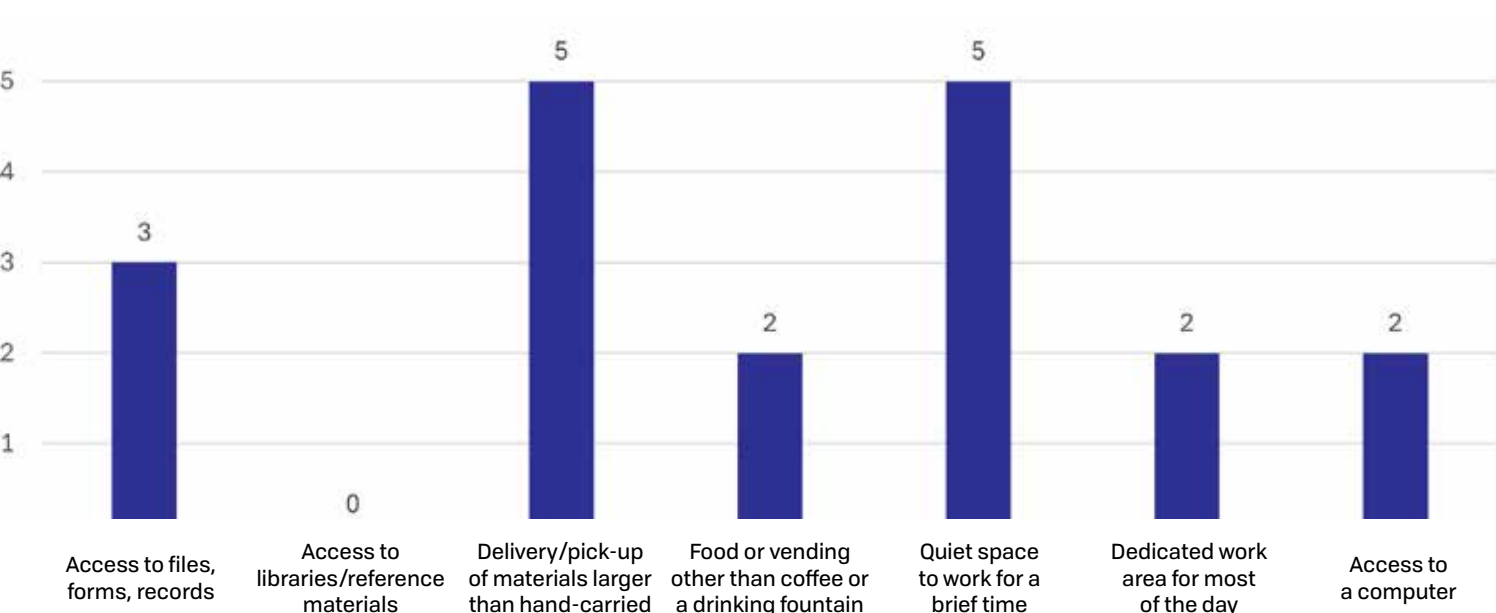
Average number of daily visitors and type of visitors



These visitors arrive



These visitors require accomodations for



Visitor Access to City Employees

The police department experiences a range of visitors to the station. All respondents to the survey said that they experienced individuals randomly coming to the station throughout the day, but 80% said that they also have individuals that come to the station for scheduled meetings. The majority of these individuals are from the public, but there is a certain amount of visitors from regulatory or other governmental agencies that will come to the police station.

Individuals who do come to the station may require a mix of accommodations. They might need to access a form or file or they might be picking up an item. Occasionally they will require a space to work a small amount of time and possibly access to a computer. Depending on the nature of the individuals requiring a workstation, hoteling desks could be established as part of the program on either the secure or non-secure side of the main lobby.



Individual Interviews

LISTEN | February 20/21 and March 08, 2024

FFKR/DE conducted interviews with select senior staff over a number of days in February and March 2024. Interviewed individuals included the mayor, city manager, city attorney, human resources manager, treasurer, finance manager, payroll manager, police chief and deputy police chief, public works director, city engineer, building official, planning director, utility staff, and permit techs. Interview notes will be provided in the appendix of the final report.

During the interviews, FFKR/DE delved into more granular details based on the survey responses that were received. We explored more about furniture and equipment needs and how storage is used currently. The in-person interviews also allowed our team to obtain first hand experience walking through the spaces used every day by city staff to see how they are used.

A common comment made in both the interviews and surveys was the lack of employee restrooms and a proper break away for employees. Both of these comments hint towards employees wanting a common area for them to gather, away from their desks and conference rooms away from the public eye. Studies show that a central employee hub boosts employee morale and therefore, productivity. A well designed employee break area is often used as a recruitment tool in current office design.



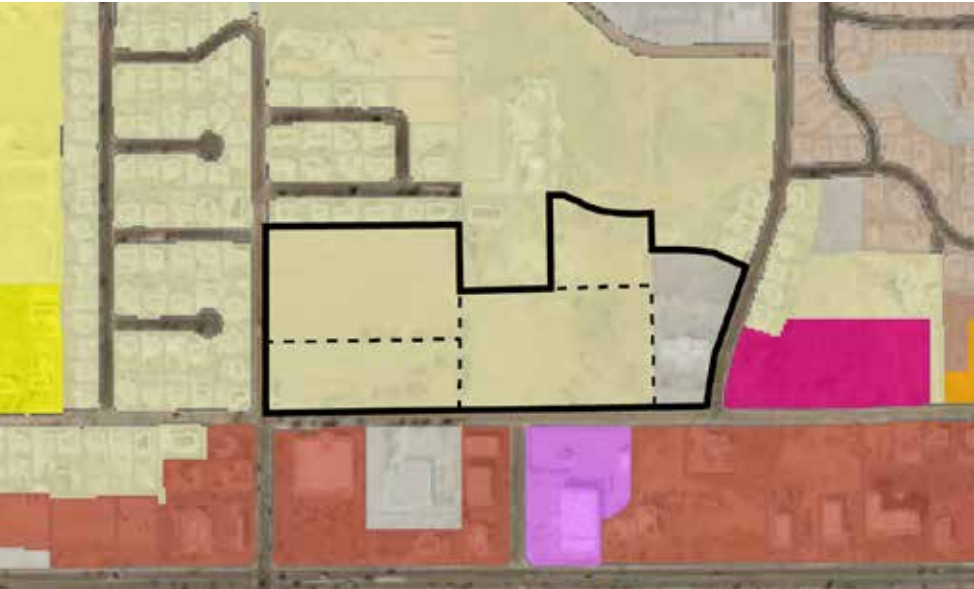
Experience Mapping

LISTEN | February 20/21 and March 08, 2024

A specific highlight of the individual interviews was the development of an experience map. These maps are efforts to see a “day in the life” of each employee so space plans are developed to reflect an employees specific work flow and identify items used in an average day to complete their work. A full sheet will be dedicated to each experience map completed in the appendix of the final report.

During these exercises, FFKR/DE would ask the individual to walk us through a typical day or regularly scheduled meetings/events they attend as part of their work. The space users provided information such as how/where do they enter the building, what type of work do they do in the morning, where they eat lunch, what work they accomplish, and when they typically leave.

Once we had completed a quick overview of a typical work day, we discussed irregular work days and activities, what would happen only monthly, quarterly, or yearly and other activities critical to their job. Events ranged from preparation, planning commission, city council meetings, and city events.



Legend:
City Owned Land Boundary —————
Individual Plat Boundary - - - - -

Zoning Classification

A-10: Agricultural - 1 Unit Per 10 Acres
A-5: Agricultural - 1 Unit Per 5 Acres
RR: Recreational Resort Zone
OS: Open Space
RA-1: Residential Agricultural - 1 Unit Per Acre
RA-0.5: Residential Agricultural - 2 Units Per Acre
R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
RM-1: Multi-Family - 6 Units Per Acre

RM-2: Multi-Family - 10 Units Per Acre
RM-3: Multi-Family - 15 Units Per Acre
MH/RV: Mobile Home - RV
GC: General Commercial
PC: Planned Commercial
HC: Highway Commercial
NC: Neighborhood Commercial
BMP: Business/Manufacturing Park
M-1: Light Industrial
M-2: Heavy Industrial
PF: Public Facility

Zoning Implications

The current area set for possible development by the city is made up of four parcels of land totaling 20 acres. A portion of the parcel that is furthest east (where city hall is currently located) is zoned as a public facility; it is unclear why part of the parcel is zoned differently than the other portion. The remaining portions of the city parcels are zoned as R1-10 which means that there can be one single family residential home built every 10,000 square feet or approximately every quarter acre. The maximum building height for the R1-10 is 35 feet. All buildings must be 10 feet apart. Buildings are only permitted to cover 50% of the lot.

Setbacks:
Front: 25 feet Side: 10 feet (interior side yard)
Rear: 20 feet 20 feet (street side yard)

However, government services buildings are not permitted in the R1-10 zone. Per the Hurricane City Code of Ordinances, governmental service buildings are not listed as either permittable, conditional use, or a not permitted use in the public facility zone. This will necessitate a change in zoning to at least one parcel for a new civic center and police station. If the City chooses to develop the remaining land in the future, it is likely that those parcels will also need to have their zoning changed.

A planned commercial (PC) zone does permit the use of government services buildings and a maximum building height of 55 feet. A planned development overlay zone could also be pursued for the civic center property along with any rezoning that might occur.

Adjacent lots to the civic center parcels are also R1-10, HC (highway commercial), NC (neighborhood commercial), public facility, or M-1 (light industrial).

Zone Change Requirements

(The zone-change process usually takes 1 - 2 months.)

- Prepare zone change maps.
- Review and comment by Joint Utility Committee.
- 10-Day Public Notice.
- Public Hearing before the Planning Commission (Planning Commission will take public comments and make a recommendation to the City Council to approve, approve with modifications, or deny the zone change request).
- City Council Meeting (for a final decision).

After the zone change is completed, a Site Plan will need to be approved before any actual construction can commence.

Site Plan Requirements: (This process can take several months depending on the complexity of the review of constructions drawings.)

- Preparation of a Preliminary Site Plan reflecting a realistic layout of how the property is proposed to be developed.
- Review and comment by Joint Utility Committee.
- Planning Commission Meeting and Approval.
- Submit construction drawings for review and comment by Joint Utility Committee.
- Submit Final Site Plan for Planning Commission approval.
- Notice to Proceed issued to begin construction.

(Note: If rezoning to Planned Commercial, the preliminary site plan will have to be approved concurrently with the zone-change process.)

Demographics of Hurricane City – Fast Pace of Growth General Statistics

Population projections played a significant role in the analysis of projected space needs. During interviews and analysis of spaces, a population between 70,00 to 300,000 was considered.

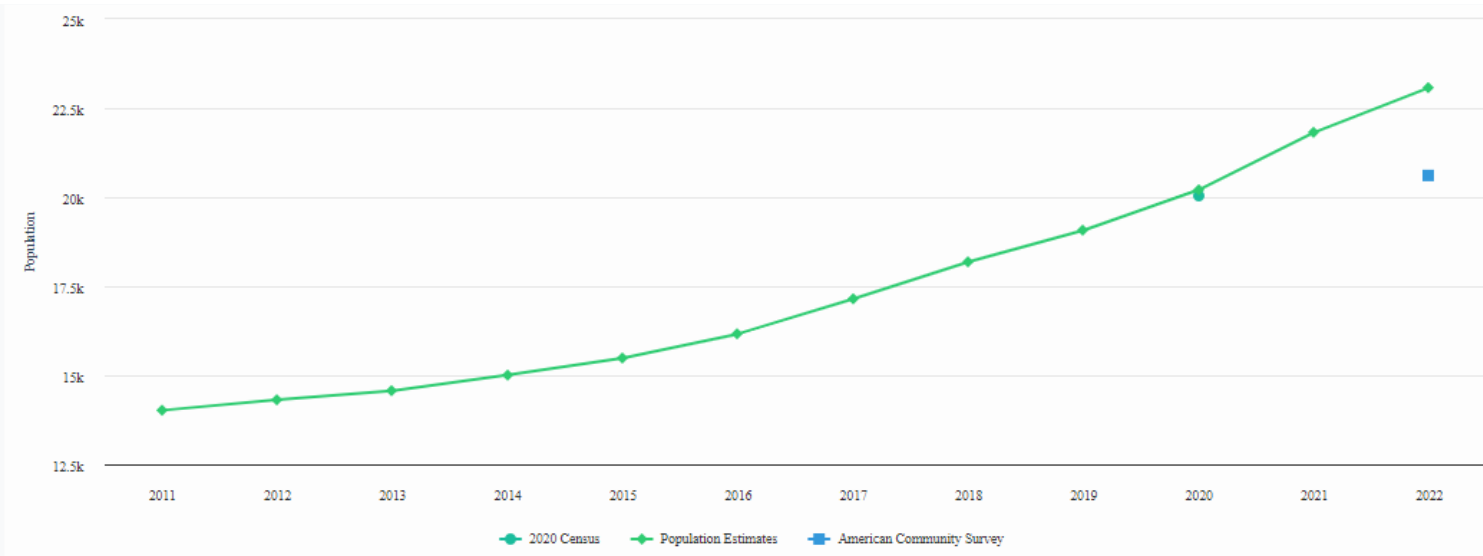
For example:

If the police department grows 2-3 (2.5 average) patrol officers per year for 20 years, then the department will grow by approximately 50 officers, for a total of 85 patrol officers.

The police departments goal is to maintain a ratio of 1 sergeant to 5 officers. The increase in patrol officers would therefore increase the number of sergeant supervision.

Population	Growth	Population Projections
2020: 20,209	5.16% Annually	20 years 2044: 69,989
2024: 25,587		50 years 2074: 316,627

Hurricane Population Growth Curve



Continuous warm weather and beautiful landscapes attract many visitors.

Area Attractions

Recreation

Parks, Monuments, Trails

Geological Features

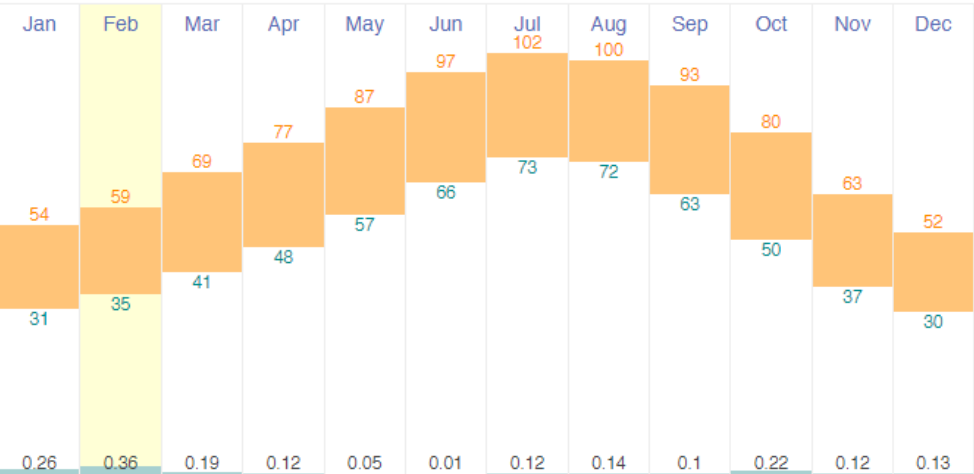
Grand Canyon Red Rock, Pine Valley Mountains

Proximity to Hot Spots

Zion, Brian Head, St George, Las Vegas

Annual Weather Averages Near Hurricane

Based on weather reports collected during 1985–2015.



February Climate & Weather Averages in Hurricane

High Temp: 59 °F	Precipitation: 0.36"	Wind: 4 mph
Low Temp: 35 °F	Humidity: 54%	Pressure: 30.08 "Hg
Mean Temp: 47 °F	Dew Point: 25 °F	Visibility: 12 mi

Quick Climate Info

Hottest Month	July (88 °F avg)
Coldest Month	December (41 °F avg)
Wettest Month	February (0.36" avg)
Windiest Month	June (8 mph avg)
Annual preclp.	1.82" (per year)

Weather by CustomWeather, © 2024

City Architectural Historic Character



PRIVATE RESIDENTIAL WOOD FRAME



COMMERCIAL STONE



COMMERCIAL STONE



MERCHANTILE & 2ND STORY HOUSING WOOD FRAME



RELIGIOUS MASONRY



EDUCATIONAL MASONRY



EDUCATIONAL MASONRY

Hurricane City's architectural language since the time it was settled in 1896 started with wood, masonry, and stone materials for public buildings to support its agricultural community.

This tradition has continued today with mercantile, educational, and religious buildings throughout the city.

The new Hurricane City Civic Center should capture this unique character of materials to maintain a sense of historic respect and recognition.



1984



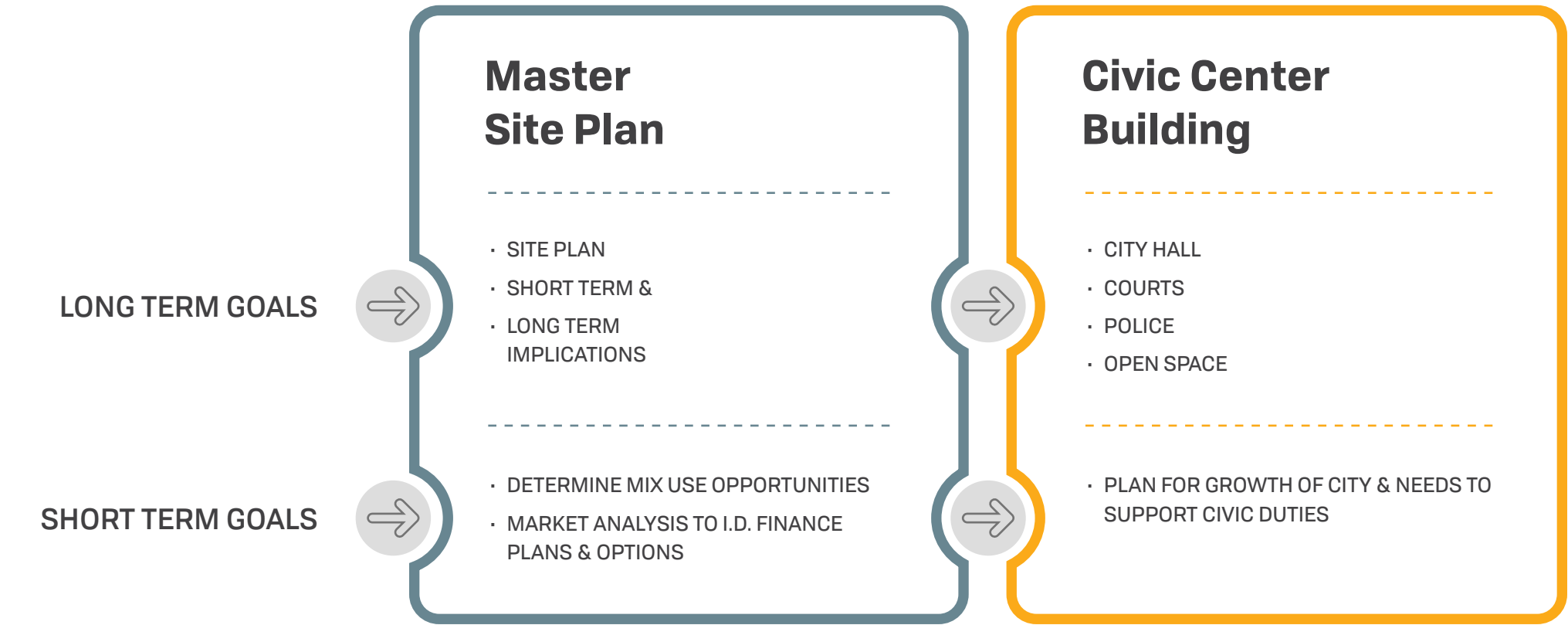
2022

HURRICANE CITY – TIME COMPARISON
Kem Gardner Institute estimates that Hurricane City will grow by 2.5 times by the year 2060 - projected to grow from 25,587 to 465,128 occupants



PROJECT VISION

Defining a vision and guiding principles to a project is important to guide future decisions and evaluate priorities. Articulating fundamental purpose as a group establishes consensus and is a measurement of progress and success during the next design phase as the project develops. The intent is to re-visit these goals at each critical milestone of the work, to ensure that the design reflects the core ideas gathered from the stakeholders of the project.



Key Wording Session

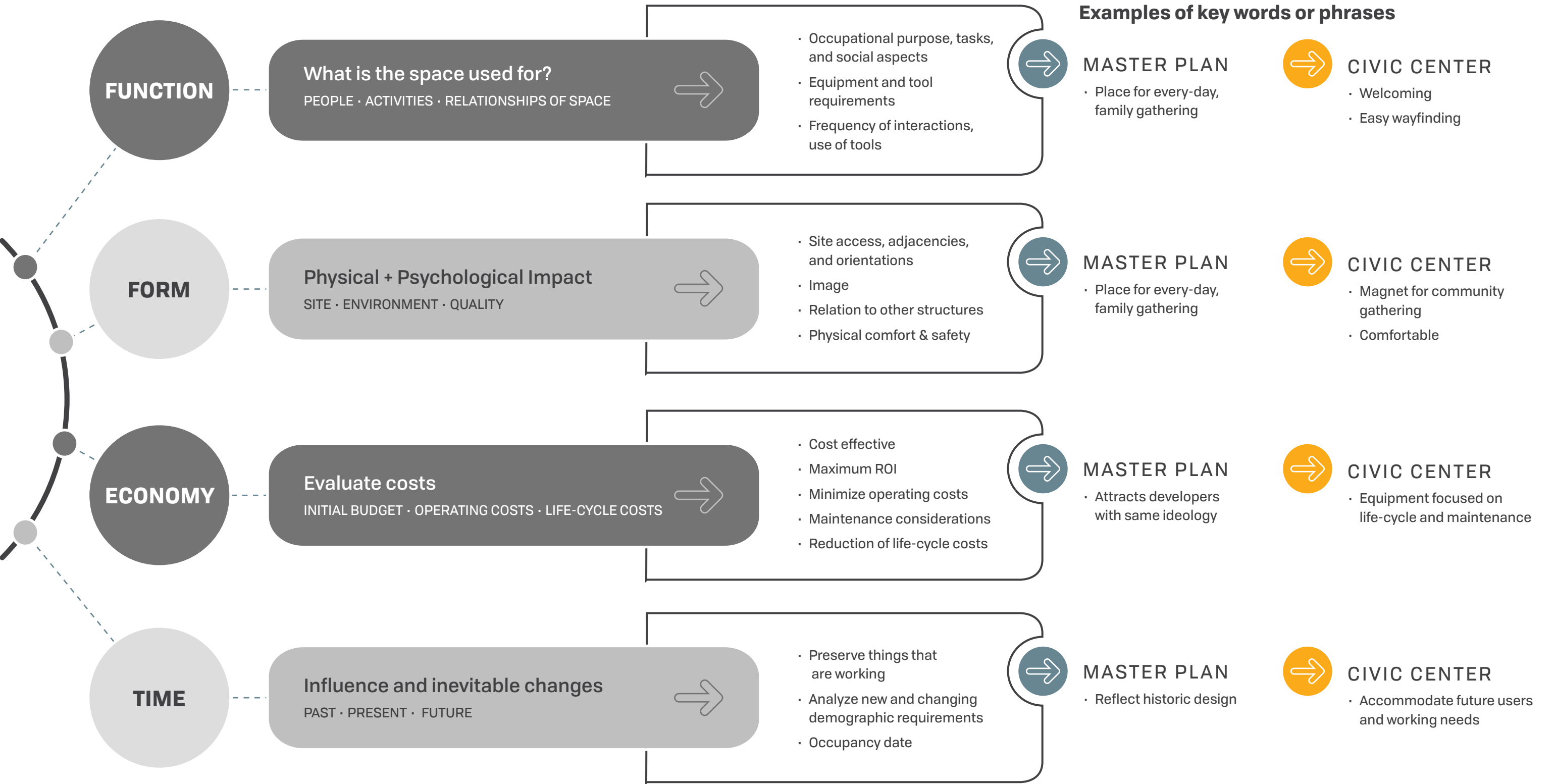
A collaborative Visioning Session took place with the Steering Committee on February 20th where with a focus to define collaborative goals. Each team member was to contribute all thoughts and dream big.

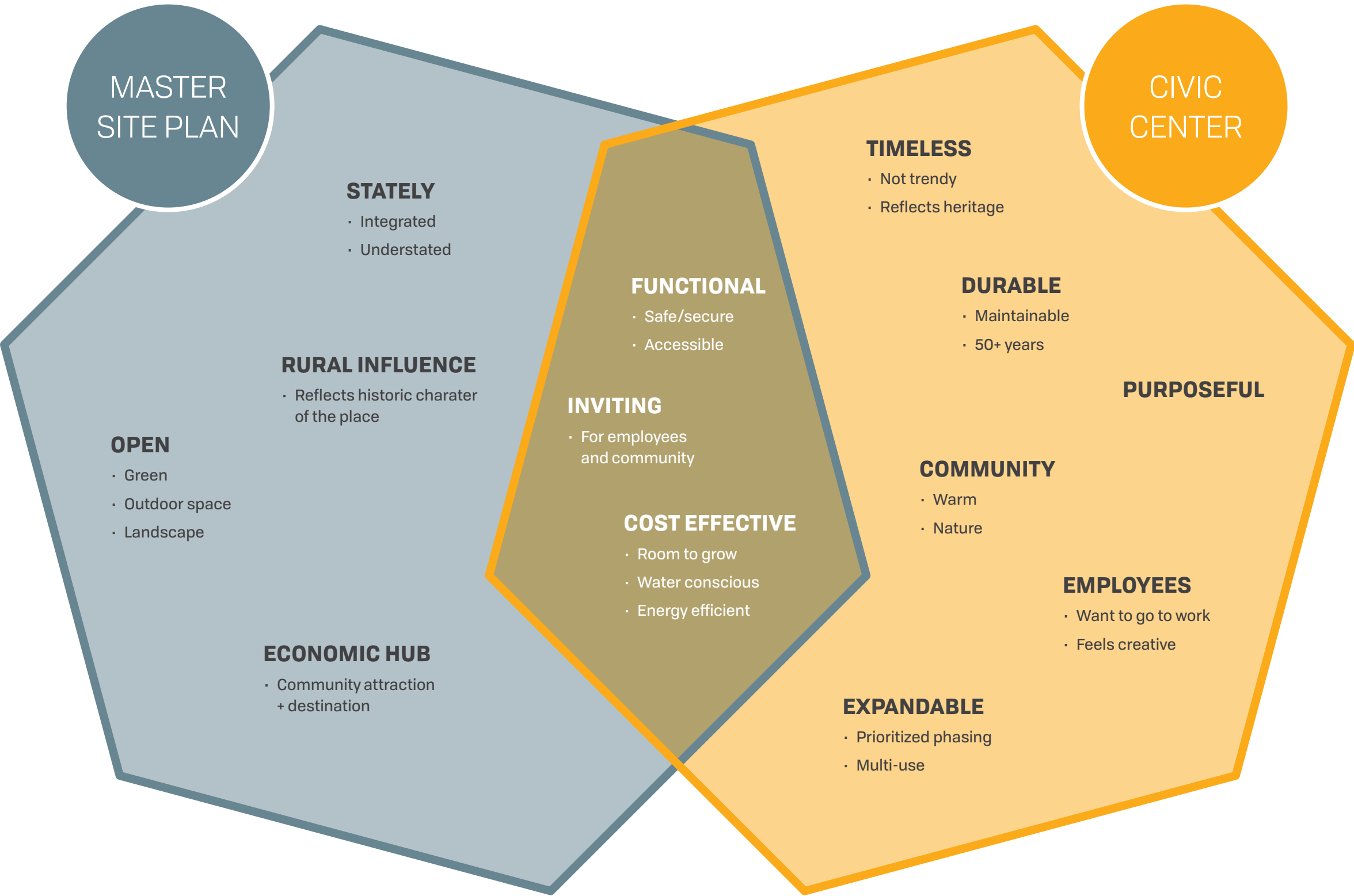
The words from this session evolved from key concepts that classify all typical projects, which include Function, Form, Economy, and Time, as outlined in the graphic on page 25. The team was encouraged to write five of their own words on sticky notes, that were then placed on a communal board and organized into common themes.

The collective and reoccurring themes for both the master site plan and the civic center include 3 key principals: **FUNCTIONAL, INVITING, COST EFFECTIVE**

These principals translate to several concepts that are fluid between several subconcepts.

- Durable, Efficient, Expandable, Room to Grow*
- Safe, Secure, Accessible for Community, Attractive to Employees*
- System Efficiencies – Energy and Water, Durable*





Connections

FUNCTIONAL

- Efficient
- Expandable
- Room to grow

INVITING

- Want to go to work
- Stately
- Timeless
- Reflects heritage
- Rural influence

COST EFFECTIVE

- Multit-use
- Room to grow
- Water concious
- Energy efficient

GOALS

Building on the goals and guiding principles outlined in the keywording session, the next phase of design should explore solutions that incorporate these concepts spatially through the built environment. Some design strategies to follow this through are described below.

INVITING

Community Member Experience

- Clear circulation and universal accessibility
- Create a vibrant experience that celebrates nature and the community
- Areas for all types of people should be a draw to help the community come together and be active, reflecting the integral nature and history of activities in Hurricane City, like bicycling, walking, and enjoying the outside environment and places to pause
- The history and image of Hurricane City should be celebrated and displayed through art and display space located in high-traffic areas, for interior and exterior spaces

Site Circulation

- Public entrances should be clearly highlighted, and any private employee access – particularly for Police & Courts, should be screened and monitored with cameras
- Clear exterior signage and architectural entrance elements should be considered to encourage intuitive wayfinding and enhance user experience.

Employee Comfort

Research shows that improved employee amenities that focus on comfort and safety maximize productivity. Comfortable work environments also aid in employee recruitment and was a topic of discussion during departmental interviews.

- Access to natural light and views
- Where windows are not possible, skylights or borrowed light are considered
- Strategies for improved air quality through HVAC system selection
- Strategies and targets for noise control and acoustical privacy
- Safe and resilient building structural systems
- Organization of spaces to encourage employee interaction
- A variety of spaces, both interior and exterior, should be offered to employees to encourage movement and provide varied experiences during the day

Material Selections

- Connection to the natural environment (ie: connection to windows the focus on site views)
- Low VOC, non-hazardous finishes that have material transparency

FUNCTIONAL

Technology

- Recommendations for technologies that are reliable, easy to use, and flexible
- Main public entrances should be monitored, but also support a welcoming atmosphere
- Building access, interior and exterior, to be controlled by card reader access
- A separate Police entrance is essential and is required to be heavily secured

Site Specific Environment

- Building massing and form should be site responsive – taking advantage of the natural grading for access points
- Building orientation should consider views as well as solar impacts to the building and its users and systems.

Material Selections

- Kitchenette or wet areas should receive tile for wall protection
- Durable materials to be placed in high traffic areas
- Initial material selections are very important for longevity and maintenance. A durable material may increase “first costs” but will ensure a functional and maintainable building environment for a longer period and incur less replacement costs.

VISIONING | GOALS & PRIORITIES

Quiet and Active Spaces

- Space plans should be zoned to place louder more active spaces together and away from quieter work zones
- Large assembly spaces could be flexible for multiple uses to support a variety of activities and group sizes
- Programmatic adjacencies should be considered both horizontally and vertically

COST EFFECTIVE

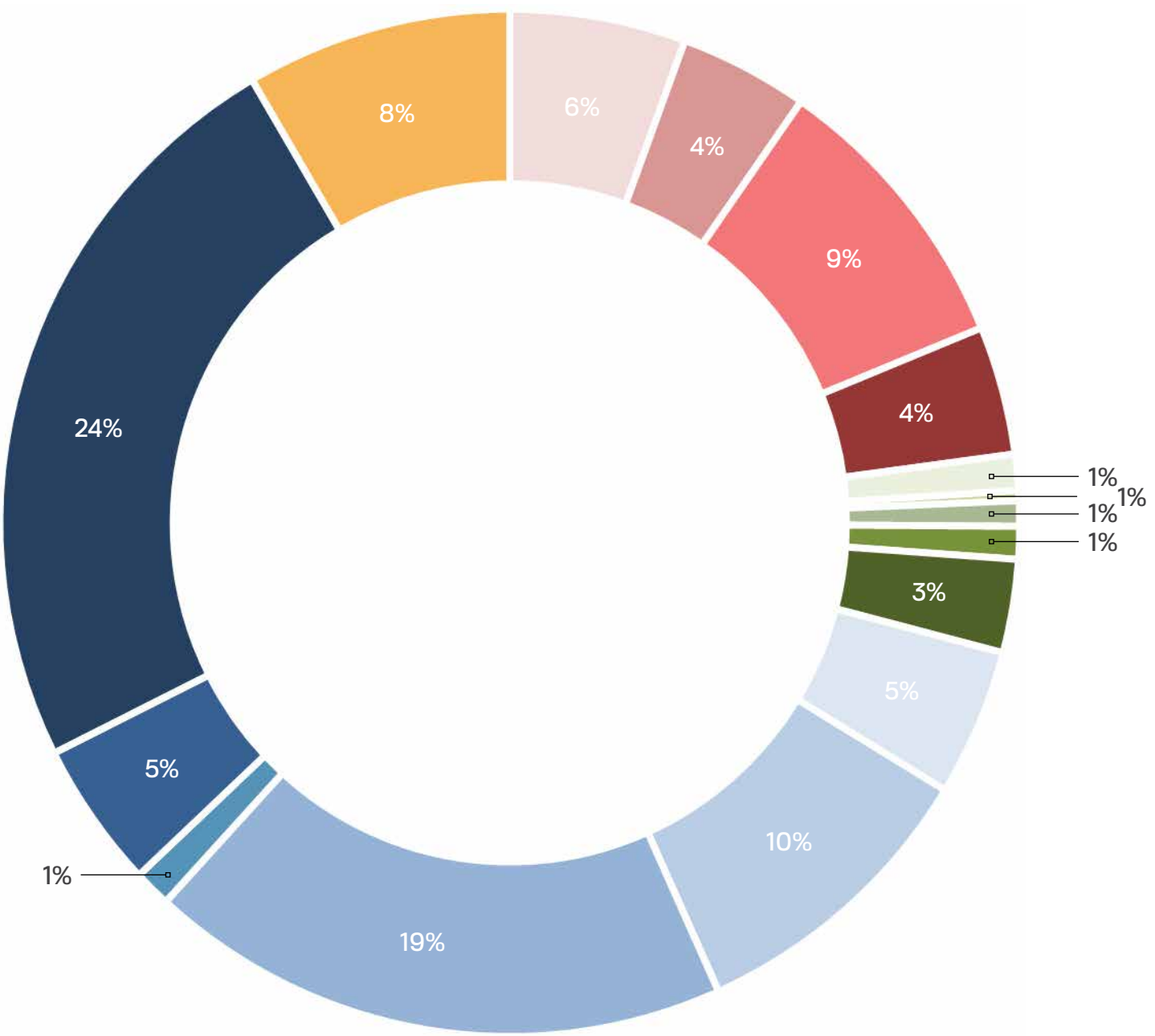
Value-based design decisions maximize value to citizens.

Building Efficiency and Reduction of Life-Cycle Costs

- Efficient structural systems and design
- Selection of energy efficient materials and building systems for a hot climate
- Window systems selections that consider insulation values, shading options, and site orientation will reduce heat gain in the hot environment
- Exterior materials and building orientations that control solar heat gain and limit glare
- Energy efficient power systems
- Energy efficient lighting systems with integrated sensors

Dynamic Building Design

- A flexible, functional work environment achieved through open floor plans and access to technology.
- Main public entrances should be monitored, but also support a welcoming atmosphere.
- A separate Police entrance is essential and is required to be heavily secured.



Legend	
	Police - General Areas
	Police - Office Support
	Police - Community Services
	Police - Investigations
	Police - Patrol
	Police - Admin
	Public Services - Support Areas
	Public Services - Building
	Public Services - Planning
	Public Services - Public Works
	Public Services - Engineering
	Admin - Finance
	Admin - Core Admin
	Admin - Lobby/Community Rooms
	Admin - Council Chambers
	Courts

Program at a Glance

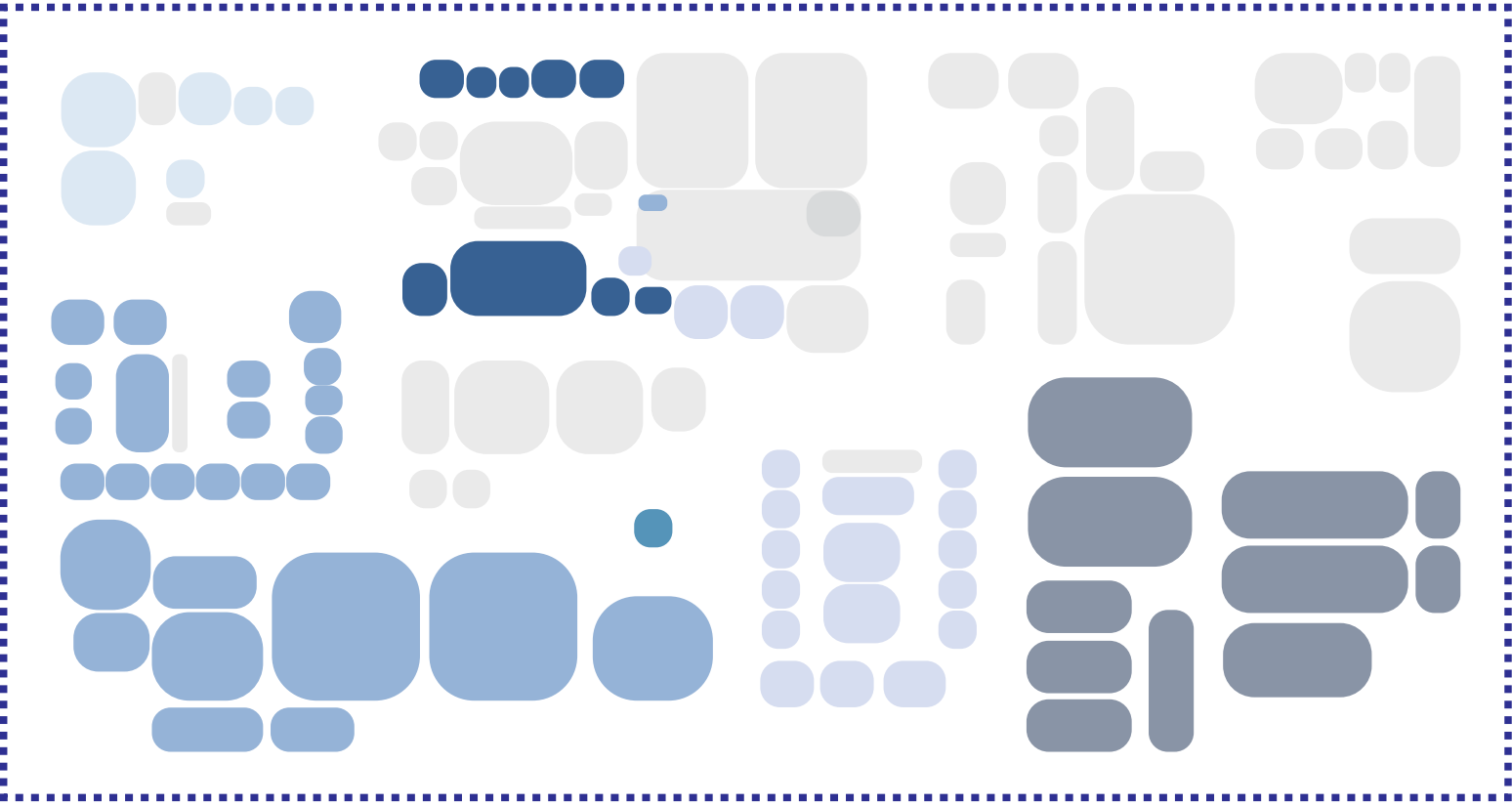
As part of the programming process, a matrix of space and staff needs was developed for all departments and groups that are currently housed in City Hall or at the shared police station and court house off of West State Street and 700 West. General groups are organized first by prime color (administration is red, police is blue, courts is yellow, and public services is green) and then divided into individual functional work groups/departments by a different shade of the prime color.

Space sizing was determined using growth projections as described in Section 2. Other means of sizing was determined based on comparison of departments in similar sized cities in the region. For example, the addition of a director of economic development and bringing IT services in-house. Other areas were included to comply with current best practices in space planning, to create a more welcoming environment for others (such as having a room set aside for nursing mothers), or to improve the work environment for employees by providing better facilities which will also help the city recruit staff.

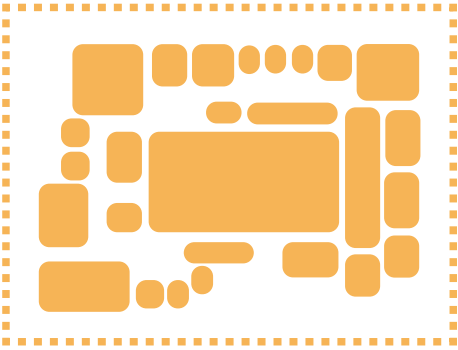
The graph to the left shows the percentage of the overall new square footage for each functional group. The estimated square footage of each general group is as follows:

- Admin - 24,000 square feet
- Public Services - 6,000 square feet
- Police - 65, 000 square feet
- Courts - 9,000 square feet

Public Safety



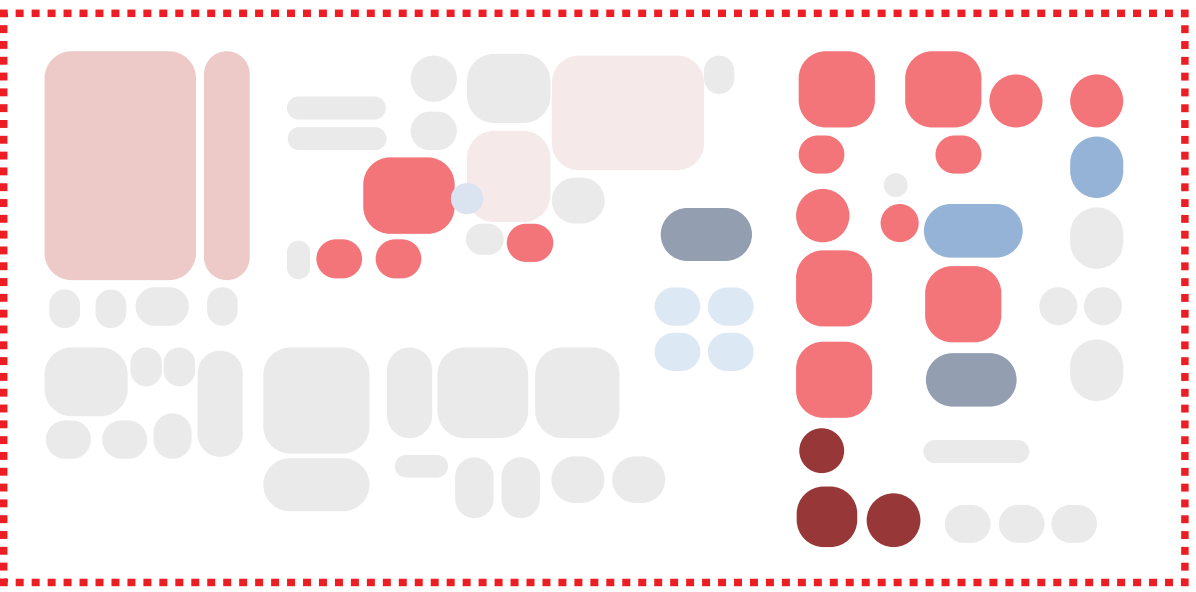
Courts



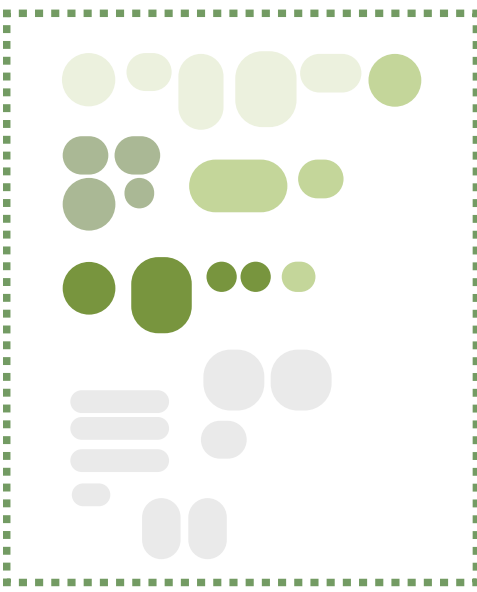
Overall Evaluation of Spaces

The images on this sheet represent all the spaces listed in the upcoming tables. Each of these spaces are drawn at the same scale, meaning that this is an accurate approximation of how much each space or room will occupy relative to other spaces. By having all spaces shown on one sheet, you can start to see how different groups compare to each other in terms of space size. You can also start to see the possibility of utilizing similar sized spaces between groups, whether of groups sharing space or in how the project might be phased in the future. For example, the city council chambers in the administration group is similar to the size of the court room in the courts group. This led us to explore the possibility of these two groups either sharing this space while new facilities were built or renovated. This is more plausible when considering that the city council chambers are mainly used for council or planning commission business at night, while courts would utilize the space during normal business hours.

Administration



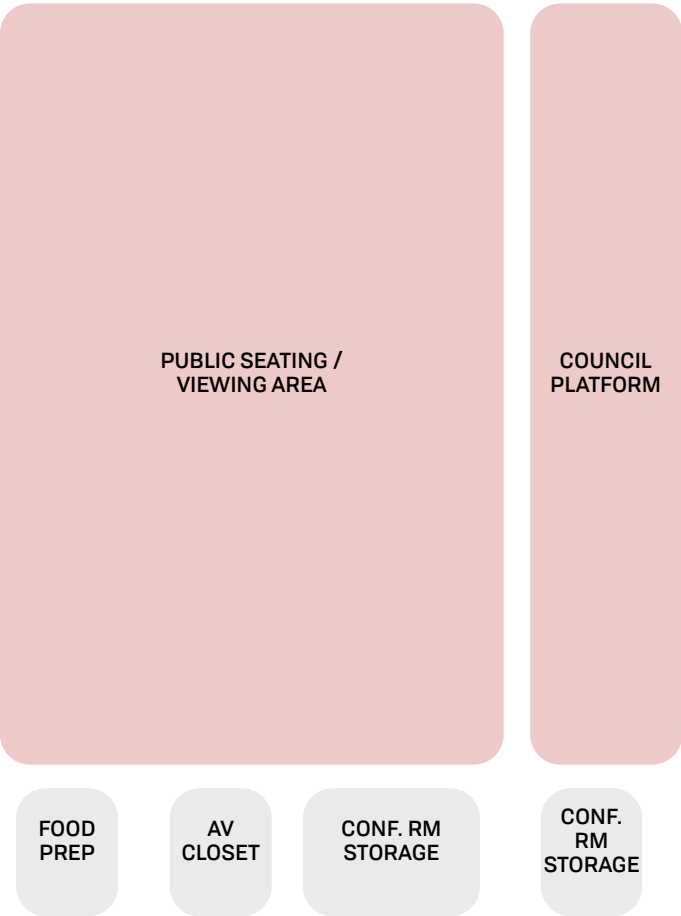
Public Utilities



Note: Larger views of spaces are shown on the following pages along with the table that represents that group/department. Spaces are labelled to help identify each unique space and it's arrangement relative to those nearby. If spaces have a red dashed outline, it is to denote that the space is to be secured in some form.

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Council Chambers								
Council Dais	60'-0" x 12'-0"	720	1	720	Connected to public viewing area	7 desks with AV capabilities (5 council members, mayor, city manager) AV system Display screen	Raised platform	
Public Viewing	60'-0" x 40'-0"	2400	1	2400	Building lobby	Seating for public Podium for public to make comments		
AV Closet	8'-0" x 10'-0"	80	1	80	Public viewing area			
Conference Room Storage	10'-0" x 14'-0"	140	1	140	Public viewing area			
Conference Room Storage	8'-0" x 10'-0"	80	1	80	Public viewing area			
Food/Counter Prep Area	8'-0" x 10'-0"	80	1	80	Public viewing area	Refridgerator, counters		Allow for food to be prepared or laid out for meetings
				3,500				

Council Chambers

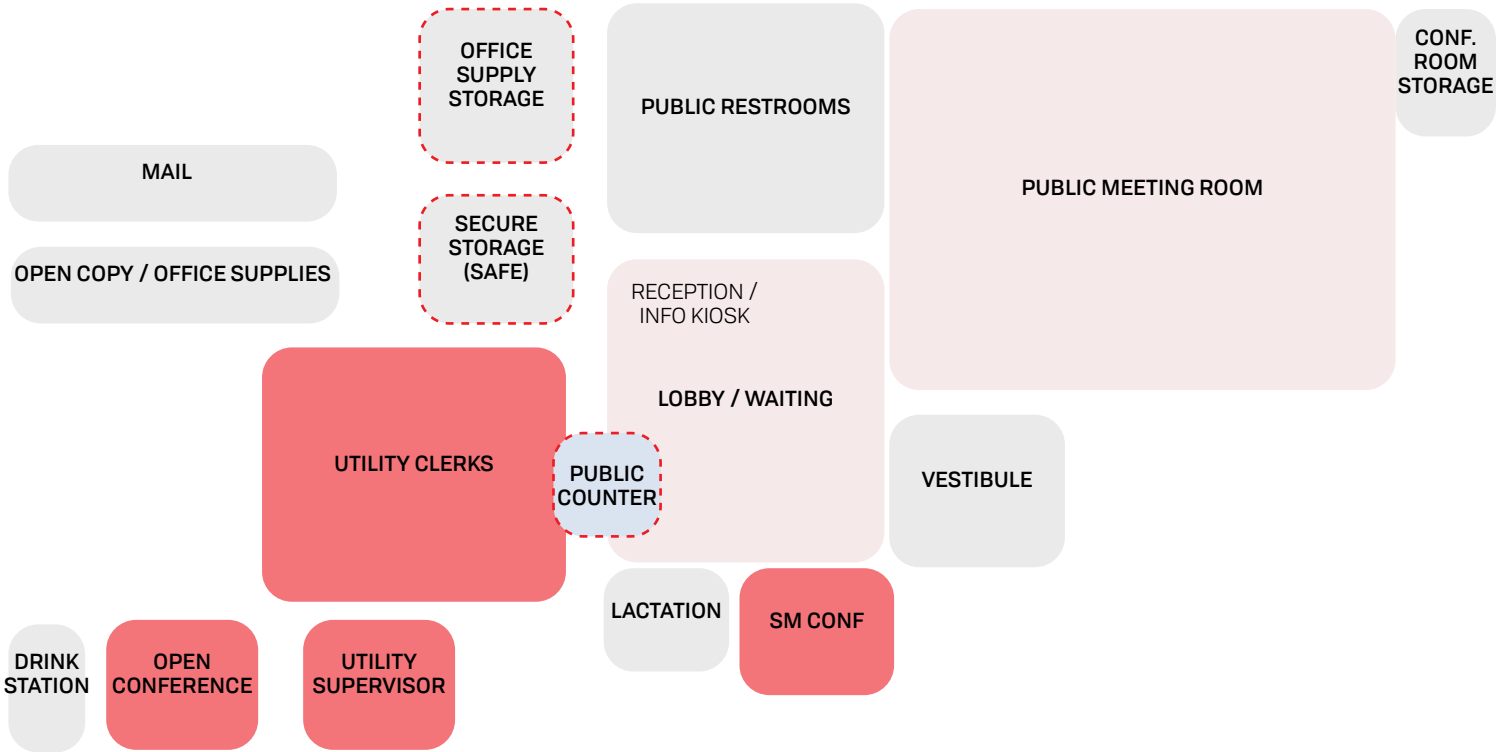


EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Lobby/Public Meeting Rooms								
Public Meeting Room A	20'-0" x 30'-0"	600	1	600	Lobby	AV sound system Display screen		Can be combined with public meeting room B
Public Meeting Room B	20'-0" x 30'-0"	600	1	600	Lobby	AV sound system Display screen		Can be combined with public meeting room A Flex space.
Storage Room	8'-0" x 10'-0"	80	1	80	Lobby Community meeting rooms Council chambers			Chair and/or table storage for public meeting rooms Could be within one of the public meeting rooms
Public Lobby	22'-0" x 24'-0"	528	1	528	Council chambers Community meeting rooms Transaction counter			Information kiosk / reception Vending machine/drinking fountain? Display to show heritage?
Vestibule	12'-0" x 14'-0"	168	1	168	Lobby			
Lactation Room	8'-0" x 10'-0"	80	1	80		Comfortable chair Small refridgerator Cabinets and countertop Sink		Not in public area
Public Restrooms	18'-0" x 22'-0"	396	1	396	Lobby			2 men and 2 women restrooms
Small Conference	10'-0" x 12'-0"	120	1	120	Lobby	Conference Table 4 chairs Display monitor		Up to 4 people
				2,572				

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Lobby/Public Meeting Rooms



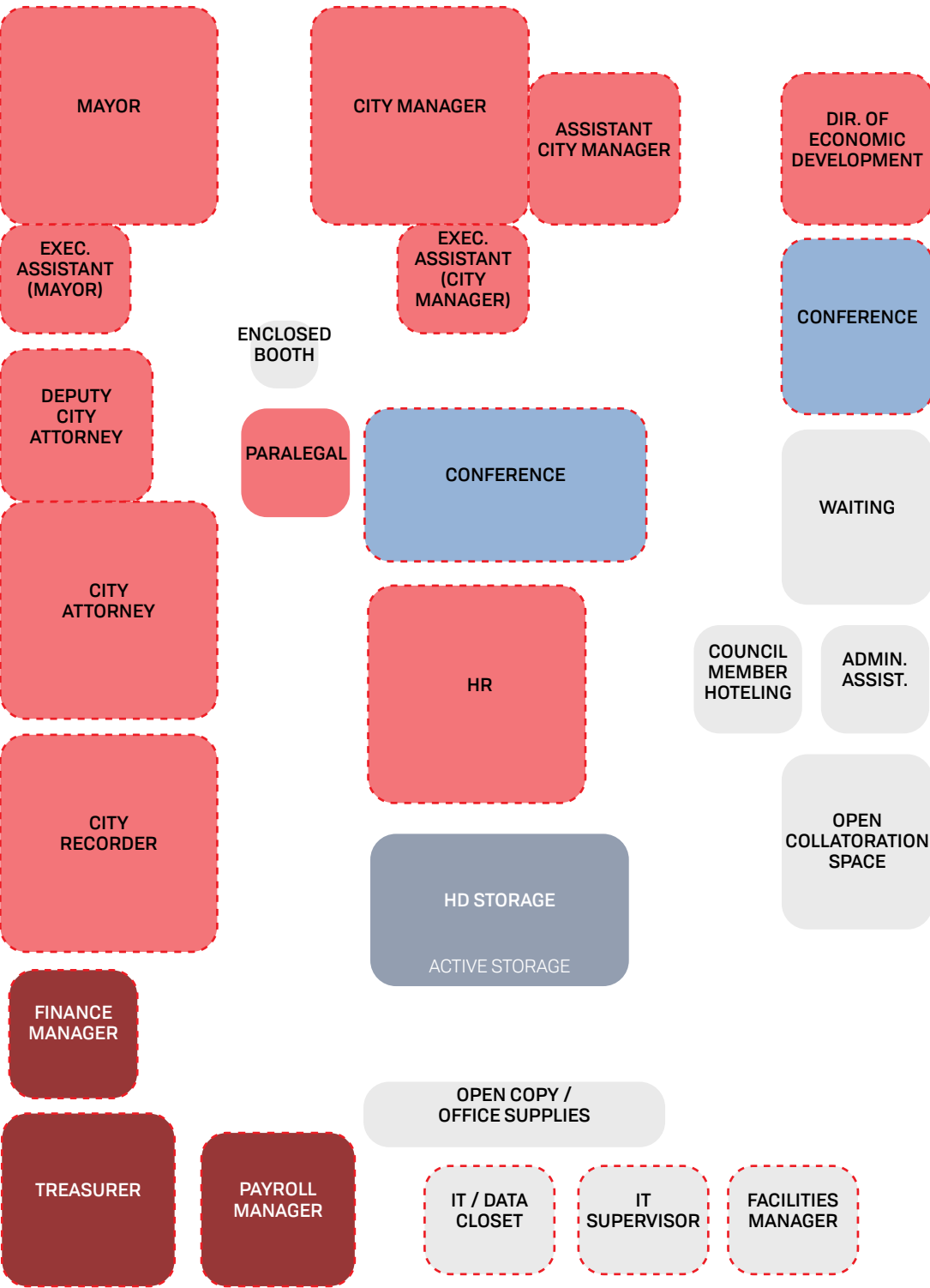
EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Core Administration								
Mayors Office	20'-0" x 20'-0"	400	1	400	City Manager Executive Assistant City Attorney Lobby	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Sound isolation around office Lockable door	Wants to be accessible to the public generally, but also individuals in the office (not behind a desk)
Council Member Hoteling	10'-0" x 10'-0"	100	1	100	Mayors office			
City Manager	20'-0" x 20'-0"	400	1	400	Mayor Assistant City Manager Executive Assistant	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Sound isolation around office Lockable door	
Assistant City Manager	14'-0" x 14'-0"	196	1	196	City Manager	Couch Chairs for small meeting Storage cabinet 2 monitors	Sound isolation around office Lockable door	
Executive Assistant	10'-0" x 12'-0"	120	2	240	Mayor City Manager			
Administrative Assistant	10'-0" x 10'-0"	100	1	100	Waiting Area			Open office
City Attorney	20'-0" x 20'-0"	400	1	400	Mayor City Manager Human Resources Legal File Storage Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Sound isolation around office Lockable door	Printer shared with Mayor, Manager(s), and HR(?)
Deputy City Attorney	14'-0" x 14'-0"	196	1	196	City Attorney Legal File Storage Room	Couch Chairs for small meeting Storage cabinet 2 monitors	Sound isolation around office Lockable door	
Paralegal	10'-0" x 10'-0"	100	1	100	City Attorney Deputy City Attorney			Open office

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Human Resources	20'-0" x 20'-0"	400	1	400	City Manager City Attorney	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Door light Sound isolation around office Lockable Door	Large enough to house HR files Existing employees - paper New employees - digital
Director of Economic Development	14'-0" x 14'-0"	196	1	196	City Manager City Attorney Mayor	Couch Chairs for small meeting Storage cabinet 2 monitors		
Facilities Manager	10'-0" x 12'-0"	120	1	120		2 monitors Storage cabinet Small meeting table		
I.T. Supervisor	10'-0" x 12'-0"	120	1	120		2 monitors Storage cabinet Small meeting table		
IT/Data Closet	10'-0" x 12'-0"	120	1	120				
Open Collaboration Space	14'-0" x 16'-0"	224	1	224	Human Resources	Couches and chairs Low table White board		
Conference Room	14'-0" x 26'-0"	364	1	364		Conference table and chairs Mounted monitor display(s) AV equipment Wall-mounted white boards		Up to 12 people Enclosed
Conference Room	14'-0" x 16'-0"	224	1	224		Conference table and chairs Mounted monitor display(s) AV equipment		Up to 4 people Enclosed
Enclosed Booth	6'-0" x 6'-0"	36	1	36				
Waiting Area	14'-0" x 16'-0"	224	1	224	Executive Assistant			
Break Area	24'-0" x 24'-0"	576	1	576		Microwave Refridgerator Cabinets, countertop, and sink		
Outdoor Break Area	22'-0" x 24'-0"	528	1	528	Break Area			
Storage Room	12'-0" x 24'-0"	288	1	288				
Facilities Maintenance & Utility Room	14'-0" x 28'-0"	392	1	392				
				5,944				

Core Administration Offices



Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Finance								
Treasurer	16'-0" x 16'-0"	256	1	256	Cash Handling	Couch Chairs for small meeting 2 monitors Safe	Secure	
Payroll	14'-0" x 14'-0"	196	1	196	Records Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Secure (if files stored in room)	
Finance Manager	12'-0" x 12'-0"	144	1	144		2 monitors Storage cabinet Small meeting table		
Utility Supervisor	10'-0" x 12'-0"	120	1	120		2 monitors Storage cabinet Small meeting table		
Utilities Clerk	8'-0" x 10'-0"	80	6	480		"L" shaped desk Rolling storage pedestal 2 monitors		Open office area 'Circulation included'
City Recorder	20'-0" x 20'-0"	400	1	400	Records Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors		
Public Counter			1	0			Glass window separating workers from public Secure access to work area	Could be combined with Public Services
Secure Storage	10'-0" x 12'-0"	120	1	120		Safe		Secure
Open Copy/ Office Supplies	6'-0" x 26'-0"	156	1	156		Copier Cabinets and countertops for office supply storage		

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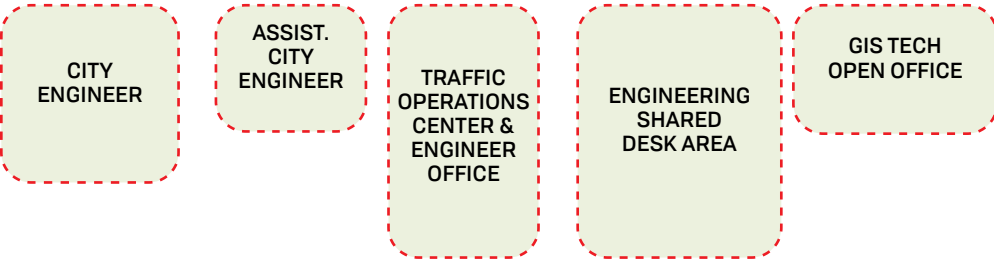
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Records Room	24'-0" x 14'-0"	336	1	336		https://www.spacesaver.com/products/high-density-mobile-systems/standard-mobile-system		Secure High-density areas for inactive ("dead") files Subdivided areas/rows: Human Resources, Legal, Finance, Payroll, Public Access
Office Supply Storage	10'-0" x 12'-0"	120	1	120				
Mail	6'-0" x 26'-0"	156	1	156		Mail box for all employees in administration or finance plus department heads based in other locations (if needed) Cabinents and counters for sorting and preparing mail		
Drink Station	10'-0" x 6'-0"	60	1	60		Refrigerator Cabinets and countertops		
Flex Office	10'-0" x 12'-0"	120	2	240				Additional office(s)
				2,544				
	City Administration Subtotal:			14,560				

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Engineering								
City Engineer	14'-0" x 14'-0"	196	1	196	Public Works Director Plans room BEP Conference Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors		
Assistant City Engineer	10'-0" x 12'-0"	120	1	120	City Engineer Plans room BEP Conference Room	2 monitors Storage cabinet Small meeting table		
Engineer Shared Desk Area	16'-0" x 20'-0"	320	1					Open office area
Water Engineer			1	0	Assistant City Engineer Public Works Director	"U" shaped desk Rolling storage pedestal 2 monitors		
Development Review Engineers			2	0	City Engineer	"U" shaped desk Rolling storage pedestal 2 monitors		
Traffic Operations Center	12'-0" x 20'-0"	240	1	240	City Engineer			Large enough for two engineers desks
Traffic Engineer	8'-0" x 8'-0"	64		0	Assistant City Engineer	"U" shaped desk Rolling storage pedestal 2 monitors		Desk in a traffic operations center
GIS Tech Open Office	10'-0" x 16'-0"	160	1	160				Open office area
GIS Lead			1	0	City Engineer	"U" shaped desk Rolling storage pedestal 2 monitors		
CADD / GIS Techs			1	0	GIS Lead	"L" shaped desk Rolling storage pedestal 2 monitors		
				716				

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Engineering



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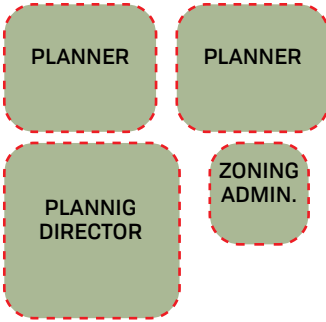
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Public Works								
Public Works Director	14'-0" x 14'-0"	196	1	196	City Engineer	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors		
				196				
Planning								
Planning Director	14'-0" x 14'-0"	196	1	196	BEP Conference Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors		
Planner	10'-0" x 12'-0"	120	2	240	Planning Director	2 monitors Storage cabinet Small meeting table	Would like an enclosed office or sound mitigation in office area	
Zoning Administrator	8'-0" x 8'-0"	64	1	64	Planner Planning Director Public counter	"L" shaped desk Rolling storage pedestal 2 monitors		Open office
				500				

EVALUATE | SPACE SUMMARIES

Public Works



Planning



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Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Building								
Building Official	14'-0" x 14'-0"	196	1	196		Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors	Small bookshelf (keep hardcopy of codes)	Larger office to have daily morning meeting with inspectors
Inspector Work Area	16'-0" x 20'-0"	320	1	320				
Inspector			4	0	Building Official	"L" shaped desk Rolling storage pedestal 2 monitors		General area with desks to plug in iPads to write reports
Permit Tech.	8'-0" x 8'-0"	64	1	64	Public Counter	"L" shaped desk Rolling storage pedestal 2 monitors		
Building & Licensing Clerk	8'-0" x 8'-0"	64	1	64		"L" shaped desk Rolling storage pedestal 2 monitors		
				644				

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Building



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Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Support Areas								
Public Counter			1	0				Could be combined with finance
Conference Room	14'-0" x 26'-0"	364	1	364	Counter area	Conference table and chairs Mounted monitor display(s) AV equipment Wall-mounted white boards		Up to 12 people Enclosed Dedicated to Public Services
Drink Station	6'-0" x 10'-0"	60	1	60		Refrigerator Cabinets and countertops		
Storage Room	10'-0" x 12'-0"	120	1	120		Safe		Space to store surveying equipment
Plan and Map Storage	16'-0" x 16'-0"	256	1	256	Public Counter Conference Room (Public Services)	Counter to roll out plans		Subdivided space for archive files.
Archive Storage	16'-0" x 16'-0"	256	1	256				High-density storage
File Cabinet Storage	6'-0" x 26'-0"	156	1	156				
Mail	6'-0" x 26'-0"	156	1	156		Mail box for all employees in public services Cabinets and counters for sorting and preparing mail		
Open Office Supply	6'-0" x 26'-0"	156	1	156		Copier Cabinets and countertops for office supply storage		
Shower/Toilet Area	10'-0" x 16'-0"	160	1	160	Bicycle Storage Room			
Bicycle Storage Room	10'-0" x 16'-0"	160	1	160	Exterior Wall/Access Point		Floor drain	
				1,844				
		Public Works Subtotal:		3,900				

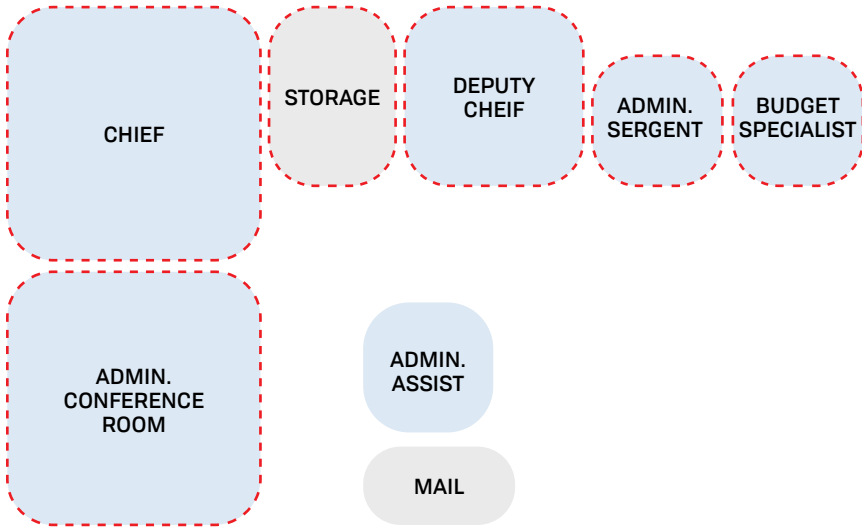
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Support Areas



Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Police Administration								
Police Chief	20'-0" x 20'-0"	400	1	400		"Couch Small meeting table (up to 3 people) Mounted monitor display Storage cabinets 2 monitors"		
Storage	10'-0" x 14'-0"	140	1	140	Police Chief, Deputy Chief	Shelving	Secure	
Deputy Chief	14'-0" x 14'-0"	196	1	196	Police Chief	"Couch Small meeting table (up to 3 people) Mounted monitor display Storage cabinets 2 monitors"		
Administrative Assistant	10'-0" x 10'-0"	100	1	100	"Police Chief Deputy Chief Admin Sergeant"	""""U"" shaped desk Rolling storage pedestal 2 monitors"		Open office
Admin Sergeant	10'-0" x 10'-0"	100	1	100	"Police Chief Deputy Chief"	"Mounted monitor display Storage cabinets 2 monitors"		
Budget Specialist	10'-0" x 10'-0"	100	1	100	"Police Chief Deputy Chief"	"2 monitors Storage cabinet Small meeting table"		
Admin. Conference Room	20'-0" x 20'-0"	400	1	400	"Police Chief Deputy Chief"	"Conference table and chairs Mounted monitor display(s) AV equipment Data ports and outlets in table Wall-mounted white boards"		Plan for 8 people
Mailroom/area	6'-0" x 12'-0"	72	1	72		"Mail box for all employees in police department Cabinets and counters for sorting and preparing mail"		Mail box for all employees
				1,508				

Police Administration



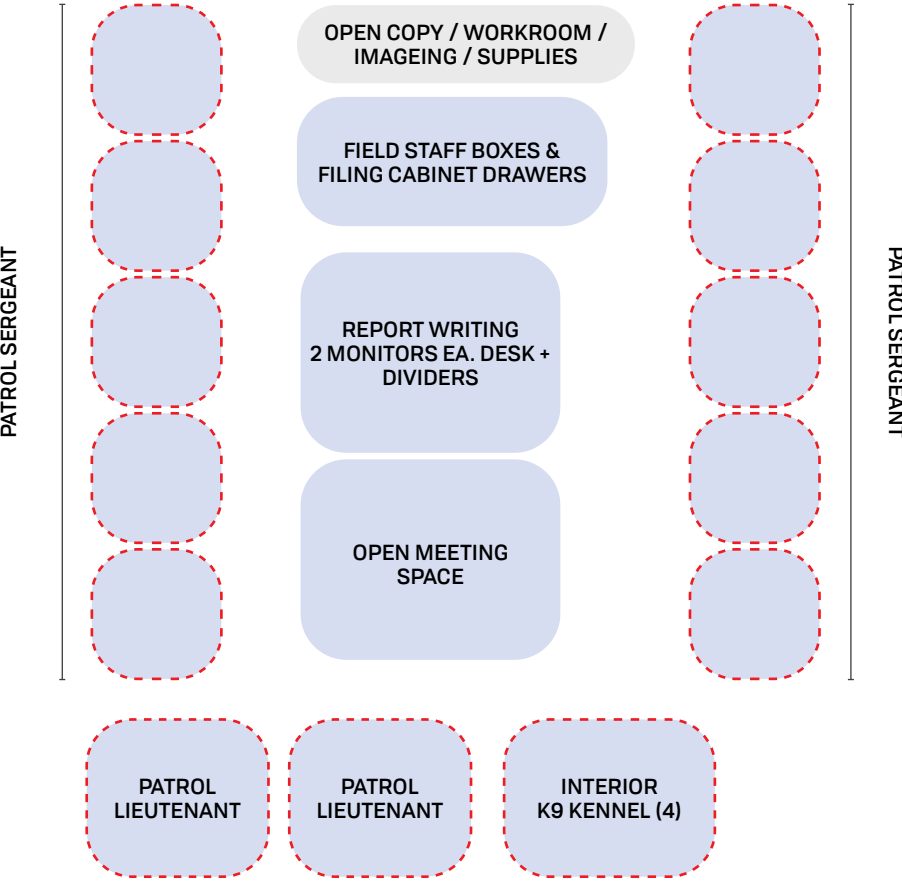
EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Patrol								
Patrol Officers								
Patrol Lieutenant	12'-0" x 14'-0"	168	2	336	"Patrol Sergeants Report Writing Area"	"Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors"		
Patrol Sergeants	10'-0" x 10'-0"	100	10	1000	Report Writing Area	"2 monitors Storage cabinet Small meeting table"		Goal of 5 patrol officers: 1 sergeant
Patrol Officer			80		Report Writing Area	All officers without a permanent desk to have a rolling, lockable file cabinet pedestal		"At current growth rate, add 2-3 patrol officers/year Add sergeants as necessary to stay within goal ratio Motorcycle and Bicycle part of Patrol group"
Traffic								
Traffic Sergeant			1		Report Writing Area	"2 monitors Storage cabinet Small meeting table"		Space could be used for a different purpose.
Traffic Enforcement			3		Report Writing Area	All officers without a permanent desk to have a rolling, lockable file cabinet pedestal		
Motors								
K-9								
Police Officer			4		"Report Writing Area "	All officers without a permanent desk to have a rolling, lockable file cabinet pedestal		
Interior K9 Kennel	12'-0" x 16'-0"	192	1	192	Report Writing Area			"1 space for (4) K9 officers/dogs Consider outdoor pet relief area nearby."
Report Writing Area					Evidence Intake Room			

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Officer Desks	16'-0" x 20'-0"	320	1	320		"2 monitors Space for rolling storage pedestal or to lay out files"		"Hotel desks for use by all officers. Small dividers between workstations. Open office "
Open Meeting Space	16'-0" x 20'-0"	320	1	320		"Couches Meeting table White board"		"Open office area for informal meetings. Can be used for expansion of officer report writing area in the future."
Officer Files	10'-0" x 24'-0"	240	1	240				File cabinet storage (pedestal or non-mobile)
Copy / Office Supplies	6'-0" x 26'-0"	156	1	156		"Copier Cabinets and countertops for office supply storage"		
				2,564				

Patrol



Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Investigations								
Lieute9,440	12'-0" x 14'-0"	168	2	336		"Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors"		
SRO Hoteling Station	10'-0" x 12'-0"	120	1	120	Detective Investigators and Community Services	""L"" shaped desk Rolling storage pedestal 2 monitors"		"4 officers 'One shared desk Will likely work with patrol during summer/school breaks"
Investigations								
Sergeant	10'-0" x 10'-0"	100	2	200	Investigations Lieutenant	"2 monitors Storage cabinet Small meeting table"		Enclosed office.
Detective Investigator	10'-0" x 12'-0"	120	6	720	"Investigations Sergeant Interview Suite"	"2 monitors Storage cabinet Small meeting table"		Enclosed office.
Hoteling Station	10'-0" x 12'-0"	120	1	120		""U"" shaped desk Rolling storage pedestal 2 monitors"		
Interview Suite								
Standard Interview Room	10'-0" x 10'-0"	100	2	200		Bolted down table	One way window	
Soft Interview (Victim Seating)	14'-0" x 14'-0"	196	1	196		"Couch Chairs"		"Fit up to (4) people. Have a computer, table and chairs. Could be used for interviewing with juveniles."
Public Interview	14'-0" x 14'-0"	196	2	392	Lobby			
Observation Room	8'-0" x 10'-0"	80	1	80	Between Standard Interview Room			
Evidence/Property					"ID Lab Patrol Officer Report Writing Area Investigations Officer Work Area"			"High ventilation rates to prevent mildew/mold growth Secure"
Evidence Storage Area's								Secure

EVALUATE | SPACE SUMMARIES

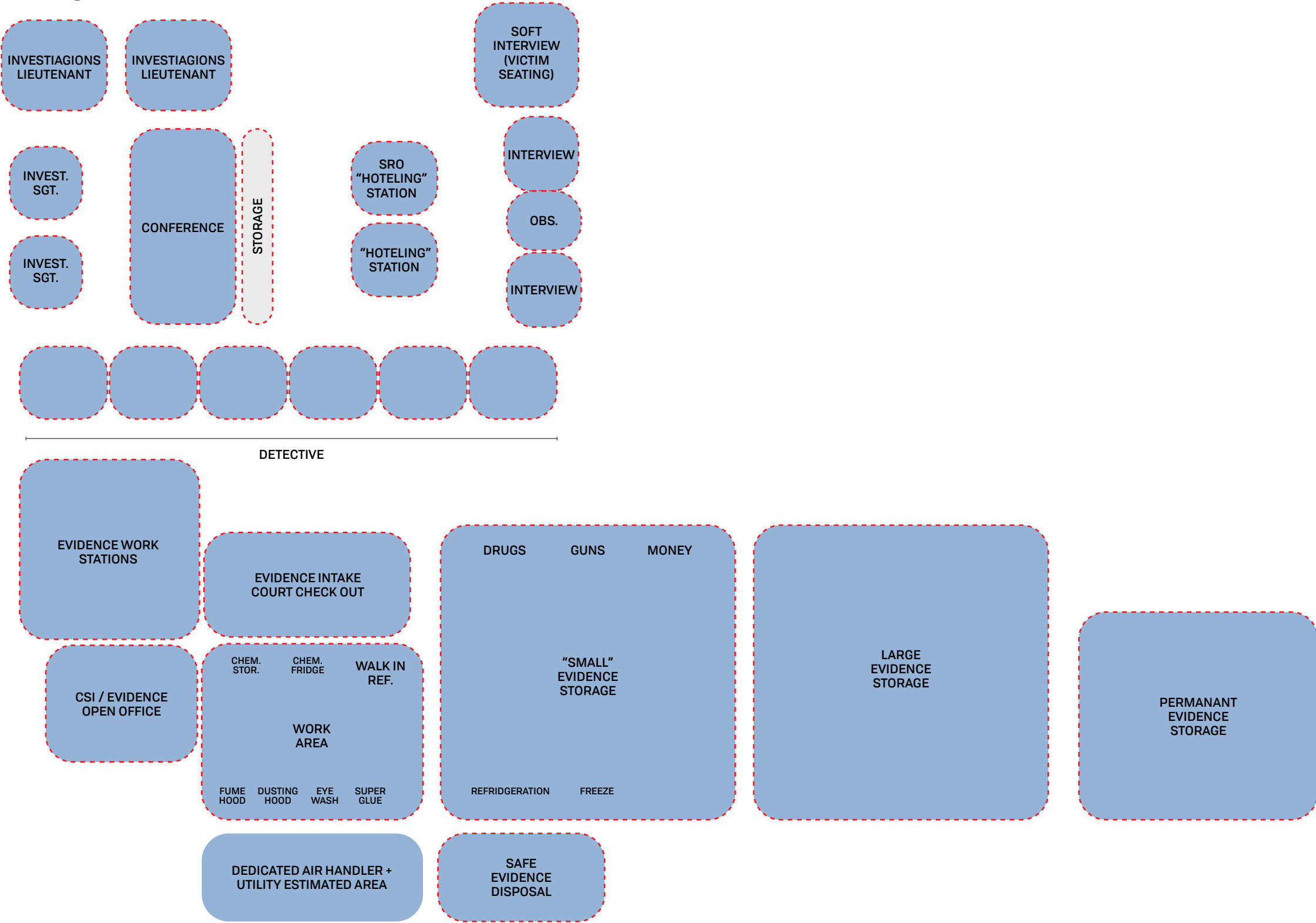
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Small Evidence Storage	40'-0" x 40'-0"	1600	1	1600		"Freezer(s) - could be industrial walk-in Refrigerators - 3-4 minimum https://www.spacesaver.com/products/high-density-mobile-systems/standard-mobile-system "	"Separate, secure rooms for: Narcotics (high ventilation requiried) Guns Money"	High Density Storage
Safe Evidence Disposal	12'-0" x 22'-0"	264	1	264				
Large Evidence Storage	40'-0" x 40'-0"	1600	1	1600				
Permanent Evidence Storage	28'-0" x 32'-0"	896	1	896		Shelving		High-Density Shelving possible
Hold Area	10'-0" x 12'-0"	120	1	120	"Lobby Evidence Area"	"Shelving "		"Evidence storage for owner pick-up or disposal Secure"
Evidence Intake & Court Check-Out	14'-0" X 28'-0"	392	1	392	Report Writing Area (Patrol)	"Deep sink area Stainless steel counters for worktable and barcoding area Evidence drop lockers Bio-dry Unit https://www.spacesaver.com/products/lockers/evidence-locker "		Coded lockers for evidence checkout for court
Evidence Work Stations	24'-0" x 24'-0"	576	1	576	"Evidence Storage Area's Evidence Intake & Property Office Evidence Court Check-Out"	""U"" shaped desk Rolling storage pedestal 2 monitors"		2 full-time, 1 part-time
ID Lab					Evidence/Property	Stainless steel counters throughout		3x current size minimum.
CSI Open Office	16'-0" x 20'-0"	320	1	320	"Lab Evidence Storage Area's Evidence Intake & Property Office"	""U"" shaped desk Rolling storage pedestal 2 monitors"		4 employee workstations
Temporary Lab Storage	10'-0" x 12'-0"	120	1	120				

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Lab Work Area	24'-0" x 30'-0"	720	1	720		Equipment to include: bio-vestibule, dust/superglue/ninhydrin lab, emergency eyewash and shower, dusting fume hood, fume hood with ventilator, superglue chamber, alternative light room, walk-in refrigerations, chemical refrigeration, and chemical storage cabinet		
Conference Room	14'-0" x 26'-0"	364	1	364	"Investigations Lieutenant Investigations Sergeant"	"Conference table and chairs Mounted monitor display(s) AV equipment Wall-mounted white boards"		Up to 16 people.
Storage Room	4'-0" x 26'-0"	104	1	104				
				9,440				

EVALUATE | SPACE SUMMARIES

Investigations



EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Community Services								
Community Policing Officer	10'-0" x 10'-0"	100	1	100	"Lobby Police Chief"	"2 monitors Storage cabinet Small meeting table"		
Possibility for the community services area to be expanded in the future.								
				100				

Community Service



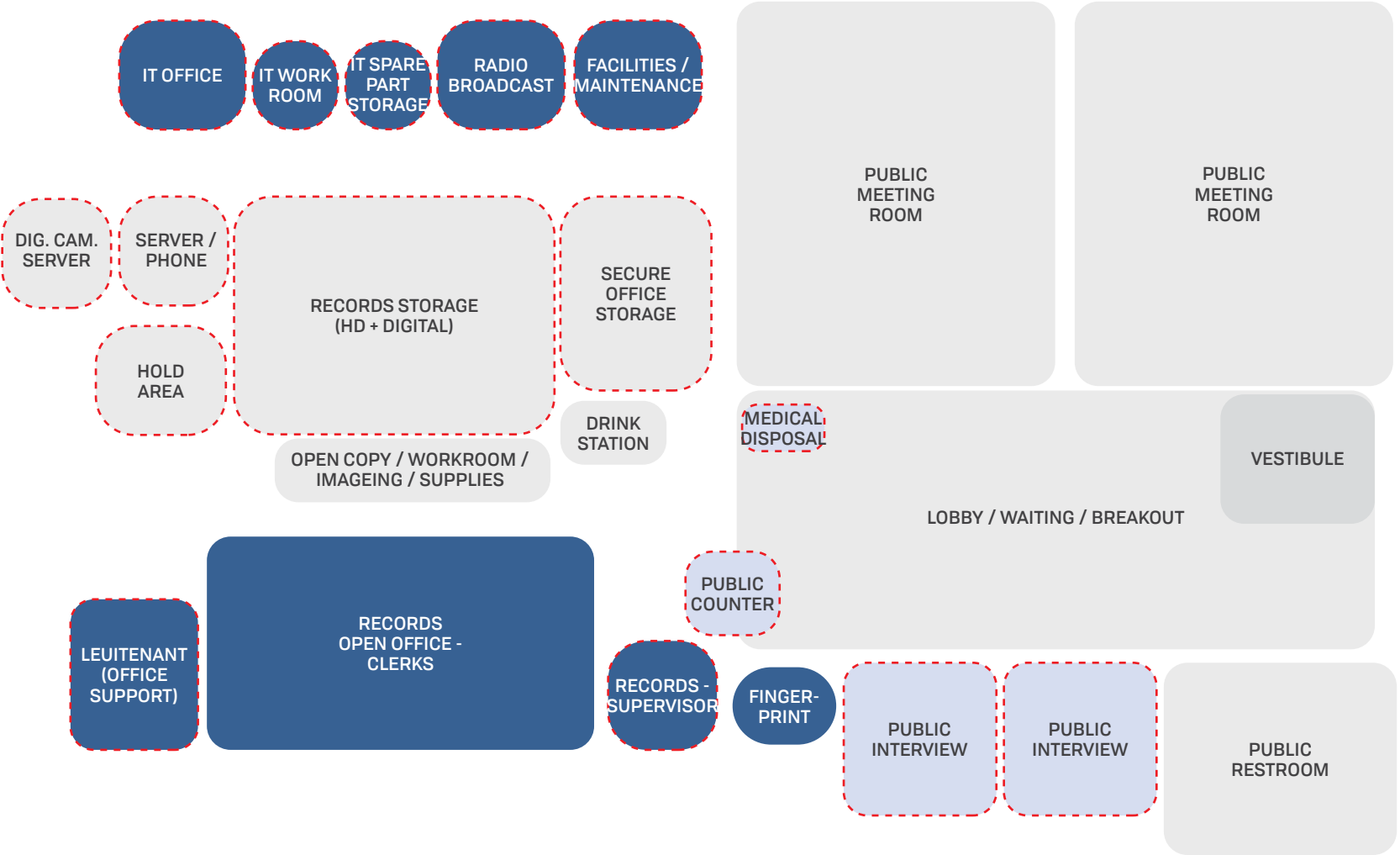
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Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Office								
Lieutenant	12'-0" x 14'-0"	168	1	168		"Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors"		
Records					"Office Manager Lobby"			
Supervisor	10'-0" x 10'-0"	100	1	100	Records Storage	"2 monitors Storage cabinet Small meeting table"		Enclosed office.
Records Clerk	20'-0" x 36'-0"	720	1	720	"Records Supervisor Records Storage"	""L"" shaped desk Rolling storage pedestal 2 monitors"		"Open area. 7 full-time employees One desk is shared between two part-time employees."
Copy / Workroom / Imaging	6'-0" x 26'-0"	156	1	156				
Storage (Records Room)	22'-0" x 30'-0"	660	1	660	"Records Supervisor Records Clerk(s)"	https://www.spacesaver.com/products/high-density-mobile-systems/standard-mobile-system		Use high density file storage for permanent hardcopy files.
Drink Station	6'-0" x 10'-0"	60	1	60		"Refrigerator Cabinets and countertops"		
Facility Maintenance	10'-0" x 12'-0"	120	1	120		"2 monitors Storage cabinet Small meeting table"		Enclosed office
Office Supply Storage	14'-0" x 18'-0"	252	1	252		"Copier Cabinets and countertops for office supply storage"		
Information Technology Suite								
IT Office	10'-0" x 12'-0"	120	1	120		"2 monitors Storage cabinet Small meeting table"		
Server / Telephone Room	10'-0" x 10'-0"	100	1	100			High cooling load	
Digital Camera Server	10'-0" x 10'-0"	100	1	100			High cooling load	

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Work Room	8'-0" x 8'-0"	64	1	64		Work bench		Secure storage (non-records)
IT Spare Parts Storage	8'-0" x 8'-0"	64	1	64		Shelving Units		
Radio Broadcast	10'-0" x 12'-0"	120	1	120	Away from officer radio storage			Can interfere with police radios; not necessary to be with police
				2,804				

Office Support



EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
General Areas								
Mud Room	10'-0" x 18'-0"	180	1	180				
Temporary Shower/Locker Area	14'-0" x 18'-0"	252	1	252	Mud Room			
Lobby								
Front Office Staff Counter			1					
Entry Vestibule	12'-0" x 14'-0"	168						Included in square footage for Lobby
Lobby w/ Seating	24'-0" x 60'-0"	1440	1	1440		Medical disposal cabinet		
Public Restrooms	18'-0" x 22'-0"	396	1	396				
Public Fingerprinting Alcove	8'-0" x 10'-0"	80	1	80		"Table 2-4 chairs"		
Training / Shared Spaces								
Public Meeting Room A	30'-0" x 36'-0"	1080	1	1080		"Chairs Tables"		"Large enough to hold 20-25 people Ability to combine with Room B Secure Ability to work as Briefing Room"
Public Meeting Room B	30'-0" x 36'-0"	1080	1	1080		"Chairs Tables"		"Large enough to hold 20-25 people Ability to combine with Room A Secure from one direction Ability to work as Briefing Room"
Staff Support Areas								
Break Area	24'-0" x 24'-0"	576	1	576				
Outdoor Break Area	22'-0" x 24'-0"	528	1	528	Break Area			Combine with outdoor break area with City Hall? Abe to examine.
Storage Room	12'-0" x 24'-0"	288	1	288				
Wellness Rooms	10'-0" x 10'-0"	80	2	160				"1 per 75 employees Can be arranged as lactation room"
Outdoor K9 Area	14'-0" x 16'-0"	224	1	224				
Lockers					Fitness Area			
Male Locker Area								
M Sworn Lockers	18'-0" x 50'-0"	900	1	900		https://www.spacesaver.com/products/lockers/personal-storage-locker		Includes 40 lockers, 3 showers, 1 toilets and 2 urinal.

EVALUATE | SPACE SUMMARIES

Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
M Single Toilet/Shower Area	12'-0" x 18'-0"	216	1	216				Single occupant shower/toilet.
Female Locker Area								
F Sworn Lockers	18'-0" x 50'-0"	900	1	900		https://www.spacesaver.com/products/lockers/personal-storage-locker		Includes 40 lockers, 3 showers, and 3 toilets.
F Single Toilet/Shower Area	12'-0" x 18'-0"	216	1	216				Single occupant shower/toilet.
Bicycle Storage Room	10'-0" x 16'-0"	160	1	160	"Exterior Wall/Access Point Report Writing Area"		Floor drain	Bike Storage for Patrol Officers
Temporary Shower/Toilet Area	10'-0" x 16'-0"	160	1	160	Bicycle Storage Room			
Shelf Storage	14'-0" x 28'-0"	392	1	392				
Equipment Storage	14'-0" x 28'-0"	392	1	392				
Uniform Storage	14'-0" x 28'-0"	392	1	392				
Vehicular Storage	38'-0" x 38'-0"	1444	1	1444	"Direct access to secure yard. Temporary Parking"		Pressure Wash Rack on exterior wall	"For two vehicles Include some space for auto parts storage"
Armory / Equipment	12'-0" x 38'-0"	456	1	456				3-4x bigger than current space
Fitness Area	20'-0" x 40'-0"	800	1	800	Lockers	"Dumbbells Benches Squat Rack Treadmills Recumbant Bikes Rowing Machine Stationary Bike Elliptical"		Could be shared with city staff if non-secure.
Officers Open Lockers	14'-0" x 18'-0"	252	1	252				
Secure Sally Port	10'-0" x 10'-0"	100	1	100	"Secure Vestibule Secure Waiting"			
Secure Vestibule	12'-0" x 26'-0"	312	1	312	"Secure Waiting Temp Parking"			
Secure Waiting	14'-0" x 18'-0"	252	1	252	"Secure Vestibule Secure Sally Port"			
Temp Parking	16'-0" x 38'-0"	608			"Direct access to secure yard. Secure Vestibule"			"Community entrance differs from typical police entrance Part of secure, outdoor parking area"

EVALUATE | SPACE SUMMARIES

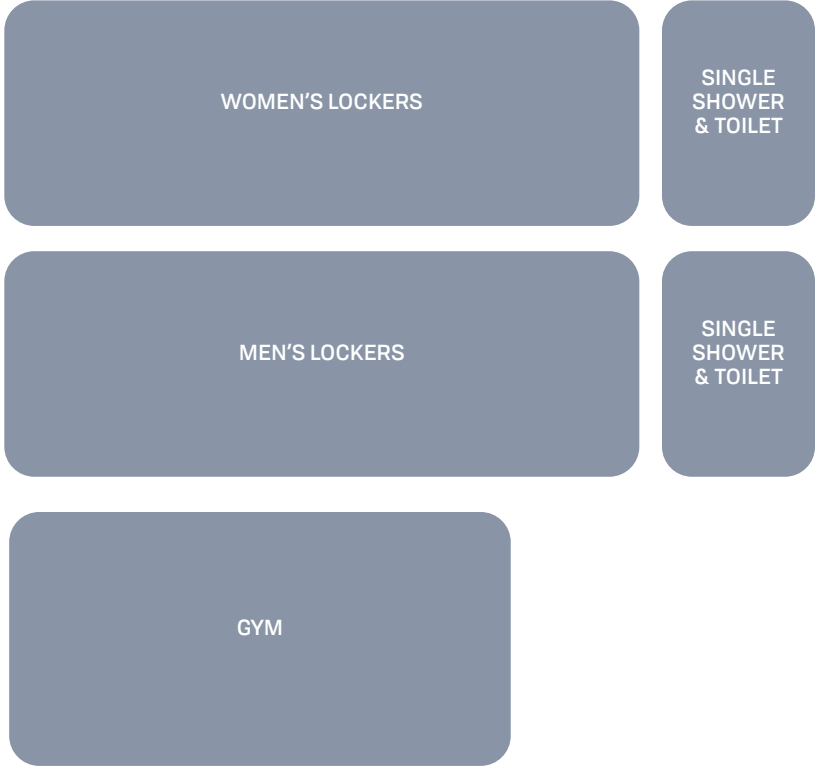
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	"Primary Adjacencies"	FF&E	Other Features	Notes
Equipment Storage and Safe Disposal	10'-0" x 26'-0"	260	1	260				
Equipment Cleaning	14'-0" x 16'-0"	224	1	224				
				14,112				
	Police Subtotal:			30,528				

EVALUATE | SPACE SUMMARIES

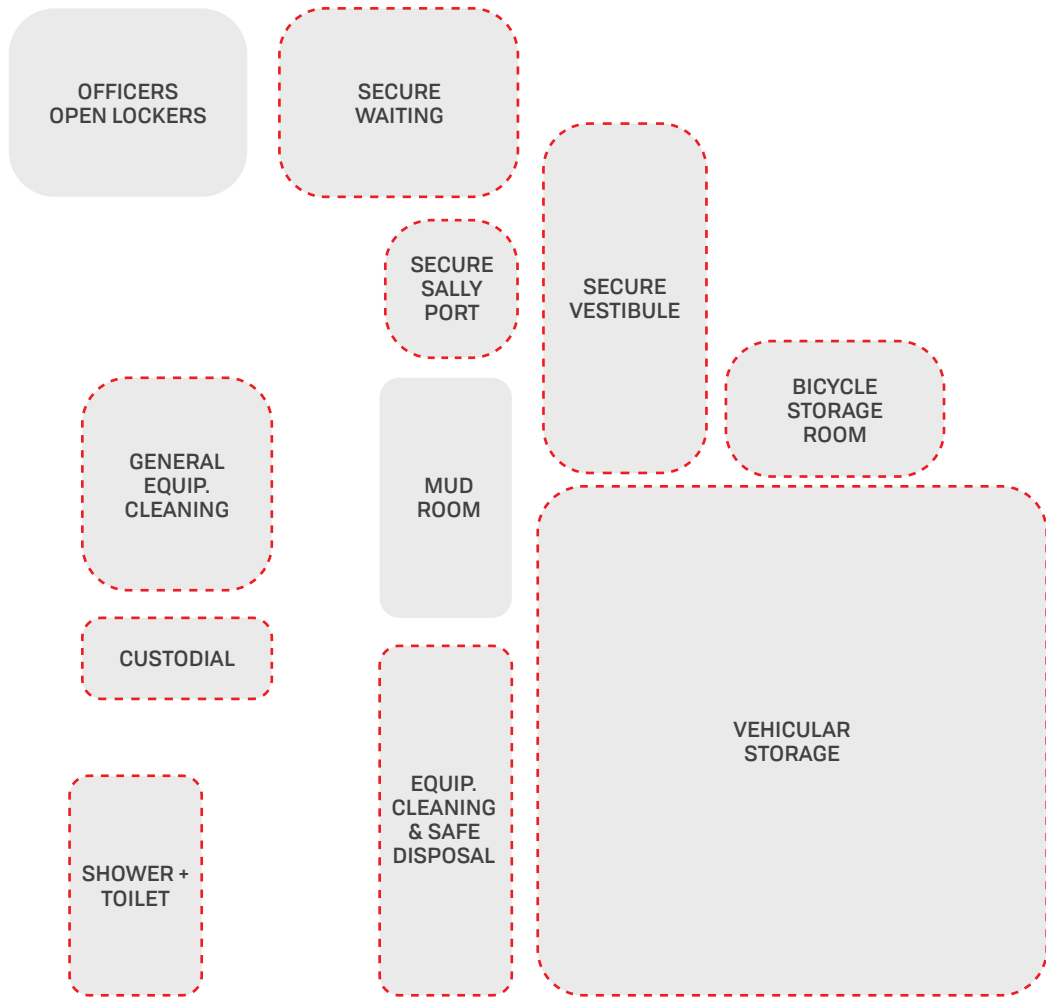
Training



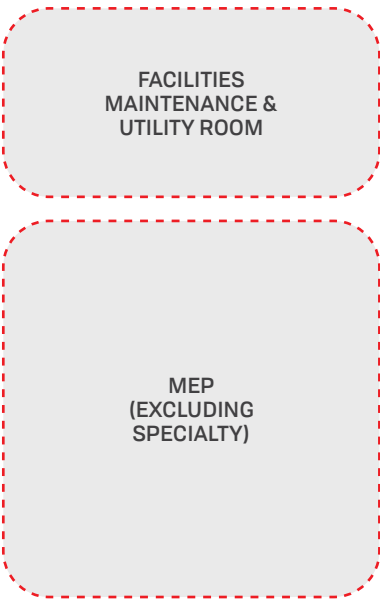
Fitness



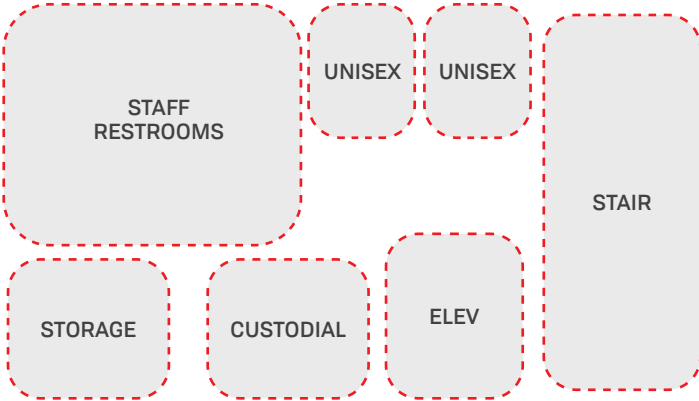
Secure Officer Entrance



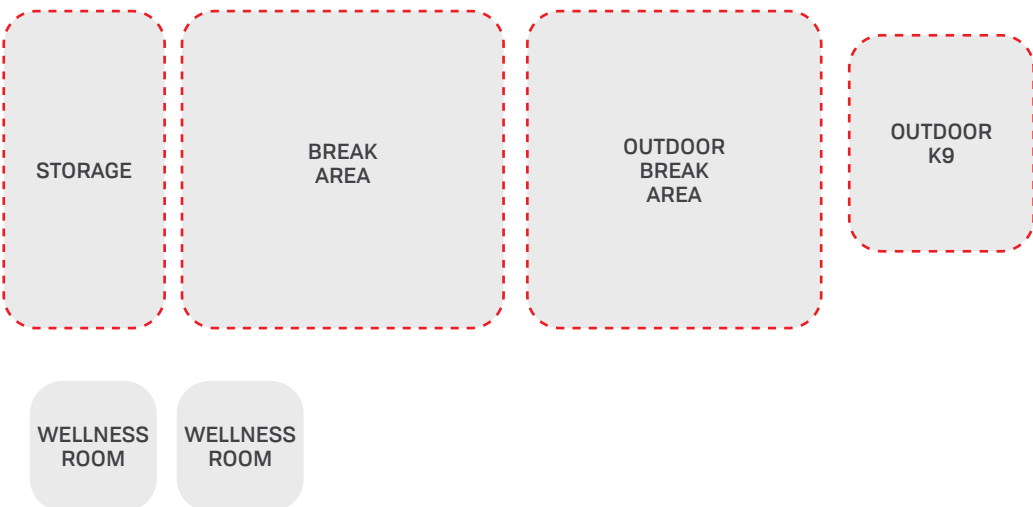
Mechanical & Utility



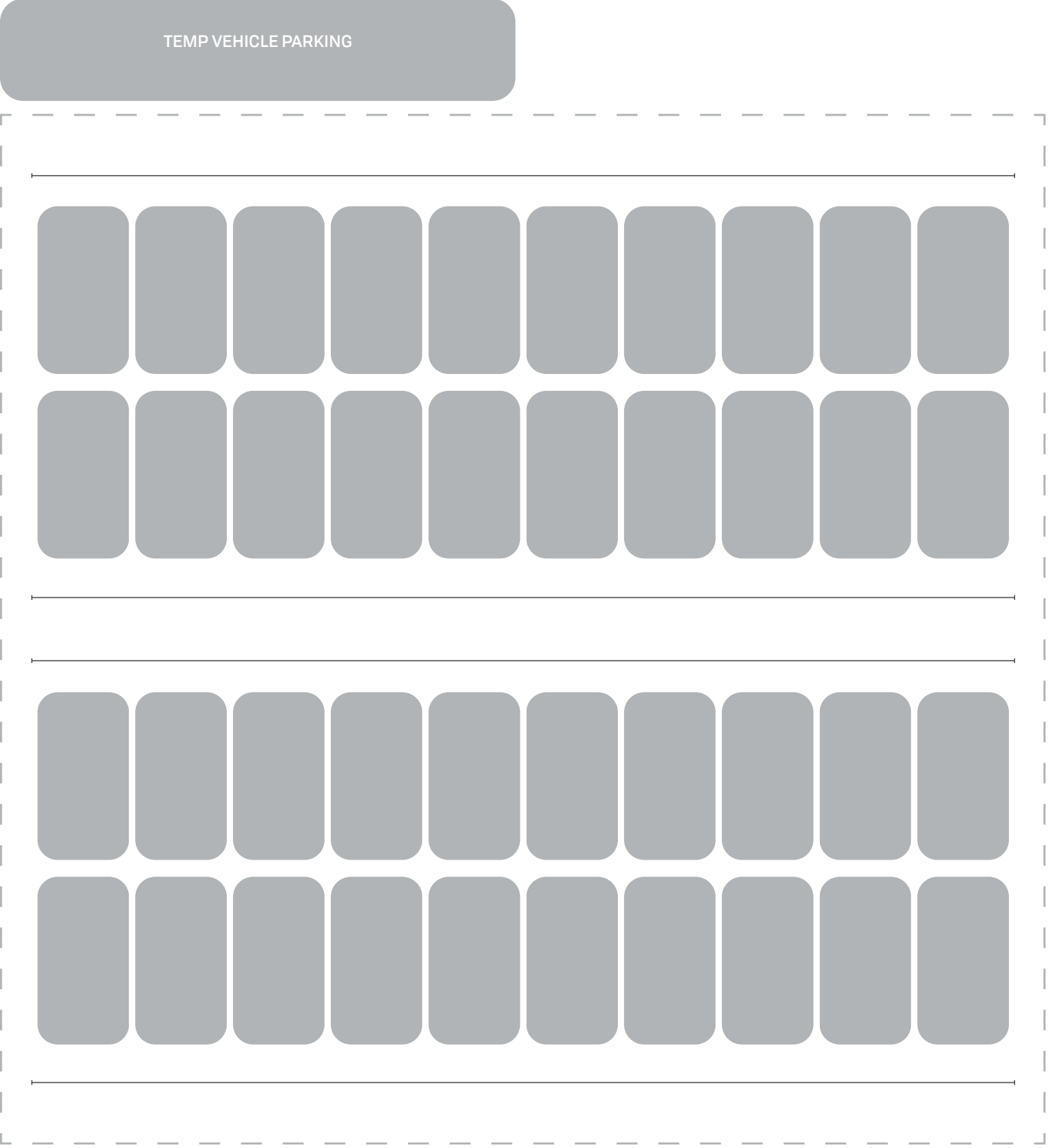
Core Spaces on all Building Floors
Code Analysis Required for Total RR Count



Break Areas



Parking



EVALUATE | SPACE SUMMARIES

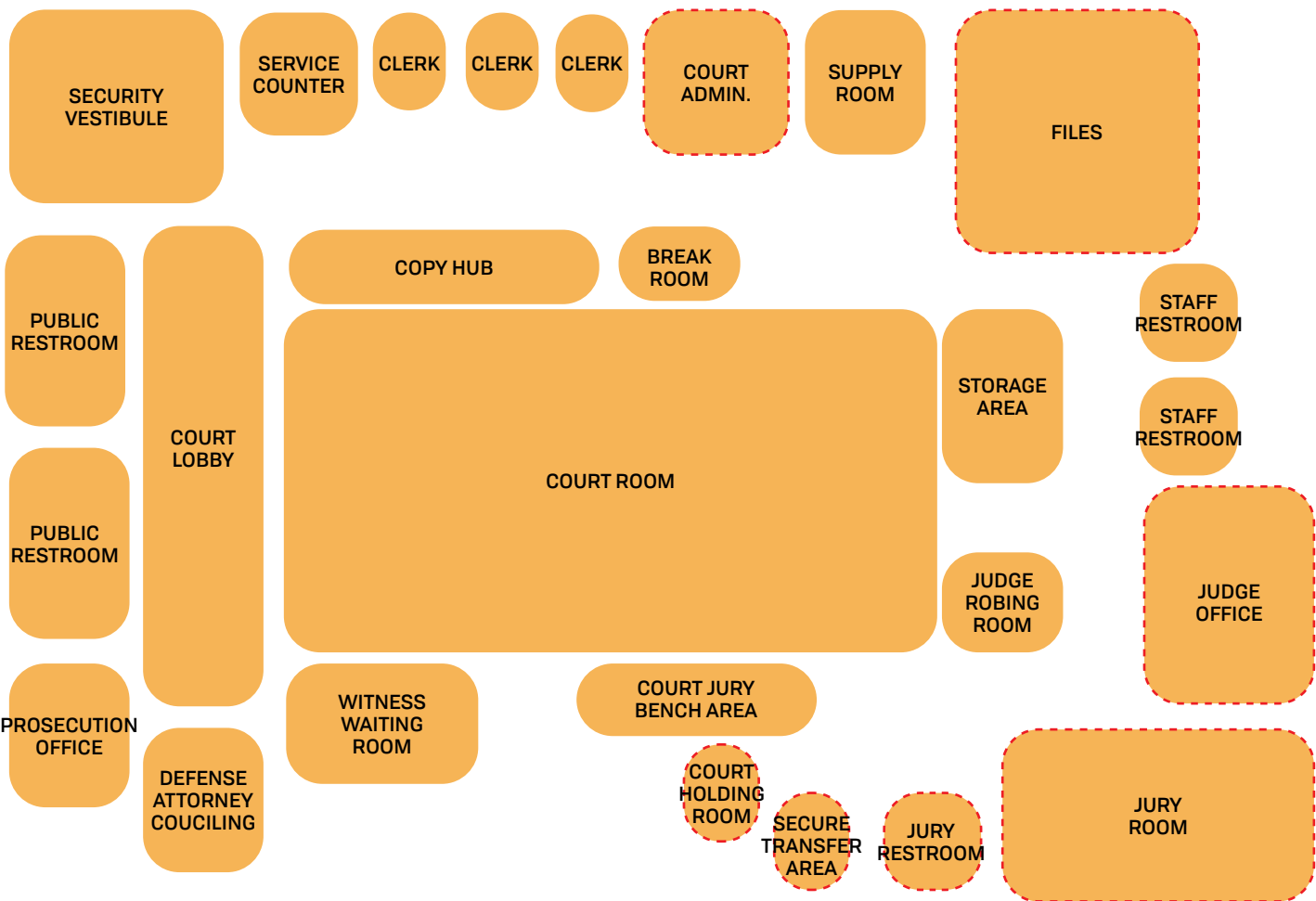
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	“Primary Adjacencies”	FF&E	Other Features	Notes
Courts								
Judge Office	16'-0" x 16'-0"	256	1	256	Court Room	Couch Small meeting table (up to 6 people) Mounted monitor display Storage cabinets 2 monitors		Secure
Court Administrator	12'-0" x 12'-0"	144	1	144	Deputy Circuit Clerks	2 monitors Storage cabinet Small meeting table		Secure
Deputy Circuit Clerks	6'-0" x 8'-0"	48	3	144	Service Counter	"L" shaped desk Rolling storage pedestal 2 monitors		
Public Spaces				0				
Court Lobby	10'-0" x 40'-0"	400	1	400				
Security Vestibule	16'-0" x 18'-0"	288	1	288				
Service Counter	10'-0" x 10'-0"	100	1	100	Deputy Circuit Clerks			
Defense Attorney Counseling	10'-0" x 12'-0"	120	1	120	Court Lobby Court Room			
Prosecution Office	10'-0" x 12'-0"	120	1	120	Court Lobby Court Room			
Public Restrooms	10'-0" x 16'-0"	160	2	320	Court Lobby			
Witness Waiting Room	10'-0" x 16'-0"	160	1	160	Court Seating	Chairs		
Support Spaces				0				
Staff Restrooms	8'-0" x 8'-0"	64	2	128	Between Judge Office, Court Administrator, and Circuit Clerks			
Break Room	6'-0" x 10'-0"	60	1	60	Between Judge Office, Court Administrator, and Circuit Clerks			
Copy Hub	6'-0" x 26'-0"	156	1	156	Court Administrator and Circuit Clerks			
Files	20'-0" x 20'-0"	400	1	400	Court Administrator			
Safe	8'-0" x 8'-0"	64		0				
Storage Area	10'-0" x 14'-0"	140	1	140	Court Administrator and Circuit Clerks			
Supply Room	10'-0" x 12'-0"	120	1	120	Between Judge Office, Court Administrator, and Circuit Clerks			

EVALUATE | SPACE SUMMARIES

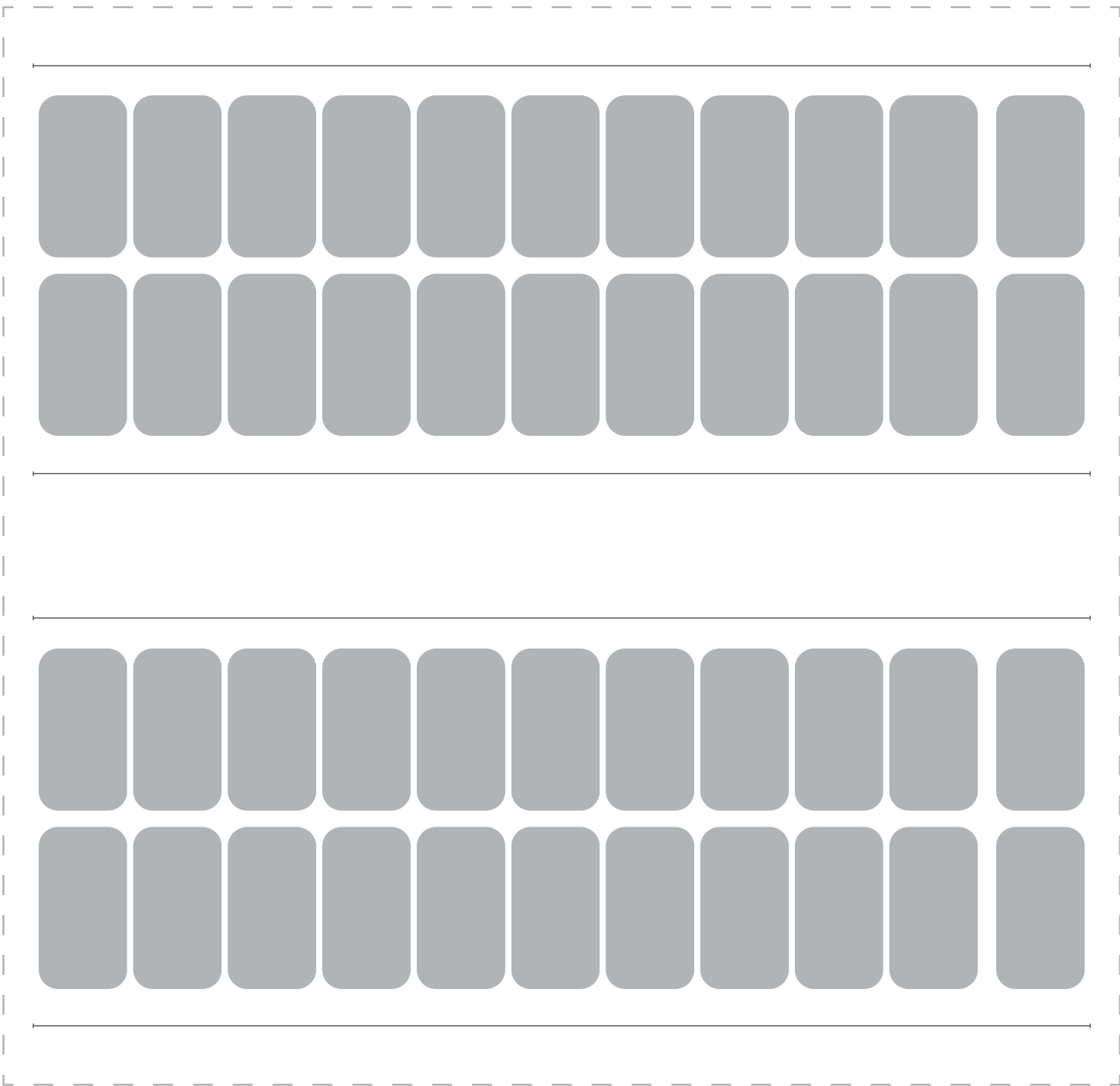
Room	Proposed Rough Dimension	Proposed Program Area (SF)	Proposed Quantity	Program SF Subtotal	“Primary Adjacencies”	FF&E	Other Features	Notes
Court Specific				0				
Court Room	28'-0" x 54'-0"	1512	1	1512	Judge Room Jury Room			
Court Seating	26'-0" x 28'-0"	728		0				
Court Bench Area	8'-0" x 14'-0"	112		0			Raised platform for Judge and Witness stand	
Court Jury Bench Area	6'-0" x 20'-0"	120	1	120	Jury Room		To the side of Court Bench Area	
Jury Room	14'-0" x 26'-0"	364	1	364	Court Room	Conference Table and chairs Cabints and mini-fridge		
Jury Restroom	8'-0" x 8'-0"	64	1	64				
Court Holding Room	6'-0" x 8'-0"	48	1	48	Court Room			
Secure Transfer Area	6'-0" x 8'-0"	48	1	48	Court Room			
Judge Robing Room	8'-0" x 10'-0"	80	1	80	Judge Office Court Room			
				5,292				

EVALUATE | SPACE SUMMARIES

Courts

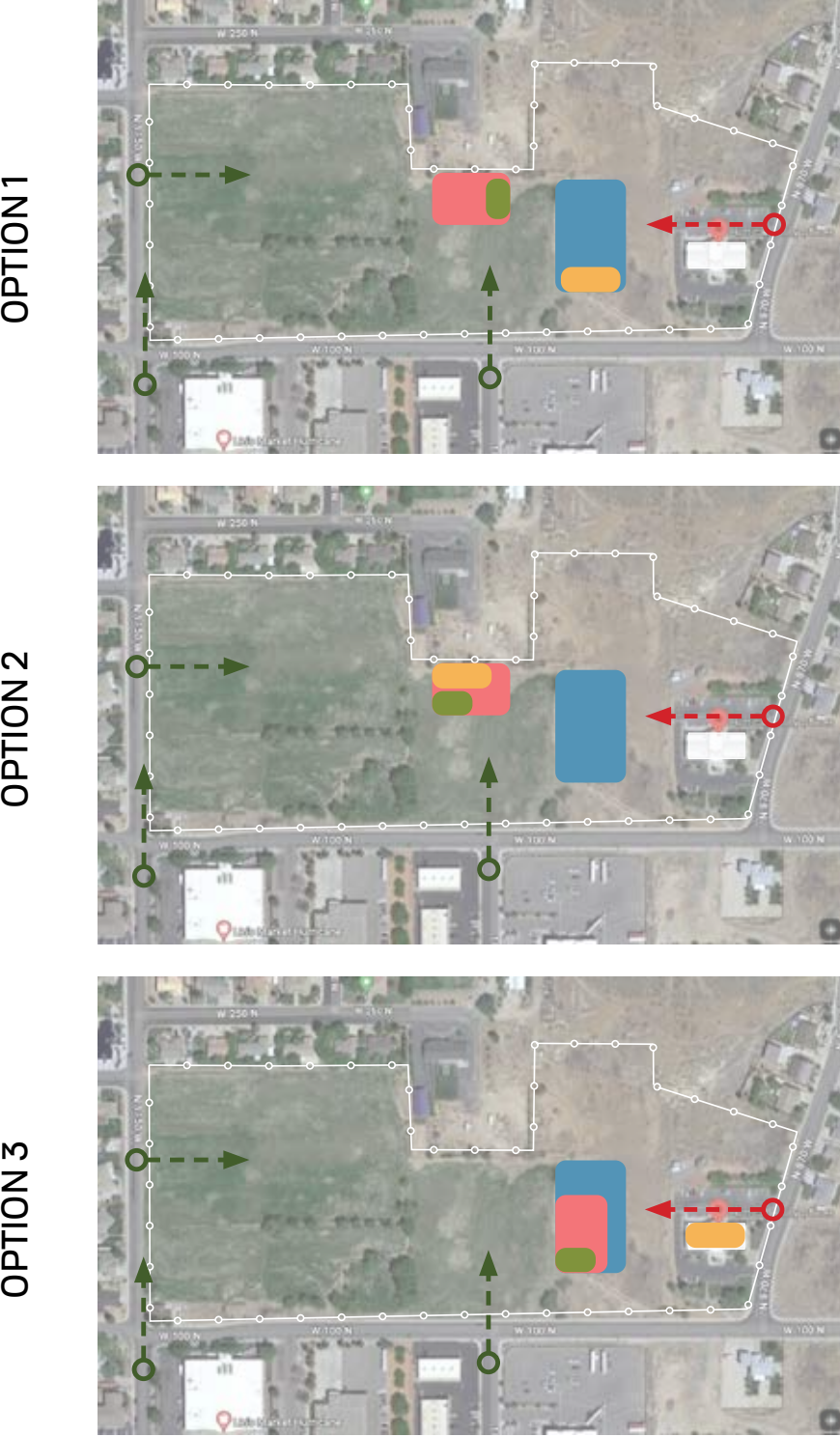


Parking

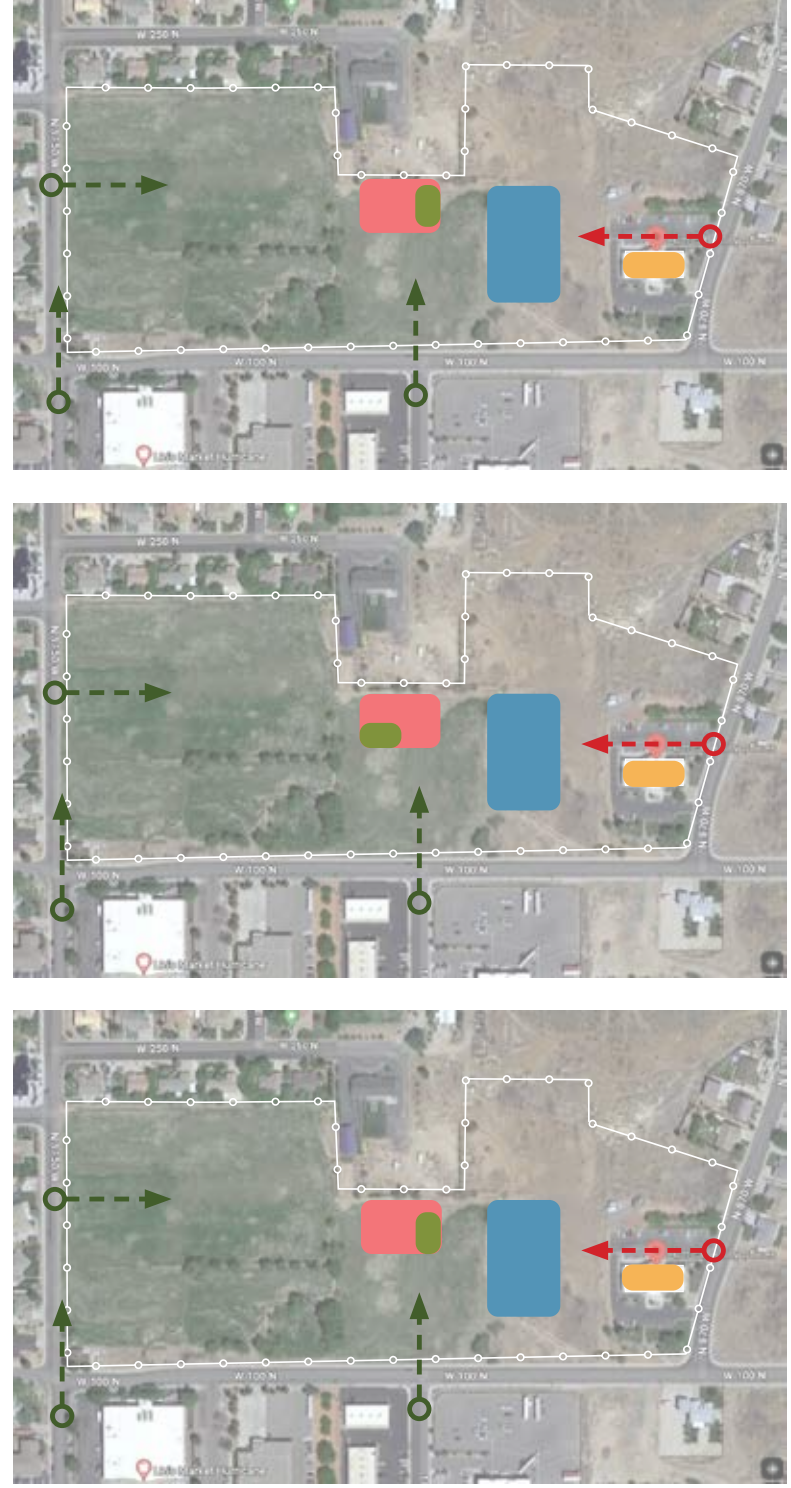


EVALUATE | POSSIBLE PHASING OPPORTUNITIES

INITIAL PHASES



FINAL PHASE



General Notes

- Assumed a Courts facility is needed for the next twenty years.
- Courts will move into a renovated city hall in every option.
- Both administration/public services and police department have urgent space needs.

Option 1

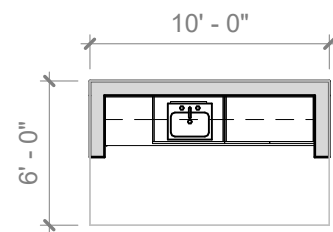
- New public safety (police department) and temporary courts building constructed.
 - » There is an urgent need for additional space for the police department to grow and the potential of the police departments parking space to be hindered due to adjacent development.
- New administration and public services building adjacent to the public safety building.
- Renovate the existing city hall into a new courts facility.

Option 2

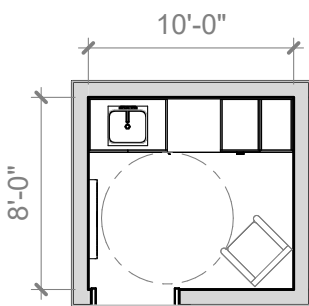
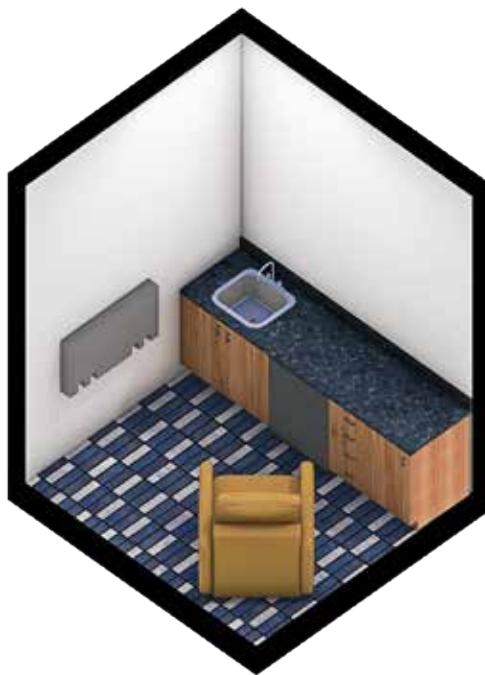
- New administration and public services building. Courts housed in here temporarily.
- New public safety (police department) building
- Renovate the existing city hall into a new courts facility.

Option 3

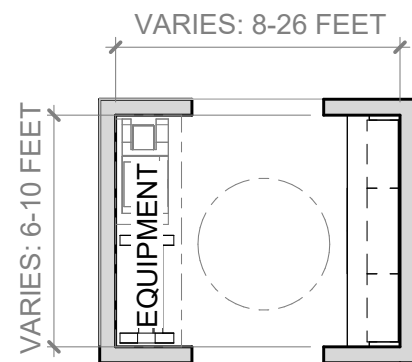
- New public safety (police department) building. Administration and public services to share space.
- Renovate the existing city hall into a new courts facility.
- New administration and public services building.



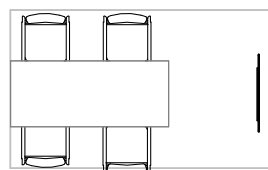
BREAK ROOM 01.2
1 OCC.
60 SF



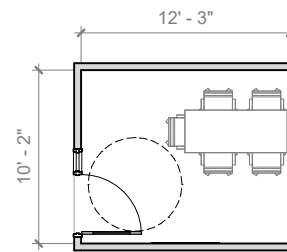
MOTHER'S ROOM 02
75 SF



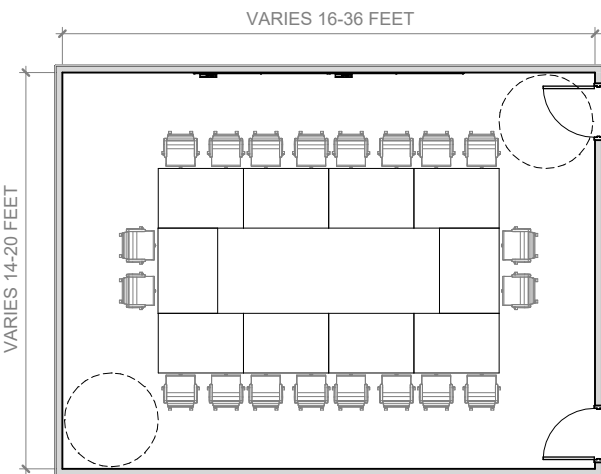
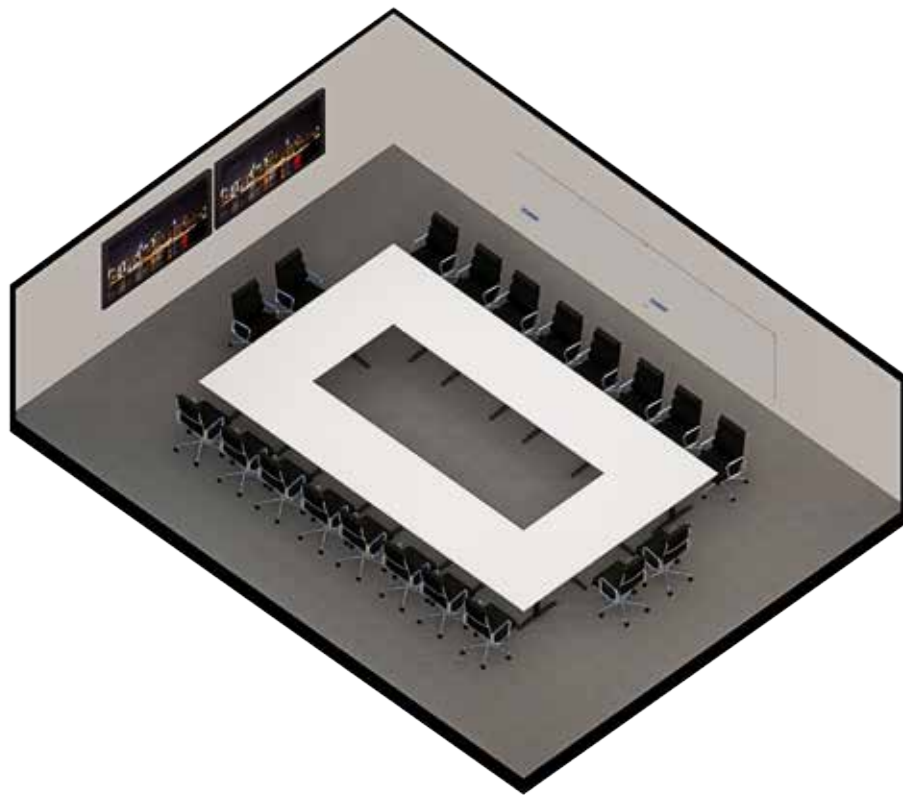
WORK ROOM 02
120 SF



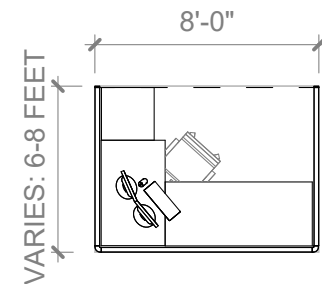
60 Sq Ft
Collaboration



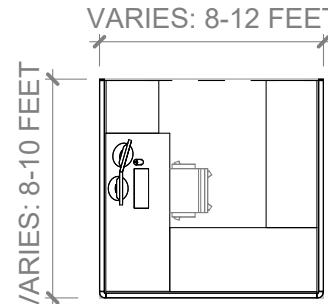
120 Sq Ft
Collaboration



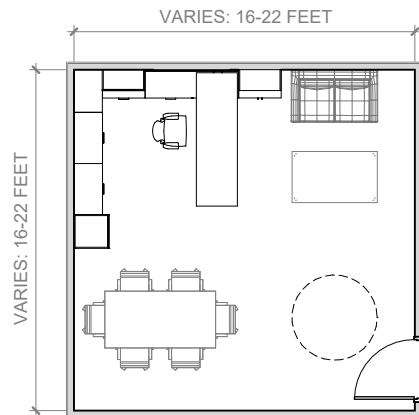
Medium Conference Room
726 SF



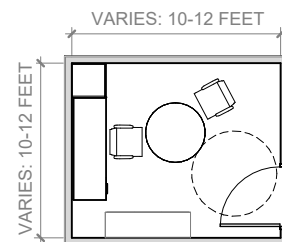
48 Sq Ft
Open Office



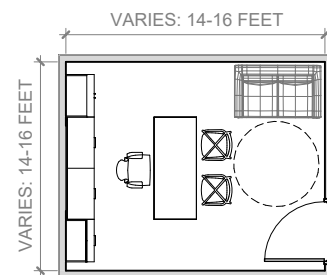
64 Sq Ft
Open Office



400 Sq Ft
Private Office



120 Sq Ft
Private Office



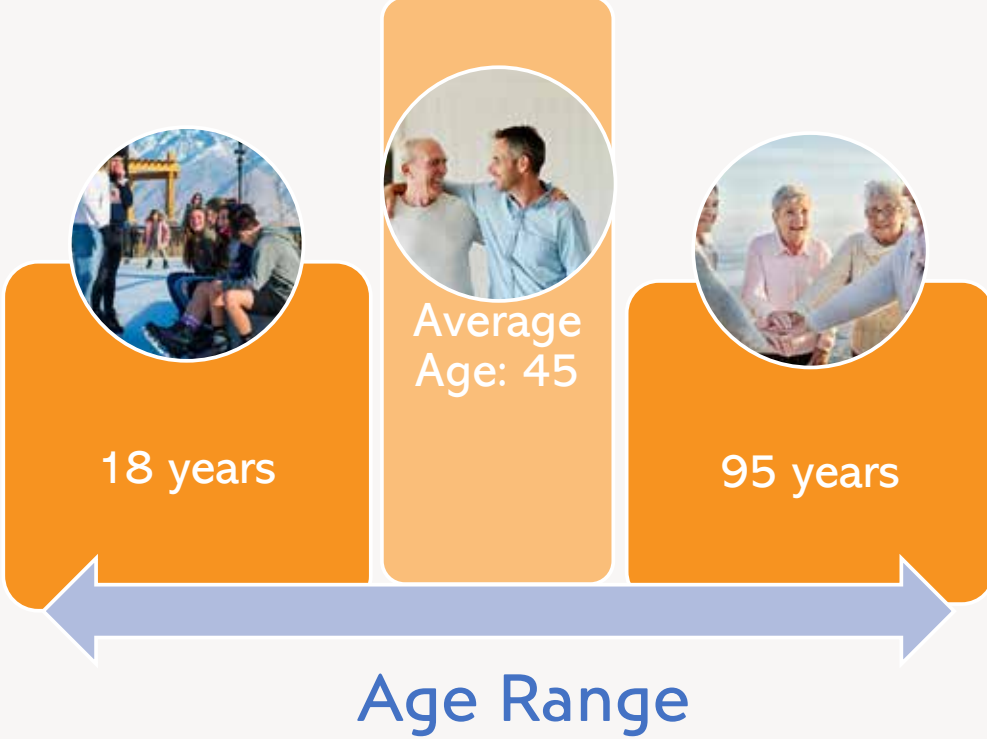
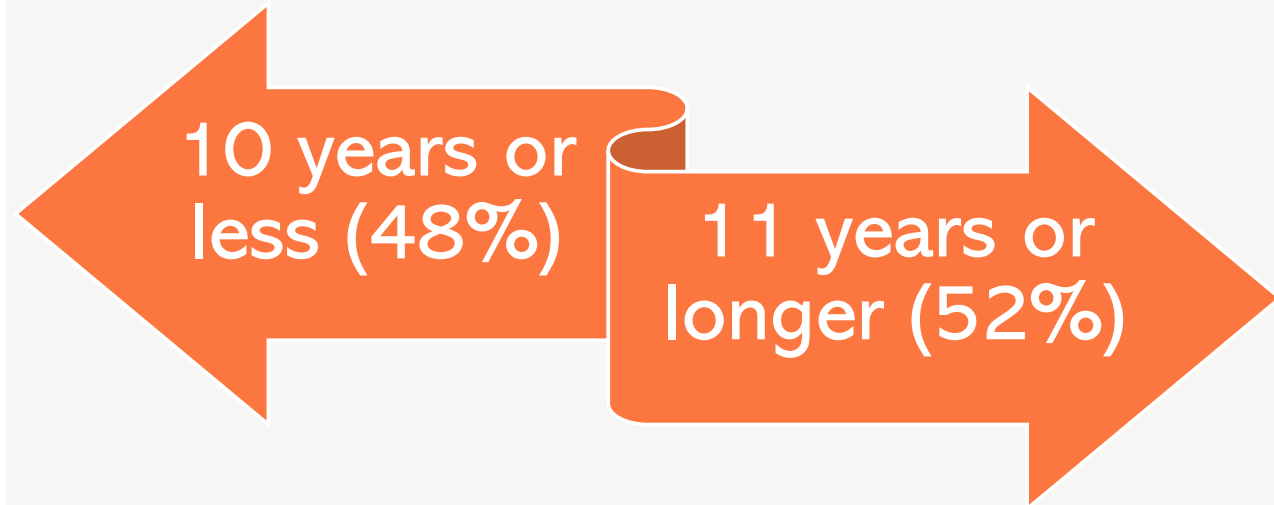
180 Sq Ft (1)
Private Office

04. Report

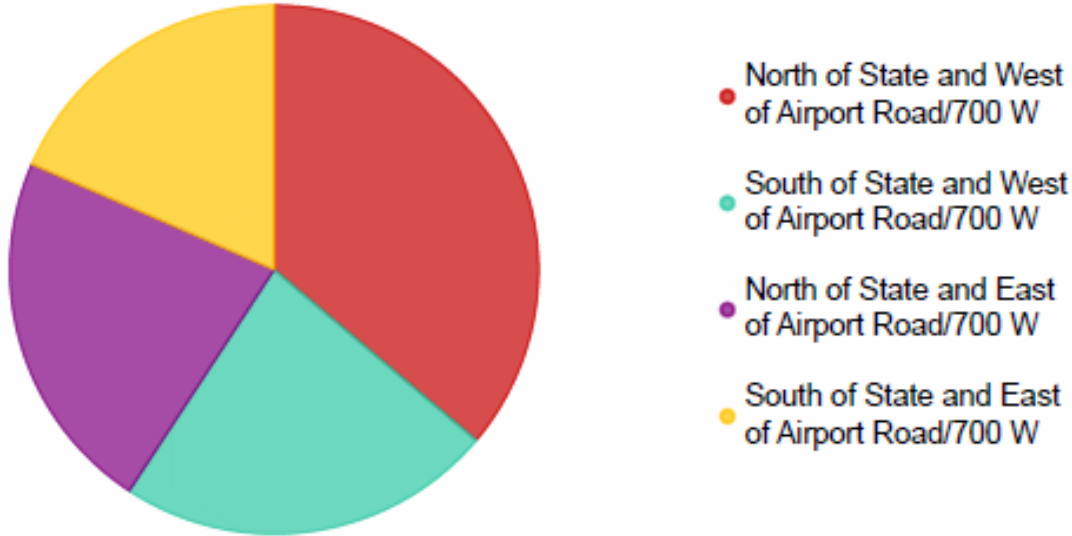
RESPONDENTS

198

respondents represent a balance between “newcomers” and “long-timers”



Neighborhood/Area



Why People Visit Hurricane’s Downtown Area



Desired Amenities to Increase Visitation



PUBLIC SURVERY RESULTS

Celebrating Hurrican'es Heritage

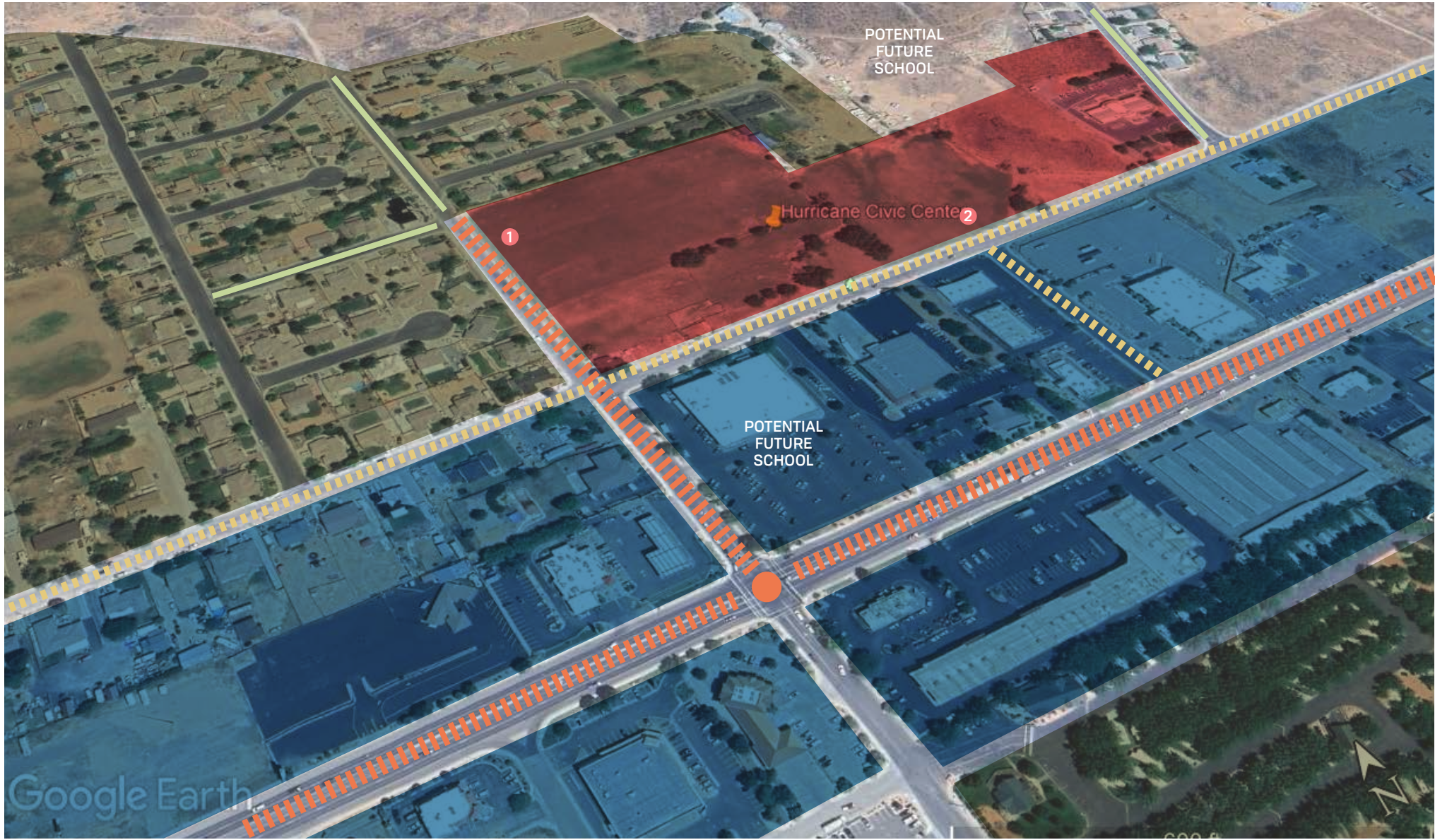


VISUALIZATION | SITE APPROACH



- To alleviate concerns regarding traffic, parking, and access - top three approaches
- Geared toward school kids – provide after-school activity opportunities/ destinations (e.g., ice cream)
 - Shop/convenience store; recreation activities/classes;
 - Playground/park space
 - Shared Parking (e.g., use of city parking for special events; evening hours)
 - New streets/approaches to the property

Surrounding Site Use



- | | | |
|--------------|--------------------|------------------------|
| Civic Center | Major road | Proposed public access |
| Commerical | Secondary road | Proposed local access |
| Residential | Residential access | Traffic light |

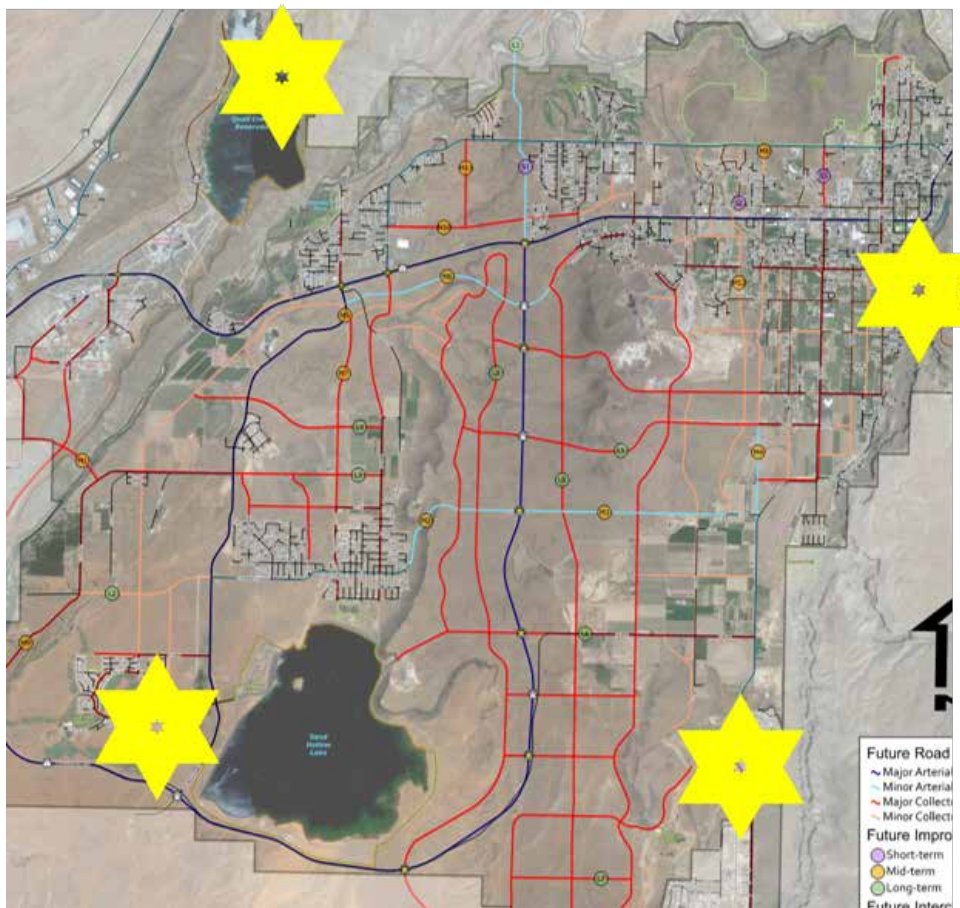
The Civic Center site has a variety of building types that surround the property.

To the north sits a quiet residential community that sits at the base of a hilltop where Hurricane Elementary and Valley Academy Schools are located.

To the south of the site is a commercial area and a major road SR-9 that connects St. George & Zion and has heavy traffic at all times of day and night.

Strategic thought should be considered on the approach for patron and staff access vs. public access. The use of the light at 1150 W would help manage traffic during any public events. There is a secondary road approach that may be more appropriate for local patrons to access the site and government offices.

Surrounding Site Use



OPTION 1



OPTION 2



OPTION 3



When examining the overall site, our team considered three options to arrange the various site elements. Our goals included utilizing the civic program elements outlined earlier in this document, retaining land for public space and potential future development, and developing the following uses:

- High-Density Work Force Housing - 200 units
- Single-Family Residential - 60-70 units at approximately 1,500 square feet
- Hotel (120 keys/rooms) - approximately 78,000 square feet
- Commercial Office - 20,000 square feet
- Commercial Retail - 10-15,000 square feet

OPTION KEY	
Existing City Hall	
Civic Buildings	
High-Density Work Force Housing	
Single Family Residential	
Hotel	
Commercial Office	
Commercial Retail	

CHAPTER 23. PLANNED DEVELOPMENT OVERLAY ZONE

Sec. 10-23-1. Purpose and objectives.

A. *Purpose.* The planned development overlay zone is a floating zone that is unmapped until applied to specific property in accordance with the provisions of this chapter. It is intended to allow development design flexibility, integration of mutually compatible uses, consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, a planned development should be planned as one complex land use with a common architectural design theme that provides variety with architectural compatibility, rather than as an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. *Objectives.* Objectives to be accomplished under the provisions of this chapter include:

1. Create more attractive and desirable environments within the City.
2. Allow a variety of housing types in one development project.
3. Encourage variety in physical development patterns, including flexibility in building location.
4. Preserve open space for visual enjoyment and recreational use.
5. Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

Commented [1]: Stout PDO approved 16 Acres of Farm Ground. Add farm ground for an incentive.

Sec. 10-23-2. Scope.

The requirements of this chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws except to the extent such provisions are altered by the requirements of this chapter.

Sec. 10-23-3. Minimum acreage.

The planned development overlay zone shall be applied only to projects consisting of at least five acres. Unless the proposed development is integrated into already-existing developments

as determined by the Planning Commission and City Council. City-owned or city-initiated civic projects are exempt from this provision.

Sec. 10-23-4. Use in combination with the underlying zone.

The planned development overlay zone may be used in combination with any zone set forth in chapters 12, 13, ~~and 14~~, and Public Facility zones in chapter 17 of this title, subject to the requirements of this chapter.

A. *Provisions supplementary.* The provisions of the planned development overlay zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.

B. *Zone designation.* The planned development overlay zone designation shall be shown on the official zoning map in parentheses as a suffix to the zone designation with which it is combined. For example, if the planned development overlay zone were being combined with the residential agriculture (RA-1) zone, it would be designated on the official zoning map as "RA-1 (PDQ)."

Sec. 10-23-5. Uses allowed.

Uses allowed in a planned development overlay zone shall be limited to those permitted or conditional uses set forth in the zone with which the planned development overlay zone is combined and the uses set forth in this section. Any conditional use shall be subject to the issuance of a conditional use permit as set forth in this title.

A. *Density.* Multiple-family dwellings shall be a permitted use in a planned development overlay zone provided total density in a particular planned development project does not exceed the greater of:

1. The density permitted by the underlying zone in which the project is situated; or
2. The density authorized by a density bonus pursuant to subsection 10-23-8C of this chapter.

B. *Accessory uses.* Accessory uses located in a common main building may be permitted. Accessory uses may include recreational facilities and structures, daycare centers, personal services, and RV parking.

C. *Commercial uses.* Commercial uses may be approved within Planned Developments subject to the following:

1. The locations of any commercial areas are clearly marked on the Preliminary Site Plan as approved by the Planning Commission and City Council.
2. The commercial uses shall be limited to those approved in the NC or PC zoning as shown in table 10-15-1 in subsection 10-15-3A of this title, unless otherwise approved by the Zoning Administrator or Planning Commission as a use that is harmonious with adjacent residential properties.
3. The commercial areas should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.

Commented [2]: What about a clubhouse with a restaurant?

D. Recreation Resort: Short-term vacation rentals and recreation resort uses as permitted in 10-26-3 of this code may be approved within a Planned Development subject to the following:

1. The proposal must be found to meet the standards of 10-26-5 (B).
2. The development standards of section 10-26-4 of this title must be followed including requirements for amenities and onsite management.
3. The locations of the Recreation Resort uses must be clearly shown on the Preliminary Site Plan and should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.
4. Short-term vacation rentals shall only be permitted within Recreation Resort areas of Planned Developments.

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

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

B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.

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

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

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

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

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

Commented [3]: This should be tightened up

Sec. 10-23-7. Approval of planned development overlay zone.

A. *Approval procedure.* Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section 10-7-7 of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:

~~1. A natural resource inventory as required by chapter 31 of this title, and~~

Commented [4]: Chapter 31 No longer exists

12. A preliminary site plan as provided in subsection 10-7-10D2 of this title.

B. *Approval criteria.* Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

1. The proposed planned development overlay zone and associated preliminary site plan:

- a. Does not conflict with any applicable policy of the City general plan;
- b. Meets the spirit and intent of this chapter as set forth in section 10-23-1 of this chapter;
- c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;
- d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;
- e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and
- f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-23-8C of this chapter, which ameliorate the potential impact of increased density; and

~~2. The applicant has:~~

- ~~a. Sufficient control over the property to be developed to ensure development will occur as approved;~~
- ~~b. The financial capability to carry out the planned development project; and~~
- ~~c. The capability to start construction within one year of final plan approval.~~

C. *Imposition of conditions.* In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:

1. Accomplish the purpose of this chapter;
2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.

D. *Site plan approval.* ~~A preliminary site plan shall be required with the approval of the planned development overlay. This site plan may be conceptual but shall show locations of uses, densities of units, and basic types of units within the proposed development. Within 12 months after approval of a planned development overlay zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall obtain approval of a site plan pursuant to section 10-7-10 of this title.~~

1. A planned development may be constructed in phases as shown on an approved preliminary site plan. In such case, a site plan shall be submitted for each phase that includes multifamily or commercial elements as laid out in 10-7-10 (C).

a. The site plan shall provide a table on the preliminary plat with each phase of development the total number of units that have been approved for the total project.

2. ~~At its discretion and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a site plan, or in the case of a phased planned development, a site plan for the first phase. If these time requirements are not met, the preliminary site plan approval shall be deemed revoked and the property may be rezoned to remove the planned development overlay zone.~~

~~E. *Subdivision requirements.* An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this chapter does not exempt any applicant from meeting the requirements of chapter 39 of this title except as may be amended by the provisions of this chapter.~~

F. *Construction limitations.* Upon approval of a site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plat or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and site plan and with any conditions imposed in conjunction with such approvals.

G. **Amendments.** Amendments to the approved preliminary site plan for any planned developments and specifications shall be obtained by following the procedure required for a zone change as set out in 10-7-7 for any change that increases the impact of the development, either by increasing the number of units or changing the approved uses. Minor changes, such as changing the street layout or shifting units from one phase to another, may be approved by the Planning Commission as part of a preliminary site plan application in 10-7-10 and required by this chapter, required for preliminary plan approval.

Sec. 10-23-8. Density.

A. **Base density.** For planned developments with an underlying zone in Title 10 Chapter 13 or 14 Bbase density for a planned development shall be determined as set forth in subsection B of this section. Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.

1. For planned developments with an underlying zone of Public Facility: the base density shall be approved in conjunction with the zone change and preliminary site plan approval.

B. **Base density calculation.** Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").

1. The yield plan shall be prepared as a conceptual plan based on requirements of this Code that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.

2. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present or future City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 30 percent.

3. The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this title, and any other regulatory requirements applicable to the property.

C. *Density bonus.* The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20 percent above the base density for a planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this chapter or the applicable underlying zone, and which otherwise would not be provided.

1. The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in subsection 10-23-7B of this chapter.

2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.

a. Enhanced overall design theme (~~up to~~ five percent):

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

~~b. Improved building design (up to five percent):~~

~~(1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;~~

~~(2) Required parking for each unit is provided within a garage.~~

~~c. Improved energy efficiency (up to five percent):~~

~~(1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and~~

~~(2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls.~~

~~d. Parking upgrades (up to five percent):~~

~~(1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;~~

(2) ~~Parking lots have landscaped islands beyond the minimum required by this title;~~

(3) ~~Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and~~

(4) ~~Provision of screened recreational vehicle parking areas.~~

e. Provision of usable open space above and beyond any required open space (~~up to ten~~five percent):

(1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

f. Provision of recreational facilities (~~up to~~ five percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities;

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

g. Increased landscaping (~~up to~~ five percent):

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls.

(3) Use of water wise landscaping throughout the development as recommended by the Washington County Water Conservancy District.

h. Utilization of ~~recommended~~ design and compatibility guidelines above and beyond the requirements set forth in chapter 33 of this title (up to five percent).

Commented [5]: Need more thought on what this means

i. Provision of affordable housing (for every one affordable unit, one additional unit may be added, up to a ten percent bonus):

(1) Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households in Washington County. Housing costs must be affordable based on Housing and Urban Development standards.

(2) Duration and requirements of affordability:

(a) Affordable rental unit: An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

a. (b) Affordable ownership unit: An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

Sec. 10-23-9. Residential development standards.

The development standards set forth in this section shall apply to any planned development and shall prevail over any contrary standard established in chapters 12, 13, 14, and 17~~and 14~~ of this title.

A. *Residential use types.* Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

1. *Single-family detached dwelling.* This dwelling type consists of a single-family dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.

2. *Twin home dwelling.* This dwelling type consists of a single-family dwelling which has one common wall with another dwelling.

3. *Townhouse dwelling.* This dwelling type consists of three or more single family dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.

4. *Multiple dwelling.* This dwelling type consists of single-family dwelling units arranged in a variety of configurations including back to back, side to side, or vertically.

DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

<u>Lot standards:</u>	
<u>Average lot area</u>	<u>n/a</u>
<u>Maximum density per acre</u>	<u>See underlying zone</u>
<u>Building standards:</u>	
<u>Maximum height, main building¹</u>	<u>See underlying zone</u>
<u>Maximum height, accessory building¹</u>	<u>See underlying zone</u>
<u>Building coverage</u>	<u>50 percent per site plan</u>
<u>Distance between buildings</u>	<u>10 feet</u>
<u>Setback standards - front:</u>	
<u>Any building - pedestrian entrance</u>	<u>15 feet</u>

Garage or parking building³	25 feet
Setbacks - rear:	
Main building	10 feet
Accessory building, including private garage^{3,2}	See note 3 10 feet
Setback standards - interior side yard:	
Main building	10 feet
Accessory building, including private garage²	See note 2 3 feet
Setback standards - street side yard:	
Main building	15 feet
Accessory building, including private garage⁴	See note 4 Not permitted
Parking	See note 5 4

[Notes:](#)

- [1. Except a greater height may be approved subject to a conditional use permit](#)
- [2. If located at least 10 feet from the main building, ~~3~~ 2 feet.](#)
- [3. If located at least 10 feet from the main building, ~~5~~ feet.](#)

4. If located at least ten feet from the main building, two feet. Otherwise, same as the main building. No accessory building shall be built within a public utility easement.

5. Garages are not required in Planned Developments. Off-street parking standards in 10-34 of this title must be met.

B. ~~Lot area and width.~~ A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved site plan.

C. ~~Lot and dwelling location requirements.~~ Where possible, dwelling lots should be accessed from interior streets rather than from roads bordering a planned development.

D. ~~Required yards.~~ Minimum required yards shall be as follows:

1. ~~Front yard.~~

a. ~~Dwellings: 19 feet from back of curb.~~

b. ~~Garages with doors facing the street: at least 20 feet from back of sidewalk to accommodate cars parked in driveways.~~

2. ~~Side yard.~~

a. ~~Single-family dwelling: five feet.~~

b. ~~Accessory buildings: three feet from a property line and ten feet from a dwelling located on the same lot or property.~~

c. ~~All other uses: ten feet.~~

3. ~~Aggregate side yard (on the same lot).~~

a. ~~Single-family dwelling and twin home: 15 feet.~~

b. ~~All other structures: 20 feet.~~

c. ~~All other uses: ten feet.~~

4. ~~Rear yard.~~

a. ~~Single-family dwelling: ten feet.~~

b. ~~Garages and accessory buildings located ten feet from main building: five feet.~~

c. ~~All other structures: ten feet.~~

E. ~~Distance between buildings.~~ The minimum distance between main buildings shall be ten feet. Main buildings include all buildings in a common area. The minimum distance between

accessory buildings, such as garages, may be four feet if the accessory building is located at least ten feet from a main building.

~~F. *Tract perimeter setback and buffer requirements.* Structures shall be situated so as to maintain a minimum setback from any tract property line equivalent to the front rear yard setback of the adjoining zone.~~

G. *Walls and fences.* Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

~~H. *Height of buildings.* The maximum residential building height permitted in the underlying zone shall apply unless the terms of a development agreement have set other standards.~~

I. *Commercial and [recreation resort/industrial](#).* Development standards for commercial and [recreation resort/industrial](#) uses shall be the same as for GC and [RRM-4](#) zones.

J. *Common areas.*

1. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the planned development. Residential development may not totally exclude open space from fronting onto streets at appropriate intervals.

2. Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

3. Common areas may include:

a. Natural areas of undisturbed vegetation or areas replanted with vegetation after development.

(1) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(2) Natural waterways and drainage channels shall be maintained as free flowing and devoid of debris.

(3) Stream channels shall conform to the city stormwater management requirements and be maintained so as not to alter floodplain levels.

b. Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

c. Garden plots for use by residents.

d. Greenways, including [pedestrian ways](#)~~pedestrianways~~, bike paths and equestrian trails linking residential areas with other open space uses.

e. Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

f. Stormwater control and management areas that are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

g. Roads, buildings and other impervious surfaces as needed to support common open space use. A determination as to whether the roads, buildings or other impervious surfaces may function as common open space shall be made in conjunction with approval of a preliminary site plan.

K. *Public and community facilities.* In addition to dwellings, a planned development may include areas for schools, churches, public or private recreation buildings, and other similar community facilities.

L. *Required improvements.*

1. All streets shall be public streets and shall be established according to public street standards adopted by the City.

2. Curb and gutter shall be required along each side of all streets except:

a. Where an approved stormwater management system eliminates the necessity of the curb and gutter function; and

b. Where the roadway is approved for construction according to City street standards.

3. Sidewalks shall be installed along both sides of all streets except where alternate [pedestrian ways](#)~~pedestrianways~~ are provided as part of an approved preliminary site plan.

4. Stormwater shall be controlled and managed according to a plan approved by the City.

5. Water and sewer systems shall be provided in accordance with standards of chapter 39, subdivisions, of this title.

6. Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City standards.

7. Other utilities and improvements shall be provided and installed in accordance with City standards.

Sec. 10-23-10. Protection of common areas.

A. *Maintenance of common areas.* If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas:

1. *Fee simple donation.* A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City shall impose a conservation easement on such land.

2. *Condominium association.* Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act. All common area land and facilities shall be held as a "common element."

3. *Homeowners' association.* Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of state law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:

a. Membership in the association shall be mandatory for each owner and its grantees, successors and assigns.

b. Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

c. The association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.

d. In the event the association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance and may thereafter recover all costs incident to performing the required maintenance from the association and/or each of its members.

e. Members of the association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to

place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.

f. Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this chapter and applicable law.

4. *Private conservation organization or the City.* Fee simple title of common area land or conservation easements may be transferred to a private nonprofit conservation organization or to the City having jurisdiction where the land is located.

5. *Grant of easements to the City.* The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

6. *Noncommon private ownership.* Common area land and facilities may be located on one or more privately owned lots of at least five acres provided that the lot is restricted from future development through a conservation easement, except uses allowed by an approved site plan.

B. *Protective covenants.* A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:

1. An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration with the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

2. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this chapter or an approved preliminary plan.

CHAPTER 17 OPEN SPACE AND PUBLIC FACILITY ZONES

Sec. 10-17-1. Purpose.

See section 10-11-2 of this title.

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

Sec. 10-17-2. Scope.

The provisions of this chapter shall apply to any real property located in an open space or public facility zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

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

Sec. 10-17-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-17-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
OPEN SPACE AND PUBLIC FACILITY ZONES

Use	Zones	
	OS	PF
Agricultural uses:		
Agricultural business	P	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	P	N
Stable, private	P	N
Public and civic uses:		
Airport	N	P
Auditorium or stadium	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Cultural service	N	P

Golf course	N	P
<u>Government Service</u>	<u>N</u>	<u>P</u>
Hospital	N	P
Park	P	P
Post Office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major ²	P	P
Utility, minor ²	P	P
Utility substation ²	P	P
Commercial uses:		
Animal hospital	N	N
Child care center ¹	N	P
Club, private	N	N
Licensed family child care ¹	N	N
Parking lot, public	N	P
Recreation and entertainment, outdoor	N	P
Research service	N	N
Residential certificate child care ¹	N	N
Temporary trailer	N	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:		
Mineral extraction	N	N

Notes

1. See chapter 42 of this title.
2. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in public facility zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

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

Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Recreational areas and facilities.

Refreshment stands and food and beverage sales located in uses involving public assembly.

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

(Ord. 2018-01, 2-15-2018)

Sec. 10-17-4. Reserved.

Editor's note(s)—Repealed by Ord. 2018-01, adopted February 15, 2018.

Sec. 10-17-5. Regulations of general applicability.

The use and development of real property in open space and public facility zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

- A. Design and compatibility standards: see chapter 33 of this title.
- B. Landscaping and screening: see chapter 32 of this title.
- C. Motor vehicle access: see chapter 35 of this title.
- D. Off street parking: see chapter 34 of this title.
- E. Signs: see chapter 36 of this title.
- F. Supplementary development standards: see chapter 37 of this title.

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

Sec. 10-17-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

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

Sec. 10-17-7. Special regulations.

- A. *Increased height.* A greater building height may be allowed in open space or public facility zones pursuant to a conditional use permit.

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



Application

Application Accepted Date: 09/19/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Detached garage with dimensions of 40X20x24 with e		Planning Fee		\$	250.00
		Planning Fee		\$	250.00
Tenant / Project Name: Bambrough's Detached Garage		Sub Total:		\$	250.00
Bldg. Address: 43 E 200 N, Hurricane		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: N/A Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel ID #: H215A					
Zone: Residential					
Property Owner: Shane Bambrough					
Permit Contact: Shane Bambrough P:(435) 668-8873					
Email: shanemgb1291@hotmail.com					
CONTACT INFORMATION					
General Contractor: Shane Bambrough					
License #: P: (435) 668-8873					
City: State: Zip:					
Email: shanemgb1291@hotmail.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
DRAFT		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER:		PLANCUP24-23	
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Shane Bambrough			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #:			

Statement of Intent

09/19/2024

Shane Bambrough

43 E 200 N, Hurricane, Utah 84737

Cell: 435-668-8873

(Written Statements Made by Shane Bambrough):

I, Shane Bambrough, am intending to build a two-story, 40x20x24 detached garage at address 43 E 200 N, Hurricane, Utah 84737. I will be building the garage myself and will follow local and state laws / building codes. I will make sure the work environment is safe and will follow Hurricane City noise ordinances. The building will be used to store vehicles and home storage items. At a later date, there will be plans to add on further to the 2nd floor; I will gather the required permits for said process.

Agenda Date:	10/24/2024
Application Number:	CUP24-23
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Shane Bambrough
Agent:	
Request:	Approval of a conditional use permit for a building of greater height than allowed by code.
Location:	43 E 200 N
Zoning:	R1-10
General Plan Map:	Downtown
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing an 800 sq. ft. and 24-ft. tall two story garage. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 sq. ft. and 16 ft. tall. The site is zoned Single Family R1-10.

The standards to obtain a conditional use permit are as follows:

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section: (Subsection e. applies)...*

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

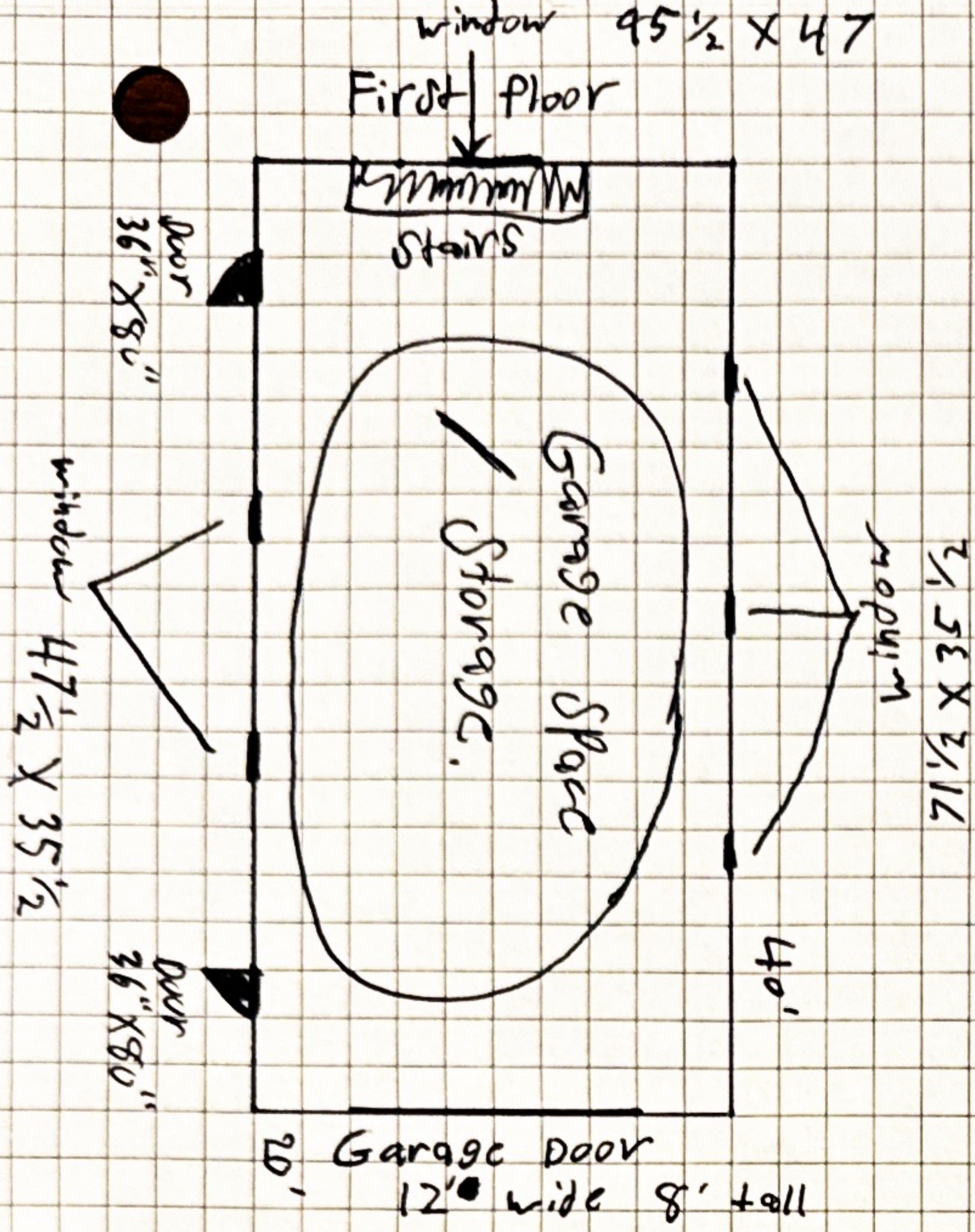
- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*
- (3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located*

free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)

Findings:

1. The proposed building is not greater than two stories.
2. The proposed building will be architecturally compatible with the main home.
3. The building is set back a minimum of 5' from the side property lines and 5' off the back. The proposed building is approximately 6' from an existing building that is proposed to be torn down. HCC 10-13-4 requires a 10' separation between all structures. This permit approval should be conditioned upon the applicant tearing down the existing building prior to constructing this one.

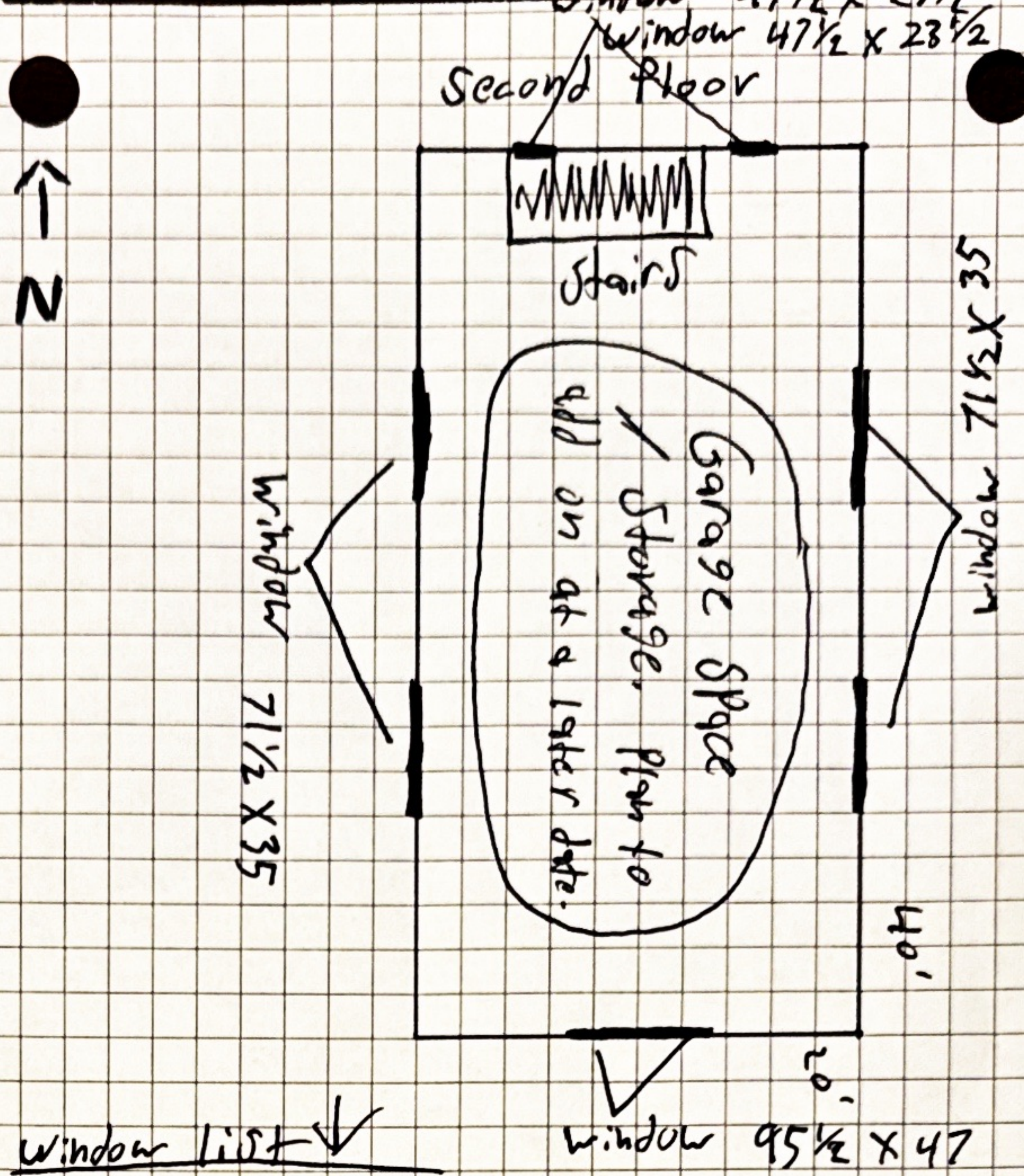
Recommendation: Staff recommends approval of the conditional use permit subject to staff findings.



S. Bambrugh

43 E 200 N

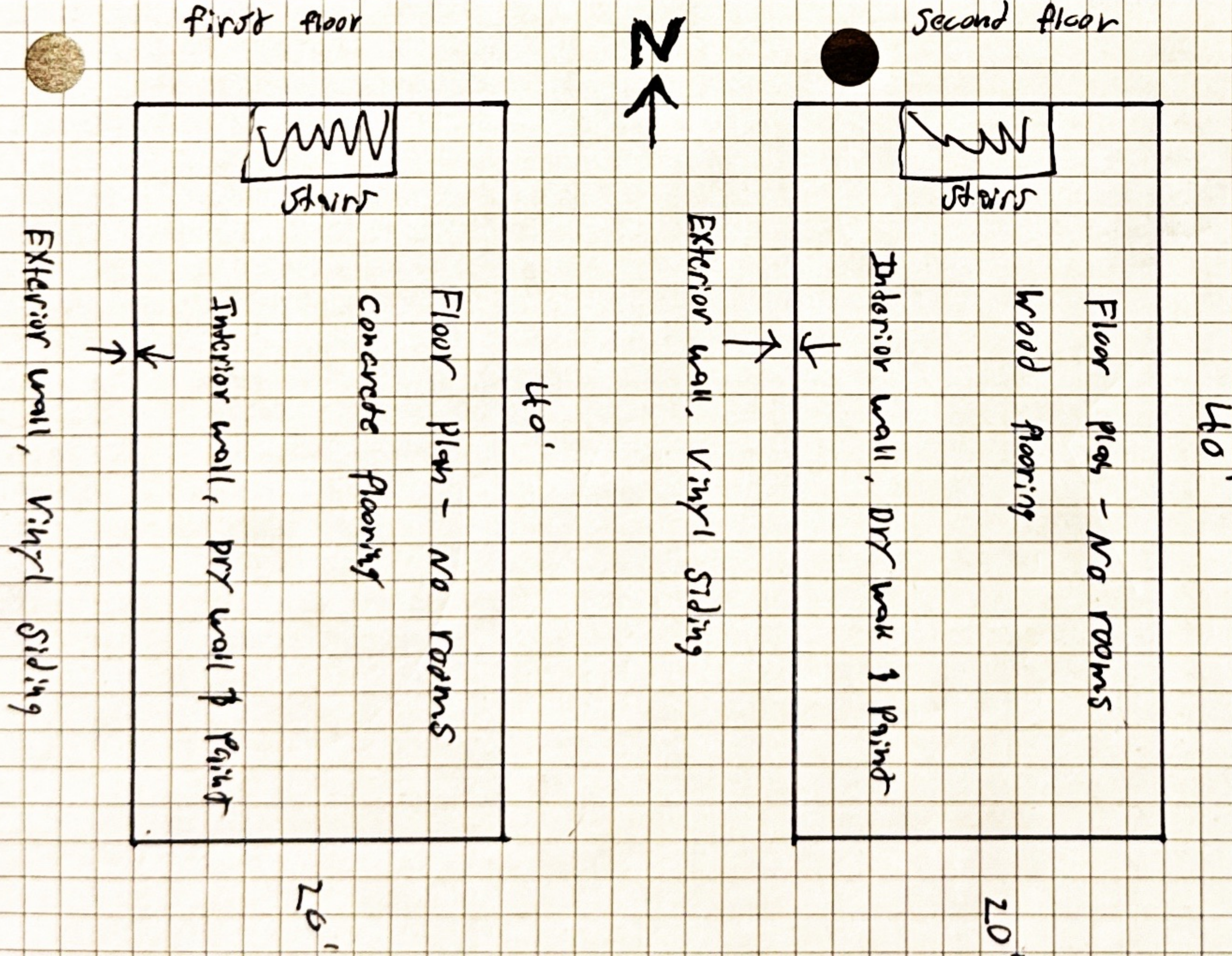
Hurricane UT 84737



Window List

S	front window / top	95 1/2 x 47 x 2-29/32	sliding window
N	Back top window	47 1/2 x 23 1/2 x 2-29/32	sliding window
N	Back bottom window	95 1/2 x 47 1/2 x 2-29/32	sliding window
W	westside top windows	71 1/2 x 35 1/2 x 2-29/32	sliding window
W	westside bottom windows	47 1/2 x 23 1/2 x 2-29/32	sliding window
E	Eastside top windows	71 1/2 x 35 1/2 x 2-29/32	sliding window
E	Eastside bottom windows	71 1/2 x 35 1/2 x 2-29/32	sliding window

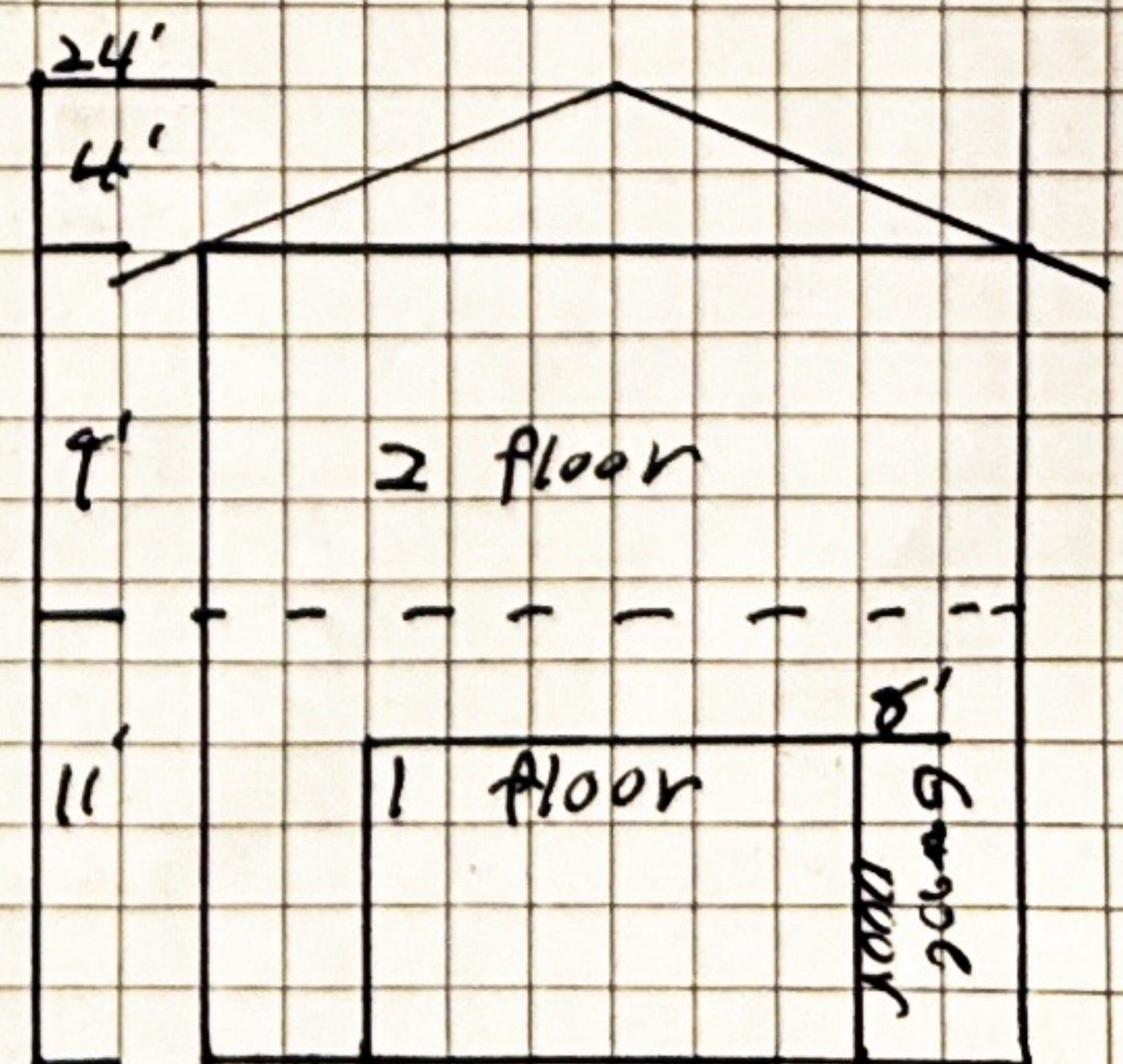
5 Foot Set Back from fence.



Wall studs 16" on center

No Electrical at this time.

5 Foot Set Back from fence.



S. Bambrugh

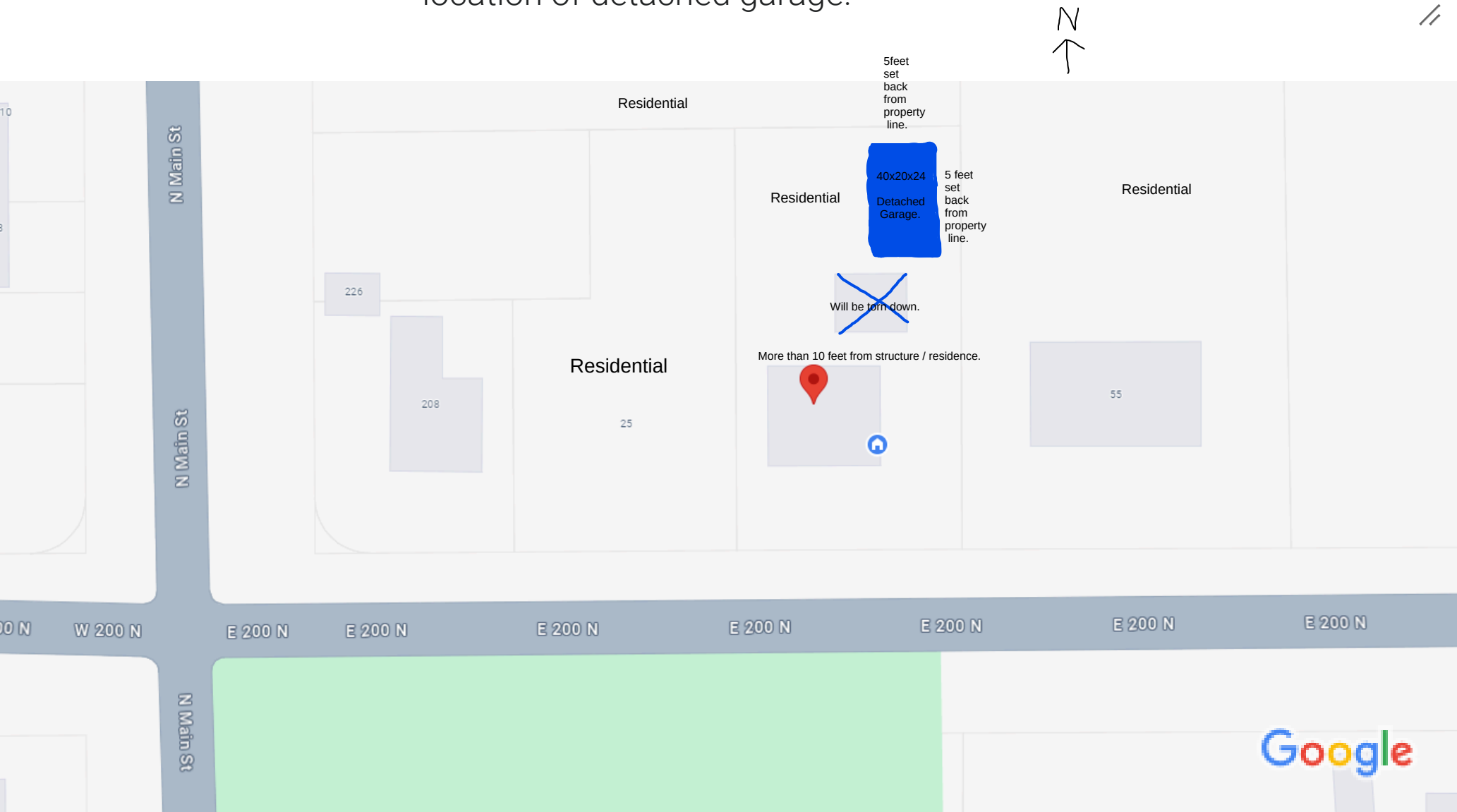
43 E 200 N, Hurricane

UT 84737

more than 10 feet from residence.

43 N 200 W

43 E 200 N, Hurricane, Utah 84737. Showing property lines and location of detached garage.





Application

Application Accepted Date: 10/07/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: Amending Lot 9 to make a larger lot by purchasing		Planning Fee		\$	150.00
Tenant / Project Name: LeGrand Heights Partial Amended Lot 9		Planning Fee		\$	150.00
Bldg. Address: 2521 W 250 S		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: LeGrand Heights Phase: 5		Amount Paid:		\$	150.00
Block: Lot #: 9 Parcel ID #: H-LGH-5-9		Remaining Due:		\$	0.00
Property Owner: L&O PROPERTY INVESTMENT LLC					
Permit Contact: Chanse Snow P:(435) 680-2411					
Email: csnow@civilsience.com					
CONTACT INFORMATION					
General Contractor: Civil Science					
License #: P: (435) 986-0100					
City: State: Zip:					
Email: csnow@civilsience.com					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANAFP24-15					
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: CHANSE SNOW					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #: 8.182204-10/07/24					

The reason for the plat amendment is that the owner of the house on Lot 9 in Phase 5 of LeGrand Heights subdivision is wanting to increase the lot size by purchasing a part of the neighboring parcel.



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	AFP24-15
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	L&O Property Investment LLC
Agent:	CivilScience
Request:	Approval of an Amended Final Plat.
Location:	2521 W 250 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for LeGrand Heights Phase 5 to expand the size of Lot 9 with the adjacent property outside of the subdivision boundary. Any lot line adjustments in a recorded subdivision require approval of an amended final plat. The subject properties are zoned Single Family R1-10.

JUC Comments

1. **Public Works:** No comments.
2. **Power:** Power has no concerns with the lot line adjustment.
3. **Water:** Okay.
4. **Streets:** No comments.
5. **Sewer:** There is a lateral that will need to be cut, capped and abandoned.
6. **Engineering:** The applicant's surveyor needs to complete the document before it's recorded, but I support the intent.
7. **Fire:** No comments received.
8. **Fiber:** No issues.
9. **Gas:** Okay with gas.



Staff Comments

1. The plat meets all standards for amending final plats contained in [Utah Code 10-9a-608](#), subdivision amendments, updated in 2023. The following are key requirements of the code:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Provides an amendment note referencing the original plat and describing the changes.
The second sentence of this note can be removed.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

Findings: The proposal meets all the requirements of state and city codes relating to plat amendments.

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

GENERAL NOTES

1. PUBLIC UTILITY EASEMENTS ARE 7.5 FEET WIDE ON ALL LOT LINES, EXCEPT SD OTHERWISE NOTED.
2. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
25' FRONT YARD
20' REAR YARD
10' SIDE YARD

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF L&O PROPERTY INVESTMENTS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF L&O PROPERTY INVESTMENTS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SPILLSBURY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SPILLSBURY HOLDING, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN



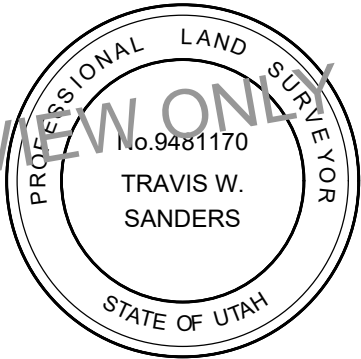
SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS' I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°46'45" E 593.40 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 0°0'00" E 194.40 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE N 28°0'00" W 169.76 FEET, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF ZION VISTA COURT; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N 62°0'00" E 136.77 FEET, TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 19.17 FEET THROUGH A CENTRAL ANGLE OF 43°56'44" TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 38.53 FEET THROUGH A CENTRAL ANGLE OF 44°09'19" TO THE NORTHWEST CORNER OF LOT 8 IN THE LEGRAND HEIGHTS PHASE 5 SUBDIVISION AMENDED, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 28°12'38" E 146.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S 61°20'00" W 189.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.72 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. THE LOT, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT AND CONVEY TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20____.

20____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

L&O PROPERTY INVESTMENTS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING MEMBER)

SPILLSBURY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING MEMBER)

AMENDMENT NOTE

THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO EXTEND EXISTING LOT 9 OF LEGRAND HEIGHTS PHASE 5 SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AS ENTRY NO. 527670 TO THE SOUTHWEST AND VACATE THE EXISTING EASEMENT ALONG THE SOUTHWEST LOT LINE OF SAID LOT 9. NO OTHER CHANGES WERE MADE OR INTENDED.

LeGrand Heights Phase 5
Partial Amended & Extended "A" Lot 9

LOCATED IN
SOUTH 1/2 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____ A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____ A.D. 20____.	I, _____, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

LeGrand Heights Phase 5
Partial Amended & Extended "A" Lot 9
LOCATED IN
SOUTH 1/2 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF24311
DRAWN BY: CRS
DATE: 10/3/2024
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 30'
SHEET 1 OF 1

Application

Application Accepted Date: 10/04/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description:		Planning Fee		\$	150.00
Tenant / Project Name: Buck's Ace Hardware Hurricane - Partial Amendment "A"		Planning Fee		\$	150.00
Bldg. Address: 90 South 1400 West		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Buck's Ace Hardware Hurricane - Phase:		Amount Paid:		\$	150.00
Block: Partial Amendment Parcel ID #: H-BAHH-1, H-BAHH-2, H-BAHH-3, H-BAHH-4, H-BAHH-5		Remaining Due:		\$	0.00
Property Owner: Gails Boys LLC					
Permit Contact: jared bates					
Email: jaredb@racivil.com					
CONTACT INFORMATION					
Engineer of Record: Jared Bates					
Email: jaredb@racivil.com P: (435) 680-3932					
General Contractor: Jared Bates					
License #: 7886812 P: (435) 680-3932					
Address: 352 E Riverside Dr., Suite A-2					
City: St. George State: Utah Zip: 84790					
Email: jaredb@racivil.com					
APPLICATION DETAILS					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANAFP24-16	
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 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: Jared Bates					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					

Date: October 4, 2024

To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner
147 N 870 W
Hurricane, Utah 84737

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Buck's Ace Hardware Hurricane
Amended Final Plat Application
Project Number: 13250-24-002**

This document has been prepared in support of the amended final plat for the Buck's Ace Hardware commercial subdivision in Hurricane, Utah. The purpose of the amended plat is to modify Lots 2, 3, and 4 to fit the proposed Café Rio restaurant (Lot 3) and other future buildings. The area of Lot 2 will reduce from 9,850 sq ft to 7,582 sq ft, Lot 3 will increase from 4,216 sq ft to 4,858 sq ft, and Lot 4 will increase from 3,884 sq ft to 4,122 sq ft. The locations of the lots within the subdivision will remain unchanged. Site access will remain unchanged and no street improvements or impacts to other existing public infrastructure are anticipated with this amendment.



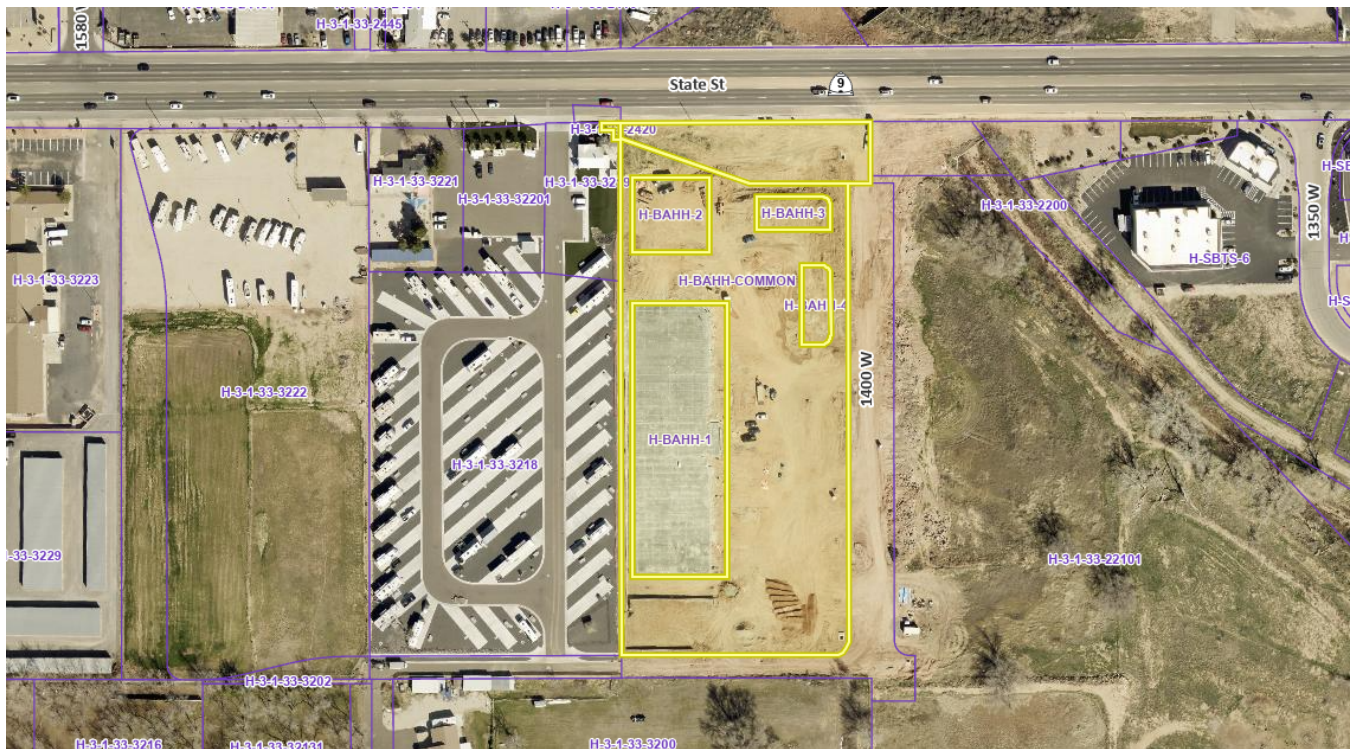
STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	AFP24-16
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Buck's Ace Hardware-Joe Johnson
Agent:	Jared Bates
Request:	Approval of an Amended Final Plat.
Location:	90 S 1400 W
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for the Buck's Ace Hardware development to modify the sizes of the three restaurant pads to match their plans for those buildings. They plan to reduce the size of Lot 2 and increase the size of Lots 3 and 4. The site is zoned Highway Commercial.

JUC Comments

1. **Public Works:** No comments.
2. **Power:** Power has no concerns.
3. **Water:** Okay.
4. **Streets:** Okay with amendment.
5. **Sewer:** No comments.
6. **Engineering:** Engineering recommends that the Planning Commission approves the proposed plat amendment with the condition that the sign parcel (H-3-1-33-2420) is included in the amendment. Engineering supports the intent of the amendment. However, Engineering will need additional coordination with the applicant before the document is submitted for recording.
7. **Fire:** [No comments received.]
8. **Fiber:** No issues.
9. **Gas:** Okay with gas.



Staff Comments

1. The plat meets all standards for amending final plats contained in [Utah Code 10-9a-608](#), subdivision amendments, updated in 2023. The following are key requirements of the code:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Provides an amendment note referencing the original plat and describing the changes.
The second sentence of this note can be removed.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The applicant has acquired a small off-site parcel (H-3-1-33-2420), which is the intended location of the sign for the development. Hurricane City Code (HCC) 10-36-3(F) states: *Off premises billboard signs and off premises outdoor advertising structures are not permitted in any location within the City.* Incorporating this parcel into this amended plat would bring the proposed sign on-site to comply with the city's sign ordinance.



Findings: The proposal meets all the requirements of state and city codes relating to plat amendments.

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

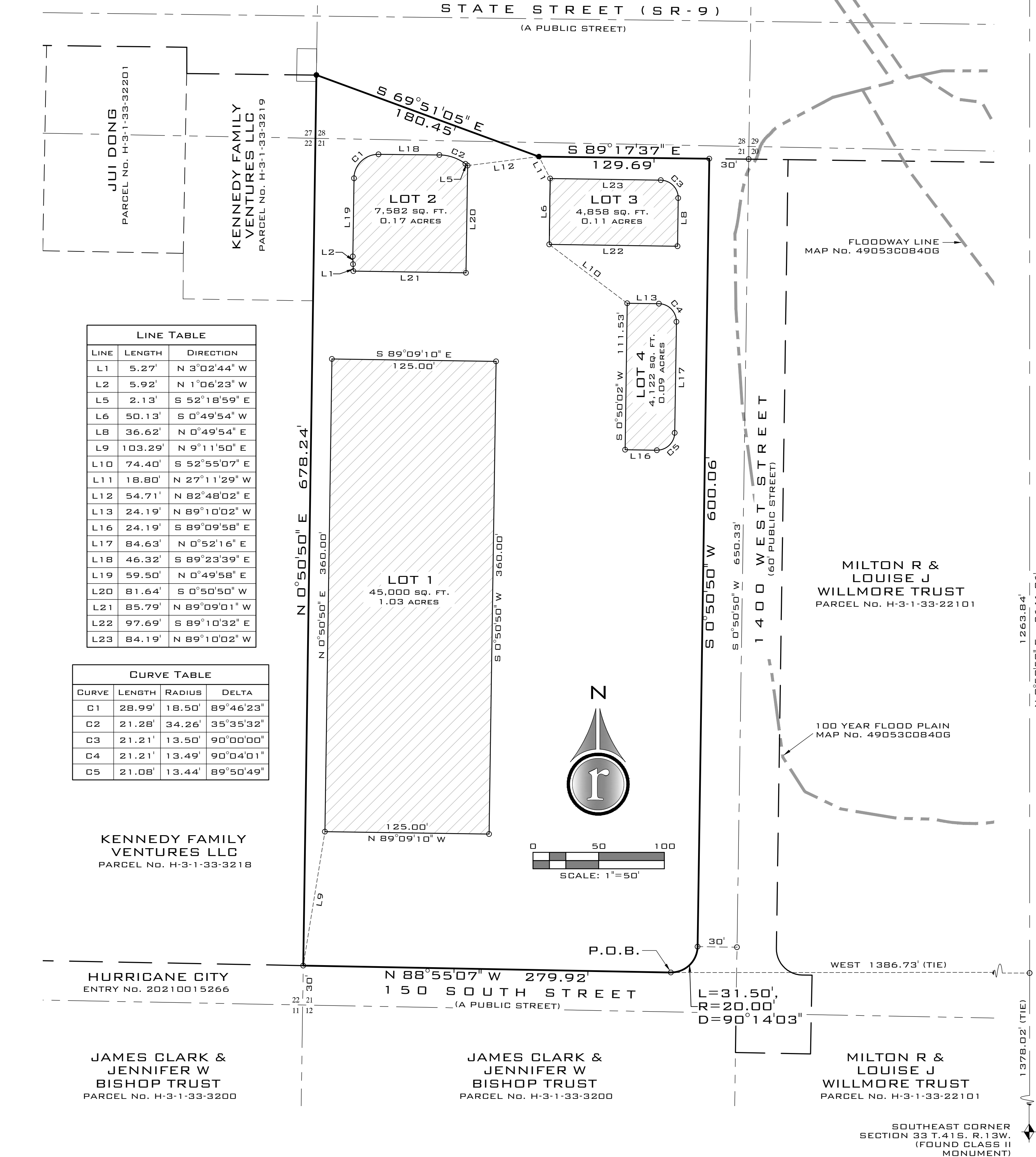
LEGEND:

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES OR AS NOTED
- NOTHING SET OR FOUND

- PRIVATE AREA
- COMMON AREA

- ADJOINER LINE
- SUBDIVISION LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- HURRICANE FIELD SURVEY LINE
- CENTER LINE

EAST 1/4 CORNER
SECTION 33 T.41S. R.13W.
(FOUND RING & LID
LS 174919)



OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND COMMON AREA, KNOWN AS:

BUCK'S ACE HARDWARE HURRICANE
-PARTIAL AMENDMENT "A"-

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREA SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREA AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED PREVIOUSLY, WHICH ARE INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO HURRICANE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS AS NOTED OR SHOWN. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2024.
GAIL'S HOLDINGS, L.L.C., A UTAH LIMITED LIABILITY COMPANY

GAIL'S HOLDINGS L.L.C. - MANAGER, GARLAND FRED HURST

GAILS BOYS LLC, A UTAH LIMITED LIABILITY COMPANY

GAILS BOYS LLC - MANAGER, GARLAND FRED HURST

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____, DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME, GARLAND FRED HURST, WHO BEING DULY SWORN, DID SAY THAT HE IS THE MANAGER OF GAIL'S HOLDINGS L.L.C., A UTAH LIMITED LIABILITY COMPANY, 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.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7))

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____, DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME, GARLAND FRED HURST, WHO BEING DULY SWORN, DID SAY THAT HE IS THE MANAGER OF GAIL'S BOYS L.L.C., A UTAH LIMITED LIABILITY COMPANY, 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.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7))

MORTGAGEE CONSENT TO RECORD:

CACHE VALLEY BANK, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

(PRINT NAME / POSITION _____)

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____, DAY OF ____, IN THE YEAR ____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7))

AMENDMENT NOTE:

THE PURPOSE OF AMENDING THE FINAL PLAT OF BUCK'S ACE HARDWARE HURRICANE, IS TO CHANGE TO SIZE AND LOCATION OF LOTS 2, 3 & 4. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

BUCK'S ACE HARDWARE HURRICANE
-PARTIAL AMENDMENT "A"-

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

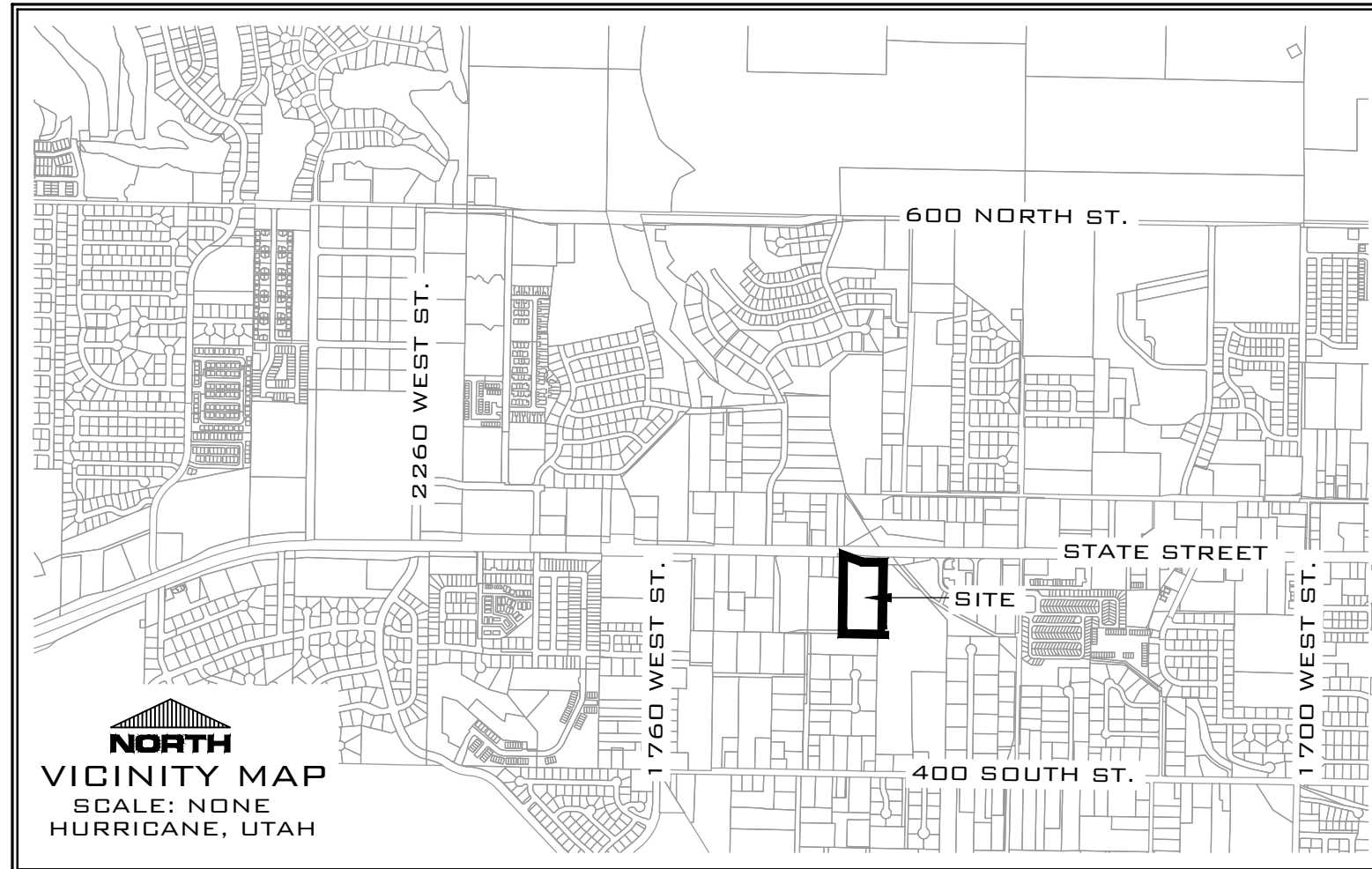
BEGINNING AT A POINT BEING NORTH 00°50'50" EAST 1,378.02 FEET ALONG THE SECTION LINE AND WEST 1,386.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE NORTHERLY LINE OF 150 SOUTH STREET, AND RUNNING;

THENCE NORTH 88°55'07" WEST 279.92 FEET ALONG SAID NORTHERLY LINE OF 150 SOUTH STREET TO THE EASTERLY LINE OF LOT 22, BLOCK 12, HURRICANE FIELD SURVEY, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE;
THENCE NORTH 00°50'50" EAST 678.24 FEET ALONG SAID EASTERLY LINE OF LOT 22 AND ALONG THE WESTERLY LINE LOT 28, SAID BLOCK 12 OF THE HURRICANE FIELD SURVEY TO A POINT 70.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF HIGHWAY PROJECT NO. SP-0009(3) AT ENGINEER STA. 43+0+80.2;
THENCE SOUTH 69°51'05" EAST 180.45 FEET TO A POINT 130 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER STA. 432+50;
THENCE SOUTH 89°17'37" EAST 129.69 FEET PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF EXISTING SR-9, SAID POINT BEING ON THE WESTERLY LINE OF 1400 WEST STREET;
THENCE ALONG SAID WESTERLY LINE OF 1400 WEST STREET THE FOLLOWING (2) COURSES;
THENCE SOUTH 00°50'50" WEST 600.06 FEET;
THENCE SOUTHWESTERLY 31.50 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°09'10" WEST, LONG CHORD BEARS SOUTH 45°57'51" WEST 28.34 FEET WITH A CENTRAL ANGLE OF 90°14'03") TO THE POINT OF BEGINNING.

CONTAINING 190,775 SQUARE FEET OR 4.38 ACRES.

GENERAL NOTES:

- THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-3-1-33-2456, H-3-1-33-2457, H-3-1-33-2458, H-3-1-33-3217 & A PORTION OF H-3-1-33-22101.
- BY RECORDING THIS SUBDIVISION PLAT, PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREA (INCLUDING PRIVATE DRIVES) WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL PUBLIC UTILITIES.
- ALL UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.
- HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.



THE FINAL PLAT FOR THE
BUCK'S ACE
HARDWARE
HURRICANE
-PARTIAL AMENDMENT "A"-

LOCATED IN THE S.E. QUARTER SECTION 33,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY | WASHINGTON COUNTY | UTAH.



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 - WWW.RADIVIL.COM

SURVEY- FPLAT FILE NUMBER:	07/25/2024 DATE:	C.E.A. DRAWN:
13250-22 JOB NUMBER:	1" = 50' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20__

CITY ATTORNEY
HURRICANE CITY

APPROVAL OF ASH CREEK SPECIAL
SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__

ENGINEER
ASH CREEK SPECIAL SERVICE DISTRICT

APPROVAL AND ACCEPTANCE BY
HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____, 20__.

ATTEST: CITY RECORDER
HURRICANE, UTAH

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



Hurricane City Application

Application Accepted Date: 09/13/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description:		Planning Fee		\$	250.00
Tenant / Project Name: Starbucks		Sub Total:		\$	250.00
Bldg. Address: 789 W State St		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: N/A Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel ID #: H-3-1-34-32011					
Property Owner: Stratton Land Holdings, Inc.					
Permit Contact: Chase Stratton P:(435) 773-3666					
Email: chase.stratton@interstaterock.com					
CONTACT INFORMATION					
General Contractor: Stratton Land Holdings, Inc.					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANFSP24-67					
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: Chase Stratton					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #:					

Starbucks Narrative for Preliminary Site Plan Application

Nature of Project:

The project consists of a single tenant commercial building fronting State St between Del Taco and O'Reilly Auto Parts. Starbucks will be occupying the building as the sole tenant. The project includes all of the underground utilities, earthwork, site work, and vertical construction for the building.

Reason for Request:

We are requesting this Preliminary Site Plan so we finish design plans and submit for Final Site Plan approval.



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	FSP24-67
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Stratton Land Holdings LLC
Agent:	Chase Stratton
Request:	Approval of a Final Site Plan.
Location:	789 W State St
Zone	Highway Commercial
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is seeking a final site plan approval for a Starbucks location along SR-9 between Del Taco and O'Reilly Auto Parts at the current site of the Rock Place. This item received preliminary site plan approval in June 2024. This site is zoned Highway Commercial (HC).

JUC Comments

The Joint Utility Committee has signed off on the construction drawing in October 2024.

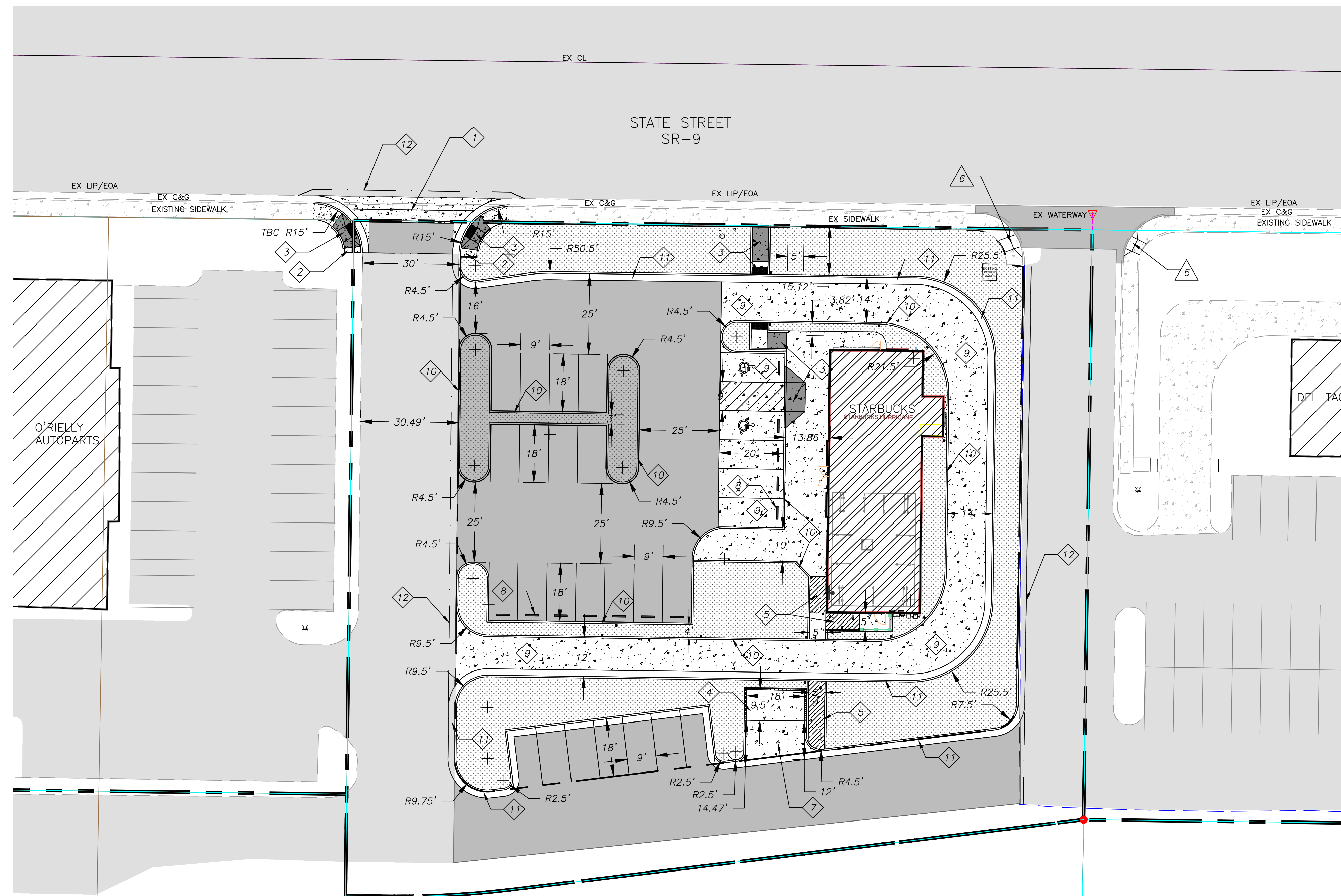


Staff Comments: Final Site Plan

1. The use is a permitted use in the Highway Commercial (HC) zone.
2. The layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
3. The north entrance to the development will be one way going out to minimize traffic stacking on the drive aisle heading to State St.
4. **Landscaping:** A landscaping plan has been provided that meets the requirements of HCC 10-32-4. The plan shows sufficient open space and landscaping along State St. and within the parking areas. Plant types should be drought tolerant per Hurricane City Code (HCC) 10-32-12.
5. **Outdoor Lighting:** The applicant has provided a lighting plan that complies with HCC 10-33-7.
6. **Parking:** 27 parking stalls are provided and 24 are required. While not specifically called out, the drive through area shows sufficient stacking space for five cars as required by HCC 10-34-6.
7. The application has provided renderings for the building which comply with the 35' height restriction in Hurricane City Code.
8. Any potential subdivisions or lot line adjustments for the southern part of this property will have to go through the subdivision process as described in the Hurricane City Code.
9. The proposed sign meets the setbacks in HCC 10-36-14. Applicants will need to obtain a sign permit and ensure other requirements of HCC 10-36 are met.

Staff Recommendation: The Planning Commission should review the site plan based on Hurricane City codes and standards. Staff recommends approval of the final site plan subject to the staff and JUC comments.

SITE PLAN STARBUCKS



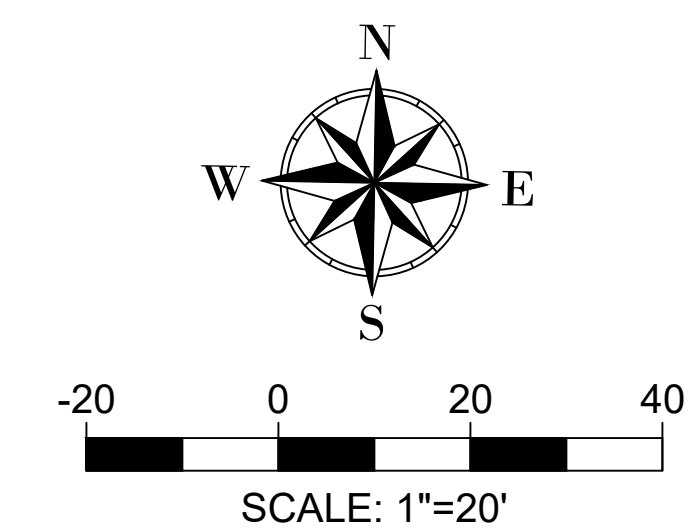
LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMPS		
SERVICE ACCESS RAMPS		
WATERWAY & STREET ACCESS		
ASPHALT 2.5 in		
ASPHALT 3.5 in		

SITE PLAN CALLOUTS

1. INSTALL 8 FT WATERWAY AT DRIVE ENTRANCE
2. INSTALL SIDEWALK TO POINT OF CURVATURE
3. INSTALL ADA RAMP
4. INSTALL TRASH ENCLOSURE
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10. INSTALL "A" CURB
11. INSTALL C&G TYPE HB30-7
12. SAW-CUT LINE, ASPHALT TO MATCH EXISTING

NOTES:

SEE SHEET DT1.1 FOR CONCRETE &
ASPHALT PAVEMENT CROSS SECTIONS



INTERSTATEROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177



DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY CS

STRATTON LAND HOLDING, INC

SITE PLAN

STARBUCKS

Figure 1

DATE		REV.	DATE	DESCRIPTION	BY
9 SEPT, 2024					
PROJ. #	PAGE #				
01.024.054	C2.0				

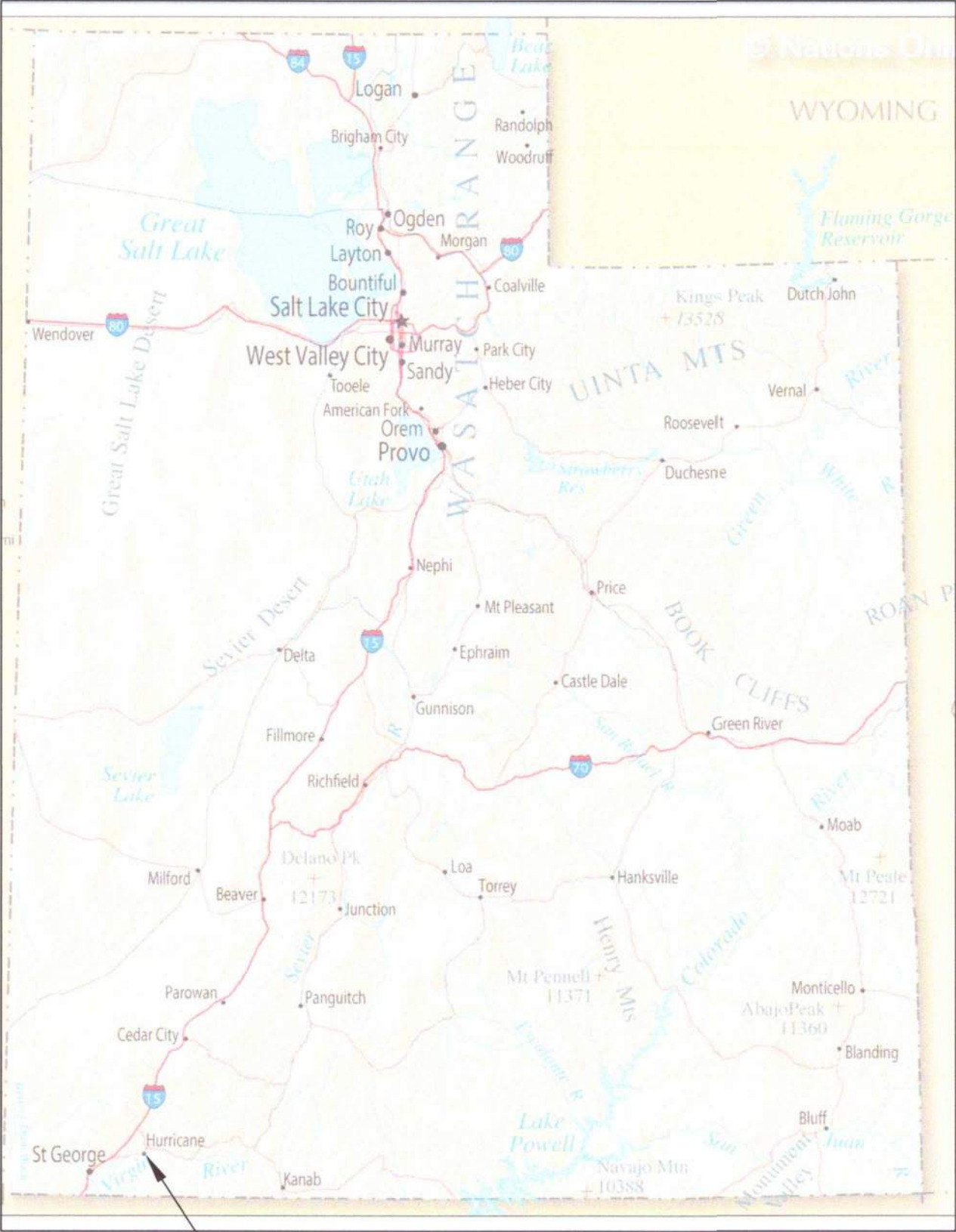
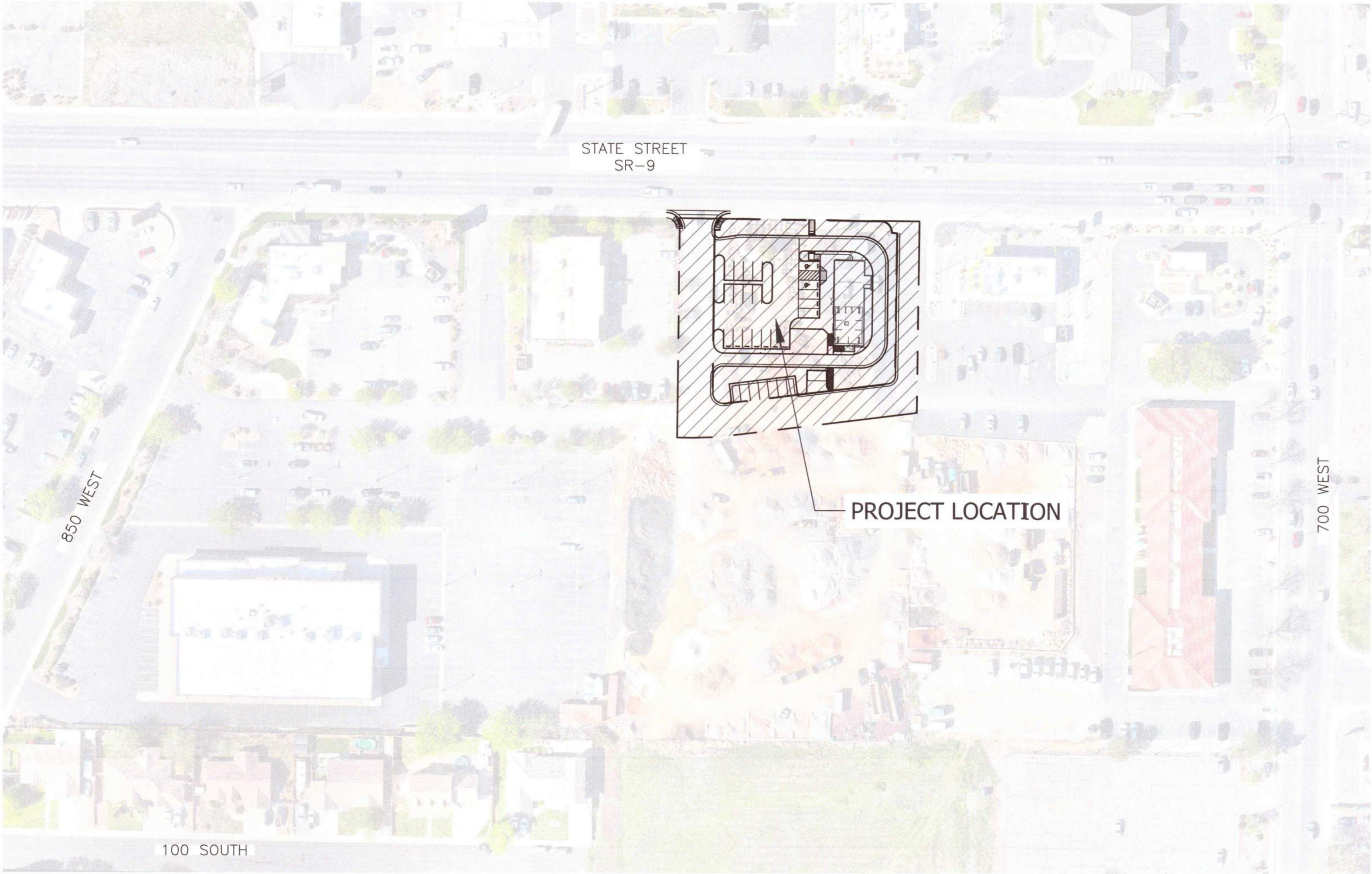
PROJECT DETAILS:

OWNER/APPLICANT:
THE OWNER FOR THIS PROJECT IS:
STRATTON BROTHERS
CONTACT: CHASE STRATTON
42 SOUTH 850 WEST, HURRICANE, UT, 84737
(435) 635-2628 (OFFICE)
PLANS PREPARED BY:
THE ENGINEER FOR THIS PROJECT IS:
INTERSTATE ROCK PRODUCTS
CONTACT: COLT D. STRATTON
42 SOUTH 850 WEST HURRICANE, UTAH 84737
(435)635-2628 (OFFICE)
GEOTECHNICAL ENGINEERING BY:
LANDMARK TESTING
PROJECT NO.: 240233
DATE: 2024 MAY 14

PROJECT LOCATION:
APPROX. ADDRESS: 765 WEST STATE STREET
PLAT: NE COR OF SW 1/4 OF SEC 34, T41S, R13W, SLB&M
ASSESSOR PARCEL: H-3-1-34-32011

CONSTRUCTION PLANS FOR:
STARBUCKS

NORTH EAST CORNER OF SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, HURRICANE, UTAH



APPROVALS

ENTITY	SIGNATURES	DATE
PARKS	<i>Damen Barnes</i>	9/18/24
STREETS	<i>W. W.</i>	9-18-24
POWER	<i>M. J.</i>	9-18-24
CENTURYLINK	<i>K. R.</i>	9/18/24
TDS	<i>S. J.</i>	9-18-24
INFOWEST	<i>J. C.</i>	9/18/24
ENBRIDGE GAS	<i>A. J.</i>	9-18-24
FIRE	<i>M. J.</i>	9-18-24
WATER	<i>J. J.</i>	9-19-24
WCWCD	<i>F. J.</i>	9-18-24
ASHCREEK SSD	<i>M. J.</i>	9-19-24
GIS	<i>B. J.</i>	9/18/24
PLANNING	<i>R. J.</i>	10/15/24
ENGINEERING	<i>K. J.</i>	10/11/24
PUBLIC WORKS	<i>M. J.</i>	10-15-24

EARTHWORK VOLUMES

LOCATION	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
SITE	32659	979	1559	580 FILL

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMS), OR SURFACES. THE EXISTING GROUND SURFACE AND THE PROPOSED FINISH-GRADE SURFACE. THE PROPOSED FINISH-GRADE SURFACE CONTAINS THE VOLUMES OF THE PROPOSED IMPROVEMENTS: ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS AND BASE COURSE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION & SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS ACCOUNTED FOR IN THE FINISHED-GRADE SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

Sheet List Table

Sheet Number	Sheet Title
CIVL	
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	SITE PLAN
C2.1	SIGNAGE
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	UTILITY PLAN
C4.1	LIGHTING PLAN
C5.0	GRADING PLAN
C6.0	DRAINAGE PLAN
C6.1	DRAINAGE CALCULATIONS
C6.2	STORMTECH STANDARD DETAILS
PP-1	DRIVE-THROUGH SOUTH
PP-2	DRIVE-THROUGH EAST
PP-3	DRIVE-THROUGH NORTH
PP-4	SANITARY SEWER GREASE TRAP
PP-5	SANITARY SEWER CONNECTIONS
PP-6	STORM DRAIN NORTH
PP-7	STORM DRAIN WEST
PP-8	STORM DRAIN SOUTH
DT1.1	SITE DETAILS
DT1.2	WATER & IRR DETAILS
DT1.3	SEWER & STORM DRAIN DETAILS
DT2.1	STARBUCKS DETAILS
DT2.2	STARBUCKS DETAILS
DT2.3	STARBUCKS DETAILS
DT2.4	STARBUCKS DETAILS
LANDSCAPE	
LA-01	LANDSCAPE & IRRIGATION SPECIFICATIONS
LA-02	LANDSCAPE PLAN
LA-03	LANDSCAPE DETAILS
LA-04	PLANT PALLETTE
IR-01	IRRIGATION PLAN
IR-02	DEEP ROOT ZONE IRRIGATION PLAN
IR-03	IRRIGATION DETAILS
IR-04	DEEP ROOT ZONE IRRIGATION DETAILS

INTERSTATE ROCK



DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY CS

STRATTON LAND HOLDING, INC

COVER SHEET

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

BY

DESCRIPTION

DATE

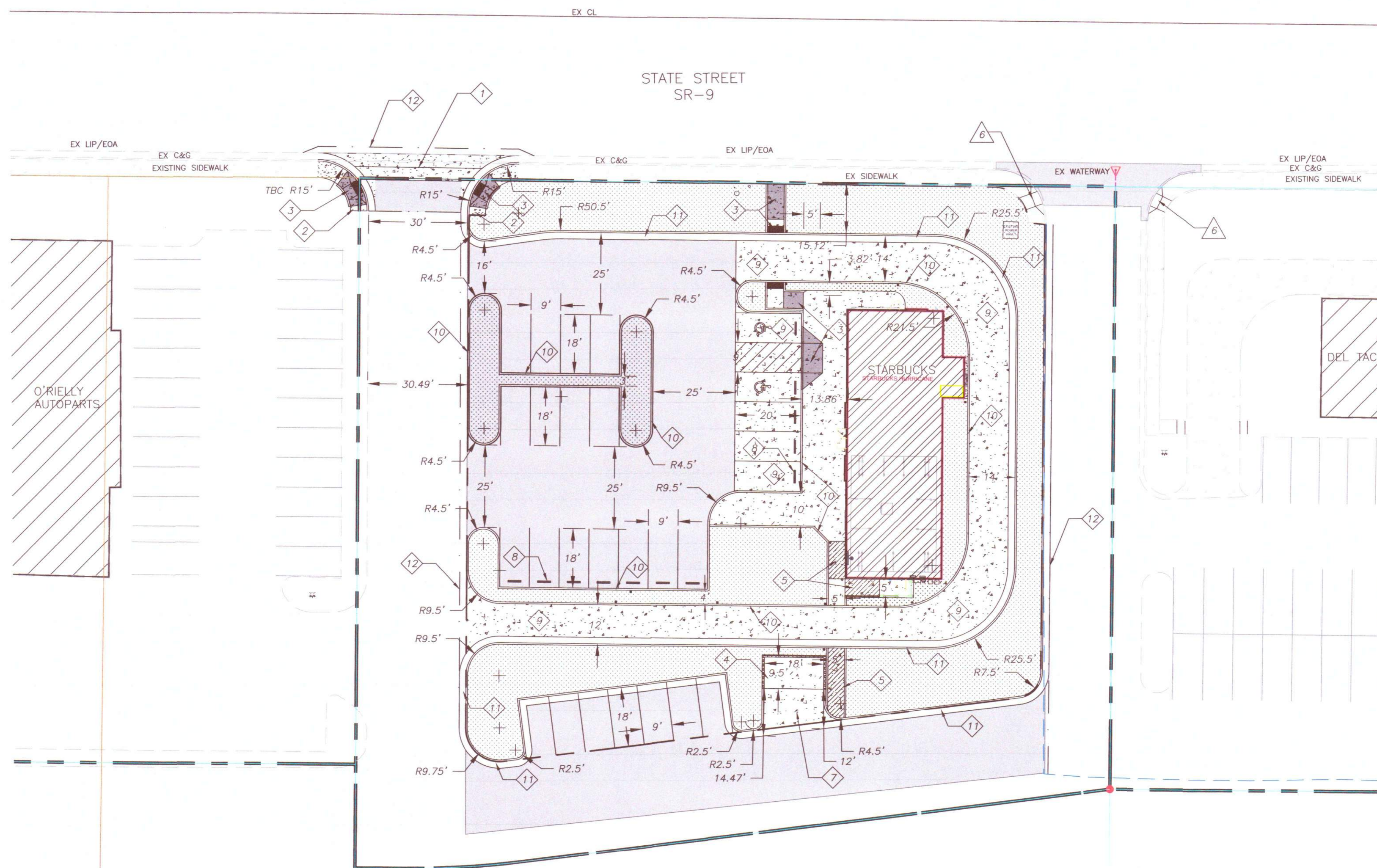
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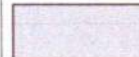
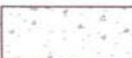
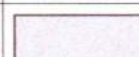
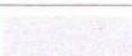
DATE 9 SEPT, 2024

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SITE PLAN
STARBUCKS



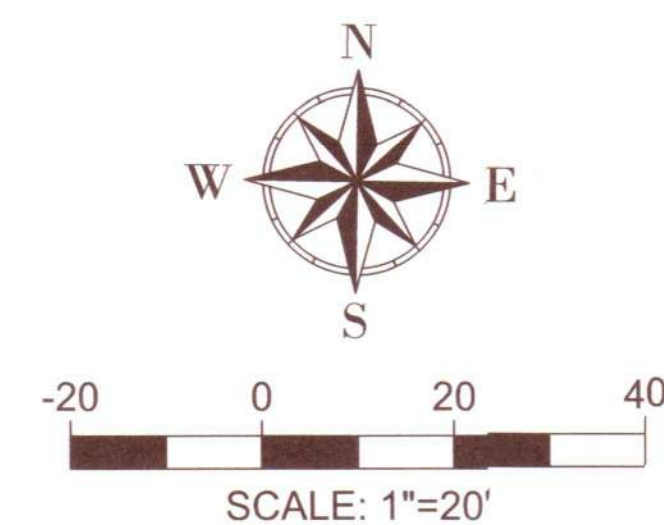
LEGEND		
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HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMPS		
SERVICE ACCESS RAMPS		
WATERWAY & STREET ACCESS		
ASPHALT 2.5 in		
ASPHALT 3.5 in		

SITE PLAN CALLOUTS

1. INSTALL 8 FT WATERWAY AT DRIVE ENTRANCE
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NOTES:

SEE SHEET DT1.1 FOR CONCRETE &
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INTERSTATEROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
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DESIGNED BY IRPDRAWN BY SZ

CHECKED BY CS

STRATTON LAND HOLDING, INC

SITE PLAN

765 WEST STATE STREET, HURRICANE, UTAH

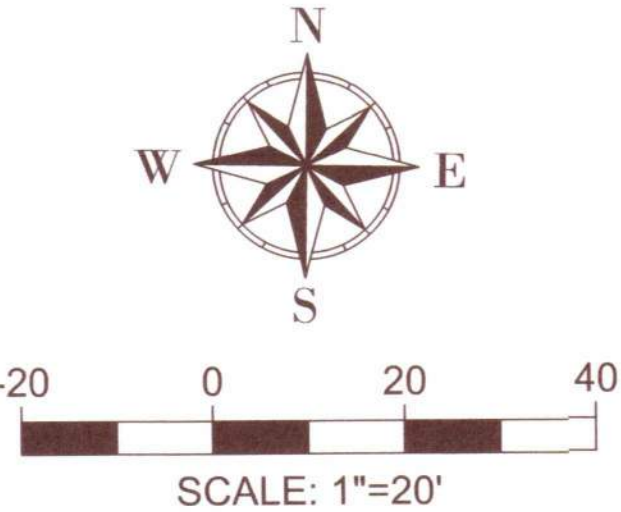
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1	EXISTING NATURAL GAS LOCATION SIGN
2	EXISTING SPEED LIMIT SIGN
3	EXISTING MILE MARKER POST
4	EXISTING STOP SIGN AND STOP BAR
5	INSTALL ILLUMINATED SIREN LOGO SIGNAGE ON PYLON SIZE 96"
6	INSTALL GROUND GRAPHICS ARE TO BE EITHER THERMAL APPLIED OR STENCILED AND PAINTED WHITE
7	INSTALL ENTRANCE MONUMENT
8	INSTALL STOP BAR
9	INSTALL DRIVE THRU EXIT
10	INSTALL EXIT ONLY / THANK YOU SIGN
11	INSTALL ACCESSIBILITY PARKING SIGN
12	INSTALL PAINT ACCESSIBILITY MARKING
13	INSTALL CURB STOPS
14	INSTALL ORDER PICKUP ONLY SIGN
15	INSTALL GROUND GRAPHICS ARE TO BE EITHER THERMAL APPLIED OR STENCILED AND PAINTED WHITE
16	INSTALL BOLLARD
17	INSTALL 44" DRIVE THRU ARROW SIGN
18	INSTALL CLEARANCE BAR
19	INSTALL ILLUMINATED BOLLARD
20	INSTALL PRE-MENU
21	INSTALL DIGITAL ORDER SCREEN & CANOPY
22	INSTALL 5-PANEL MENU BOARD
23	INSTALL 48" WELCOME SIGN
24	INSTALL YIELD SIGN
25	INSTALL LEFT RIGHT ARROWS

THIS SHEET IS FOR SCHEMATIC ONLY -
REFER TO THE ARCHITECTURAL PLANS FOR
SIGNAGE DETAILS AND LAYOUT



CHECKED BY CS

STRATTON LAND HOLDING, INC

SIGNAGE

765 WEST STATE STREET, HURRICANE, UTAH

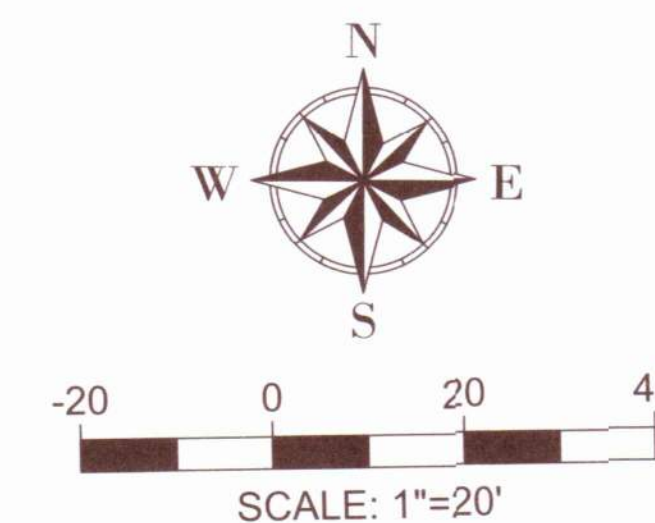
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STARBUCKS



Know what's below
Call before you dig

 **INTERSTATEROCK**

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 F: 435.635.2177



DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY CS

STRATTON LAND HOLDING, INC.

EXISTING CONDITIONS & DEMOLITION PLAN

STARBUCKS

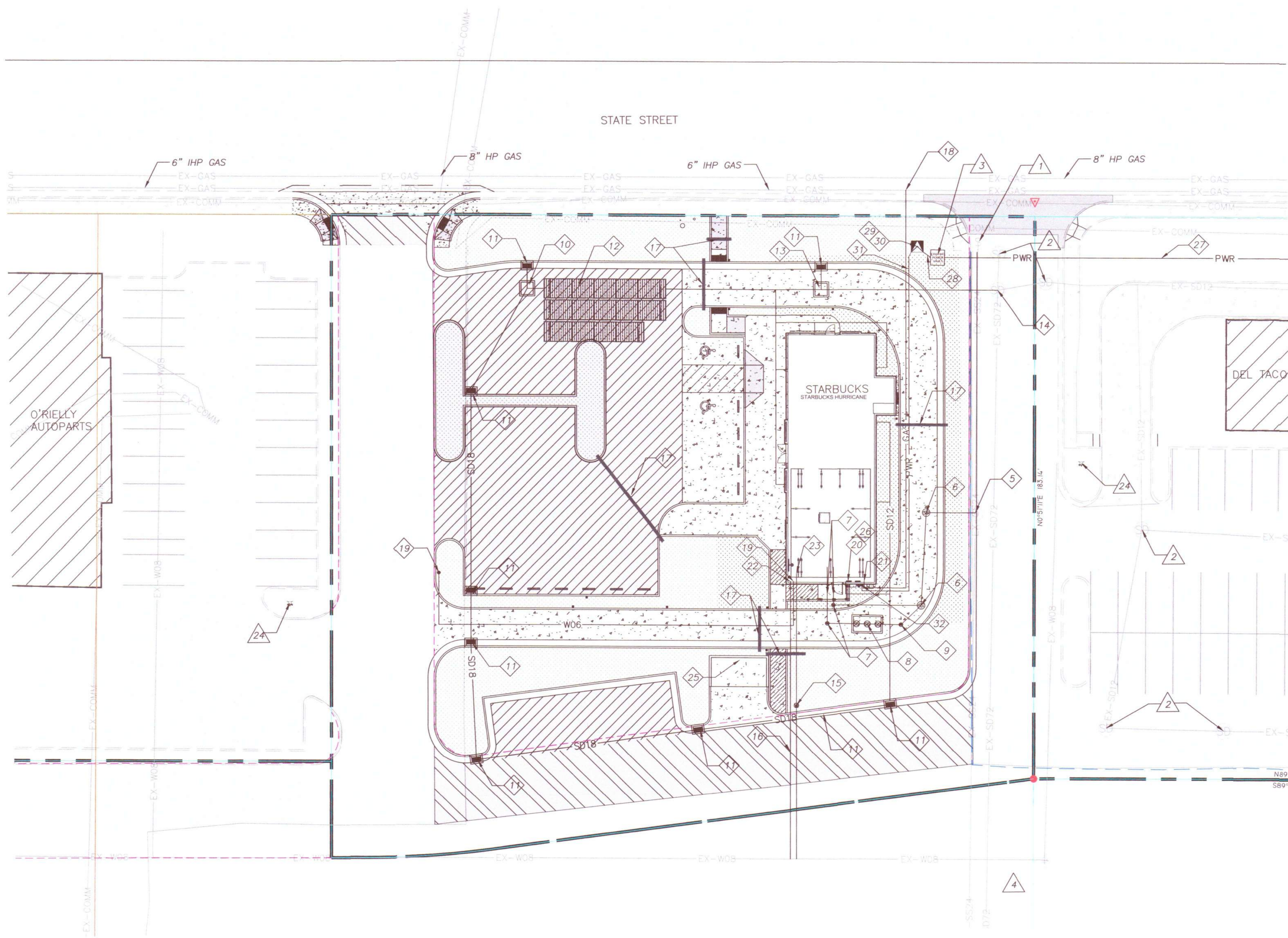
265 WEST STATE STREET, HURRICANE, UTAH

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DATE 9 SEPT, 2024

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UTILITY PLAN STARBUCKS



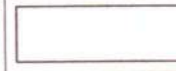
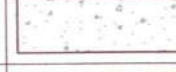
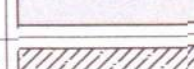
UTILITY CALLOUTS

1. EXISTING SSMH
2. EXISTING SDMH
3. EXISTING POWER
4. EXISTING WATER VALVES & FITTINGS
5. CONNECT TO EXISTING SSMH
6. INSTALL 5" SSMH
7. INSTALL 6" SS & 90" SEWER CLEANOUT
8. INSTALL GREASE TRAP (1,250 gal CAPACITY)
9. INSTALL 6" SS 45° BEND & SEWER CLEANOUT
10. INSTALL 5" SSDH
11. INSTALL 4" CURB INLET
12. INSTALL ADS STORM-TECH SYSTEM
13. INSTALL 4X4 SDCO BOX & ORIFICE
14. CONNECT TO EXISTING SDMH
15. INSTALL 2" WATER METER - WATER PRESSURE 50 PSI MIN & 65 PSI MAX
16. INSTALL 6" FIRE LINE
17. INSTALL 4" SLEEVE (SEE LANDSCAPE PLANS, SHEET IR-01)
18. CONNECT TO EXISTING 6" IHP GAS LINE (FIELD VERIFY LOCATION AND DEPTH)
19. KNOX BOX REQUIRED AT BUILDING & REMOTE FDC REQUIRED
20. ELECTRICAL PANEL LOCATION (REFER TO ARCHITECTURAL MEP PLANS) 600 AMP, 208Y/120V, 3 PHASE, 4 WIRE SERVICE REQUIRED
21. CONNECT NATURAL GAS TO BUILDING (REFER TO ARCHITECTURAL MEP PLANS) 1- $\frac{3}{4}$ " MIN SERVICE LINE, EXTEND SERVICE TO A LOCATION OF 5' INSIDE OF TENANT BUILDING WITH SHUT OFF VALVE & TEE
22. CONNECT 6" FIRE LINE TO BUILDING FIRE PROTECTION SYSTEM (REFER TO ARCHITECTURAL MEP PLANS)
23. CONNECT 2" COPPER DOMESTIC WATER LINE TO BUILDING (REFER TO ARCHITECTURAL MEP PLANS)
24. EXISTING FIRE HYDRANT
25. INCLUDE HOSE BIB IN TRASH ENCLOSURE
26. INSTALL INTERNET & VOICE SYSTEMS - NEXT TO POWER SERVICE - PROVIDE (2) 4" CONDUIT SERVICE ENTRANCE, LABELED, END-TO-END PULL STRINGS IN ALL CONDUITS FOR FUTURE SERVICE

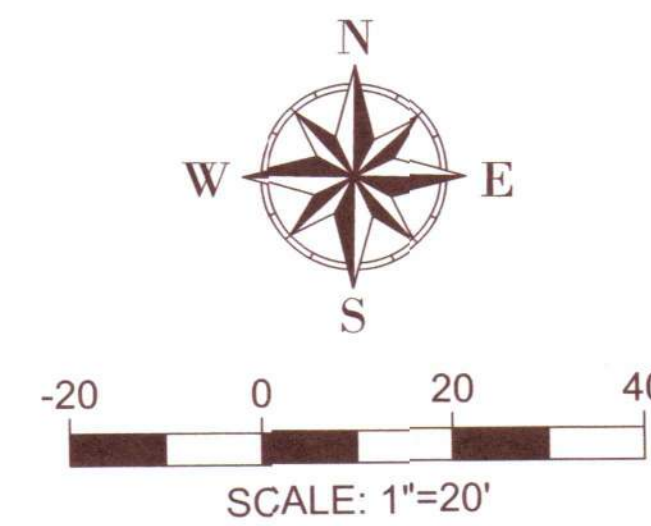
POWER CALLOUTS

600A 120/208 3 PHASE = 150 kVA
600A WIRE = 2x350 MCM QUAD ALUM.

27. HURRICANE POWER TO INSTALL 410 3 PHASE
28. INSTALL 1/0 15 kv 3 PHASE WIRE IN 4" PVC
29. INSTALL NEW 3 PHASE 150 kVA 120/208 TRANSFORMER
30. HURRICANE POWER TO INSTALL CT'S AND METERBASE AND WILL INVOICE THE DEVELOPER
31. INSTALL (2) 4" CONDUITS WITH 350 mcm QUADPLEX
32. INSTALL 600 amp FUSABLE RED HANDLE DISCONNECT

LEGEND		
DEFINITION	PROPOSED	FUTURE
SITE PLAN		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMP		
SERVICE ACCESS RAMP		
WATERWAY & STREET ACCESS		

LEGEND		
DEFINITION	PROPOSED	EXISTING
UTILITIES		
OVERHEAD POWER	— OHP —	--- OHP ---
POWER	— P —	--- P ---
POWER VAULT		
VAULT		
TRANSFORMER		
SECONDARY BOX		
STREET LAMP		
CULINARY WATER	— W —	--- W ---
IRRIGATION WATER	— IRR —	--- IRR ---
FIRE HYDRANT		
VALVE		
SANITARY SEWER PIPE	— SS —	--- SS ---
SEWER MANHOLE		
SEWER CLEANOUT		
NOTE: REFERENCE PLAN & PROFILES FOR SEWER & STORM DRAIN UTILITY INFORMATION		



INTERSTATE ROCK



GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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DESIGNED BY IRPDRAWN BY SZ

CHECKED BY CS

STRATTON LAND HOLDING, INC

UTILITY PLAN

STARBUCKS

BY

DATE 9 SEPT, 2024

PROJ. #	PAGE #
01.024.054	C4.0

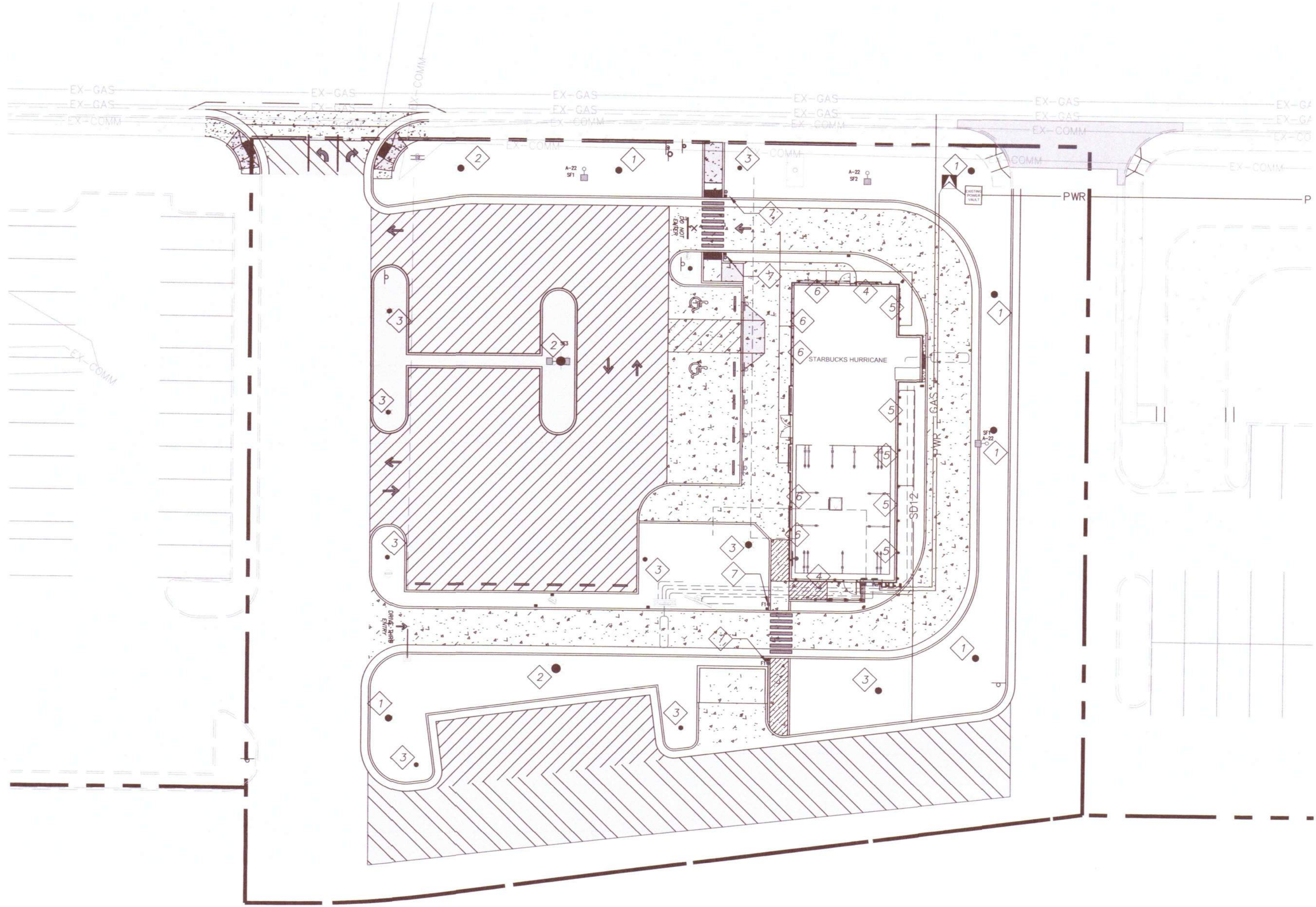
FILE: 211 - Engineering - Client/Interstate Rock Product/01.024.054 Starbucks - Engineering - Design - Sheet/Lighting Plan.dwg TIME: 19 September 2024

Starbucks Lighting Plan.dwg

Design/2 - Starbucks - Engineering/

Client/Interstate Rock Product/01.024.054

LIGHTING PLAN
STARBUCKS



LIGHTING PLAN CALLOUTS

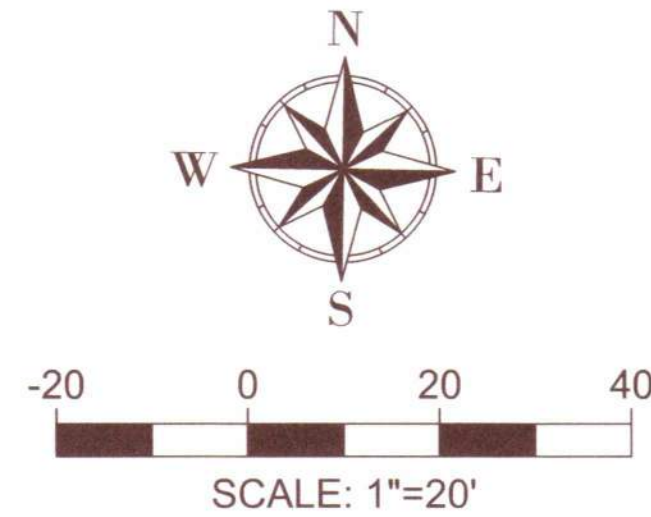
1. INSTALL TYPE 2 PARKING POLE - PG 101
2. INSTALL TYPE 4 PARKING POLE - PG 101
3. INSTALL PEDESTRIAN POLE - PG 88
4. INSTALL WALL MOUNTED SECURITY LIGHT - PG 86
5. INSTALL SCONCE LIGHT ON BUILDING
6. INSTALL BUILDING MOUNTED DOWN-LIGHTS
7. INSTALL SITE MOUNTED BOLLARDS - PG 90
8. INSTALL PATH LIGHT - PG 94 (USE WHERE NEEDED)

NOTES FROM STARBUCKS:

FIXTURES SHALL BE TYPE LED, 3000k - 4000k 90+ CRI, FULLY SEALED ALUMINUM FIXTURES WITH SHIELDED LUMINAIRE. POLE LIGHTING SHALL BE IN SCALE WITH TENANT'S CAFE, AND NEVER TALLER THAN THE BUILDING. LIGHTING SHALL BE HELD AWAY FROM THE BUILDING FACADE, FENESTRATION, AND ENTRY TO MITIGATE UNWANTED GLARE. POLE LIGHTING SHALL BE MINIMAL IN APPEARANCE, SIMPLE, MODERN, AND NON-OBTRUSIVE. FIXTURES SHALL BE ANODIZED ALUMINUM, SINGLE AND TWIN POLE LUMINAIRES WITH ASYMMETRICAL WIDE-SPREAD DISTRIBUTION AND ADJUSTABLE REFLECTORS. PROVIDE 10'-0" TO 12'-0" HEIGHT (PEDESTRIAN SCALE) POLE LIGHTING AT SIDEWALKS AND PARKING AREAS ADJACENT TO BUILDING. PROVIDE 18'-0" TO 22'-0" HEIGHT (TALL) PARKING LOT LIGHTING AT ADEQUATE SPACING TO ENSURE SECURITY LIGHTING FOR PARKING FIELD.

NOTES:

THIS SHEET IS FOR SCHEMATIC ONLY - REFER TO THE ARCHITECTURAL PLANS FOR LIGHTING DETAILS AND LAYOUT



INTERSTATEROCK



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CHECKED BY: CS

STRATTON LAND HOLDING, INC

LIGHTING PLAN

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

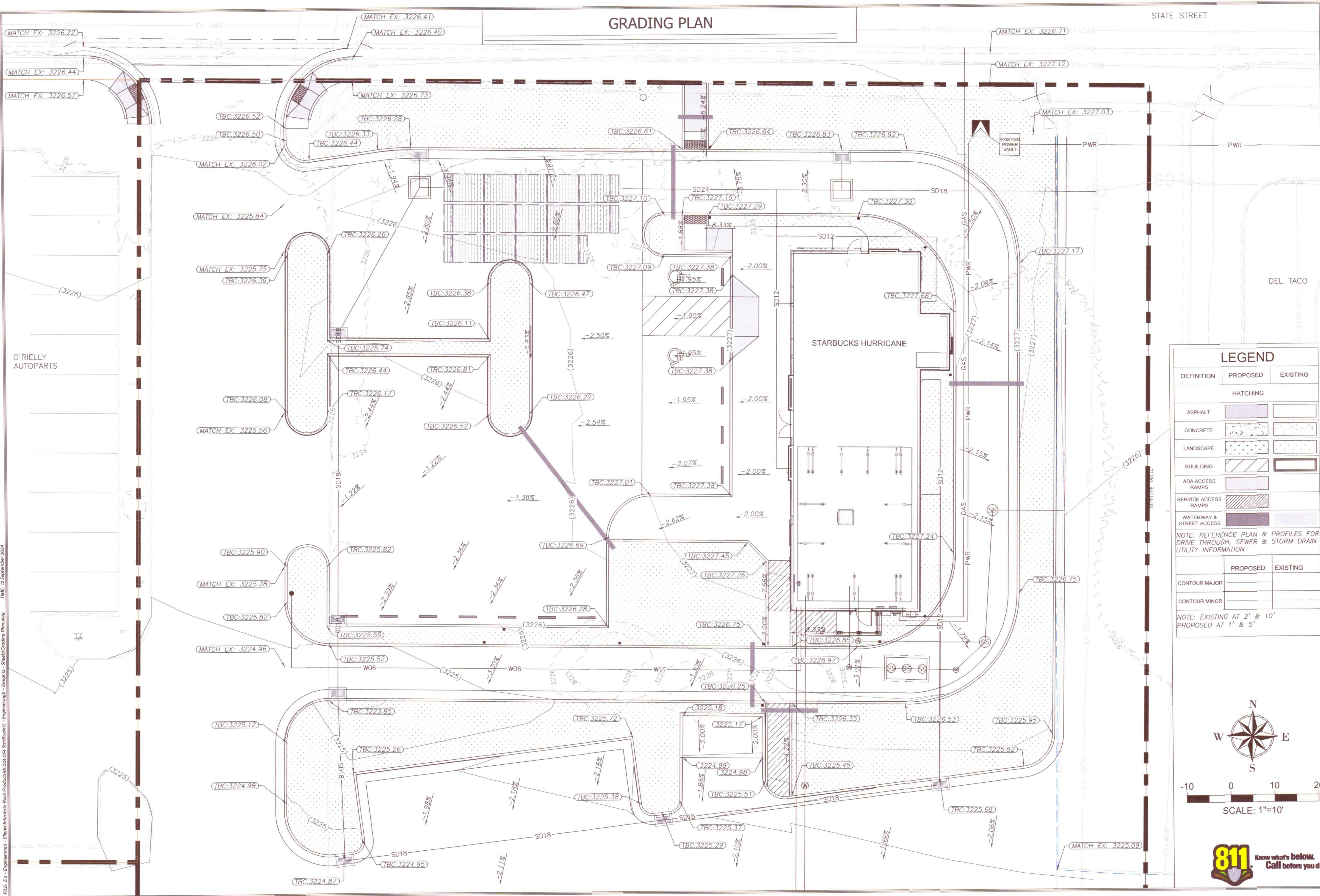
REV.	DATE	DESCRIPTION	BY

DATE: 9 SEPT, 2024

PROJ. #
01.024.054

PAGE #
C4.1

FILE: 211 - Engineering - Client: Interstate Rock Products 01.02.054 Starbucks - Design: 12 - Sheet: Grading Plan.dwg TIME: 12 September 2024



INTERSTATE ROCK

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DRAWN BY: SZ
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STRATTON LAND HOLDING, INC.		GRADING PLAN		STARBUCKS		765 WEST STATE STREET, HURRICANE, UTAH	
DATE	9 SEPT, 2024	PROJ. #	01.024.054	PAGE #	C5.0	REV.	DESCRIPTION

The diagram illustrates a comprehensive stormwater management system. Key features include:

- Inlets and Pipes:** Numerous curb inlets are shown with their respective stationing and depths. These are connected by various pipe sizes and materials, such as 24-inch and 18-inch corrugated HDPE pipes.
- Stormwater Access Points:** Several ADS Stormtech Access points are located throughout the site, providing maintenance access to the underground network.
- Drainage Patterns:** Arrows indicate the flow direction of water from different areas, including a designated "DRAINAGE AREA IS WITHIN THE HATCHED AREA".
- Existing Infrastructure:** The plan identifies existing structures like O'Reilly Autoparts and Del Taco, along with nearby streets and utility lines.
- Topography and Grading:** Elevation points and slope percentages are provided to show how the terrain is being managed for efficient runoff collection.



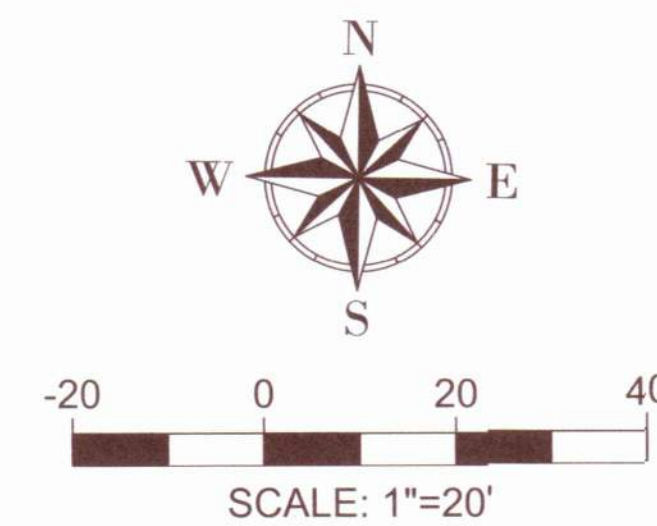
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DRAINAGE PLAN

STARBUCKS

[illegible]

DRAINAGE CALCULATIONS

STARBUCKS

Drainage Summary

All Calculations are Performed using the SCS-TR55 Method
All Provided Volumes are Computed using AutoCAD Civil3D

Drainage Information

¹ Storm Precipitation Frequency			
2 Year - 24 hr	Depth =	1.3	inches
10 Year - 24 hr	Depth =	1.88	inches
100 Year - 24 hr	Depth =	2.79	inches
¹ NOAA Precipitation Frequency Estimates, Atlas 14, Volume, Version 5			

Basin 1			
Basin 1 - Soil Data			
Soil Conservation Curve Number (CN)			
Surface Type	Area (sqft)	Area (acres)	CN
² Impervious	23161.77	0.53	98
³ Pervious	9497	0.22	68
Total	32658.77	0.75	89
² Includes pavement, sidewalks, curbs, roofs, & drives			
³ Includes all landscaping and generalizes it into one type			

Basin 1 - Drainage Summary			
Drainage Basin 1 Area		A =	0.75 acres
Detention:			
Allowed Release Rate	Q _U =	0.20	cfs/acre
Calculated Release Volume	Q _{U1} =	0.15	cfs
Calculated Peak Flow Discharge			
10 Year	Q ₁₀ =	1.388	cfs
100 Year	Q ₁₀₀ =	2.404	cfs
Calculated Required Detention Volume			
10 Year	V ₁₀ =	1261.0	ft ³ = 46.7 yd ³
100 Year	V ₁₀₀ =	2826.0	ft ³ = 104.7 yd ³
Provided Detention Volume	V =	3146.0	ft ³ = 116.5 yd ³

Hydrology Report

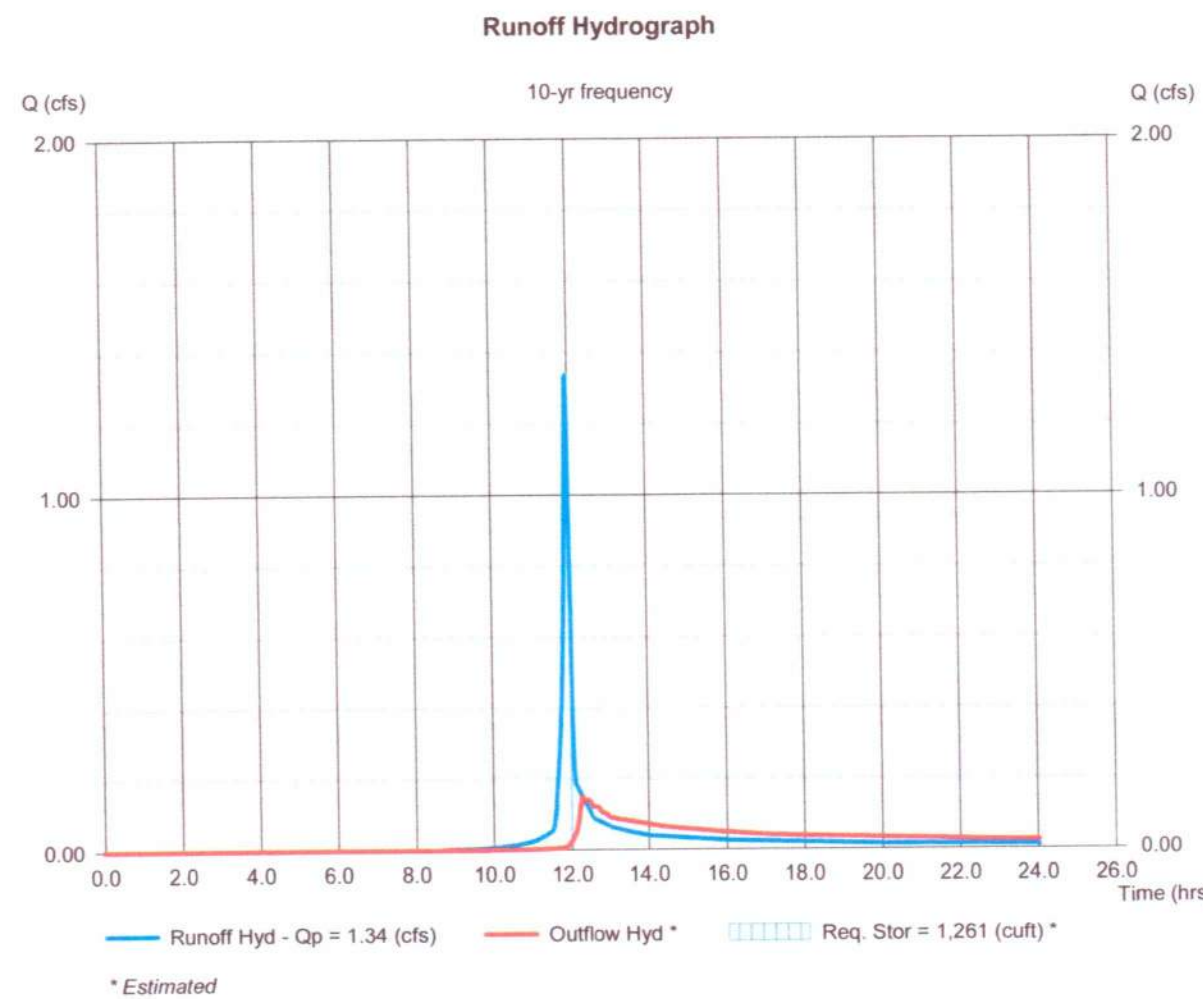
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Aug 15 2024

StarBucks 10 Yr Storm

Hydrograph type	=	SCS	Peak discharge (cfs)	=	1.338
Storm frequency (yrs)	=	10	Time interval (min)	=	1
Drainage area (ac)	=	0.750	Curve number (CN)	=	89
Basin Slope (%)	=	See Worksheet	Hydraulic length (ft)	=	See Worksheet
Tc method	=	TR55	Time of conc. (min)	=	4
Total precip. (in)	=	1.88	Storm Distribution	=	Type II
Storm duration (hrs)	=	24	Shape factor	=	484

Hydrograph Volume = 2.530 (cuft) 0.058 (acft)



Hydrology Report

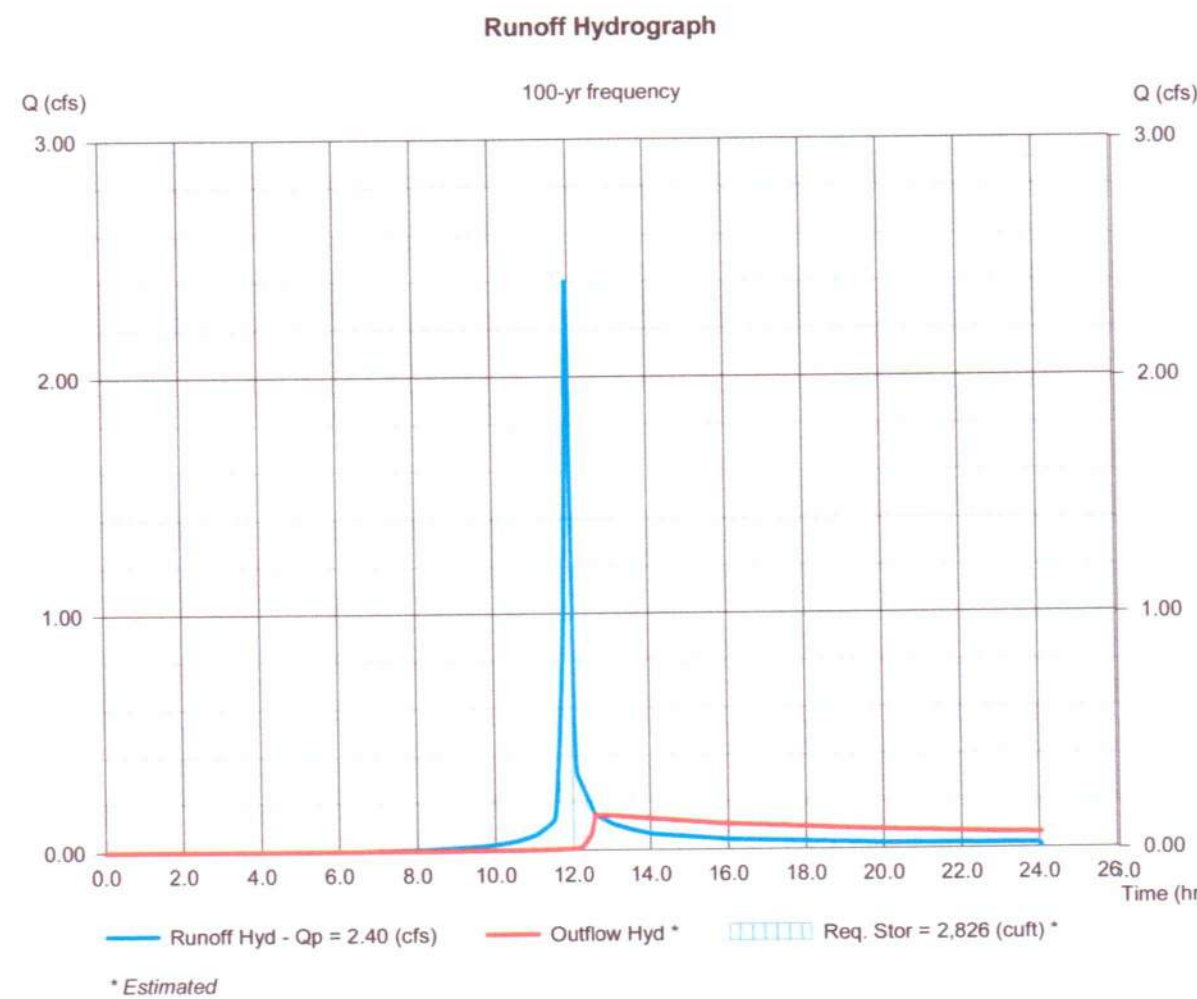
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Aug 15 2024

StarBucks 100 Yr Storm

Hydrograph type	=	SCS	Peak discharge (cfs)	=	2.404
Storm frequency (yrs)	=	100	Time interval (min)	=	1
Drainage area (ac)	=	0.750	Curve number (CN)	=	89
Basin Slope (%)	=	See Worksheet	Hydraulic length (ft)	=	See Worksheet
Tc method	=	TR55	Time of conc. (min)	=	4
Total precip. (in)	=	2.79	Storm Distribution	=	Type II
Storm duration (hrs)	=	24	Shape factor	=	484

Hydrograph Volume = 4.658 (cuft) 0.107 (acft)



User Inputs

Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	Starbucks
Engineer:	Kyson Spendlove
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	2826 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(30 ft. x 50 ft.)

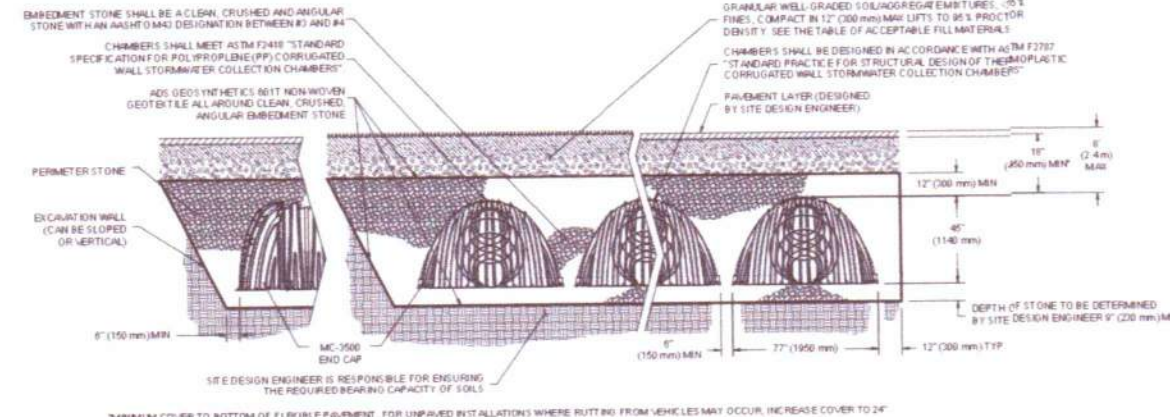
Results

System Volume and Bed Size

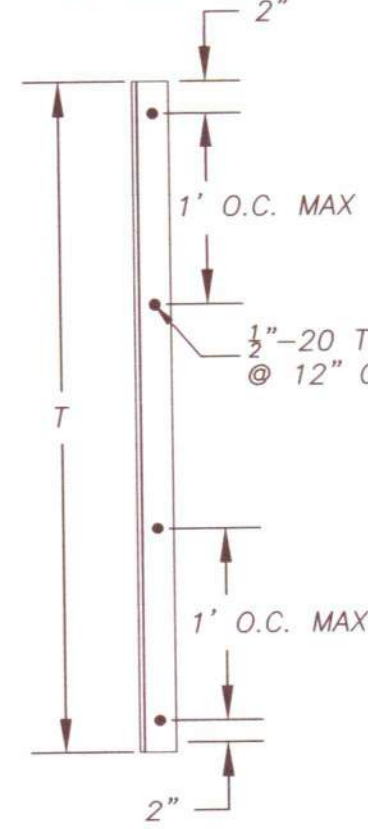
Installed Storage Volume:	3146.31 cubic ft.
Storage Volume Per Chamber:	109.90 cubic ft.
Number Of Chambers Required:	14
Number Of End Caps Required:	6
Chamber Rows:	3
Maximum Length:	45.51 ft.
Maximum Width:	22.85 ft.
Approx. Bed Size Required:	986.14 square ft.
Average Cover Over Chambers:	N/A

System Components

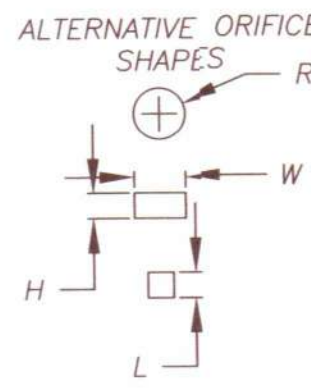
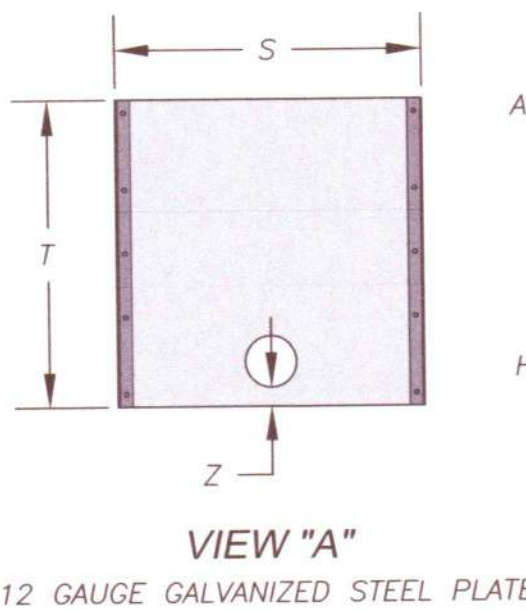
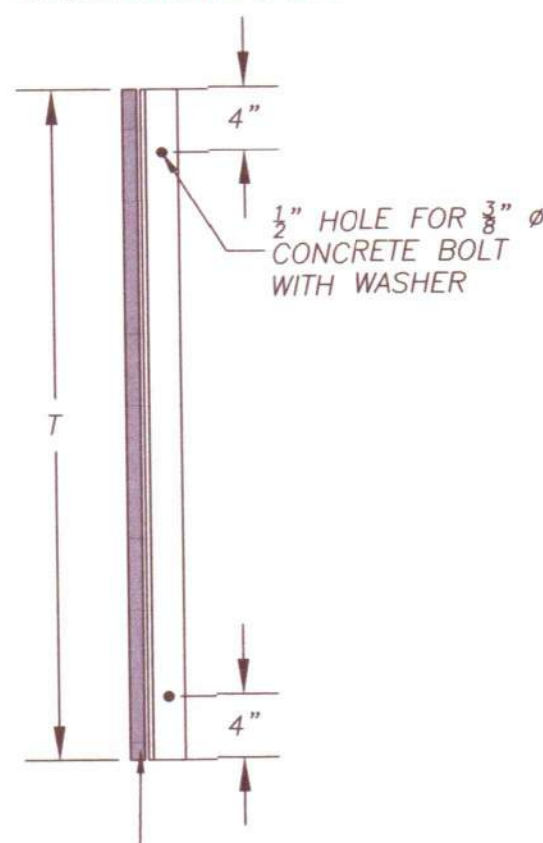
Amount Of Stone Required:	141 cubic yards
Volume Of Excavation (Not including Fill):	201 cubic yards
Total Non-woven Geotextile Required:	364 square yards
Woven Geotextile Required (excluding Isolator Row):	59 square yards
Woven Geotextile Required (Isolator Row):	47 square yards
Total Woven Geotextile Required:	105 square yards
Impervious Liner Required:	0 square yards



ANGLE IRON CONNECTION TO STEEL PLATE



ANGLE IRON CONNECTION TO CONCRETE BOX



ORIFICE CALCULATOR

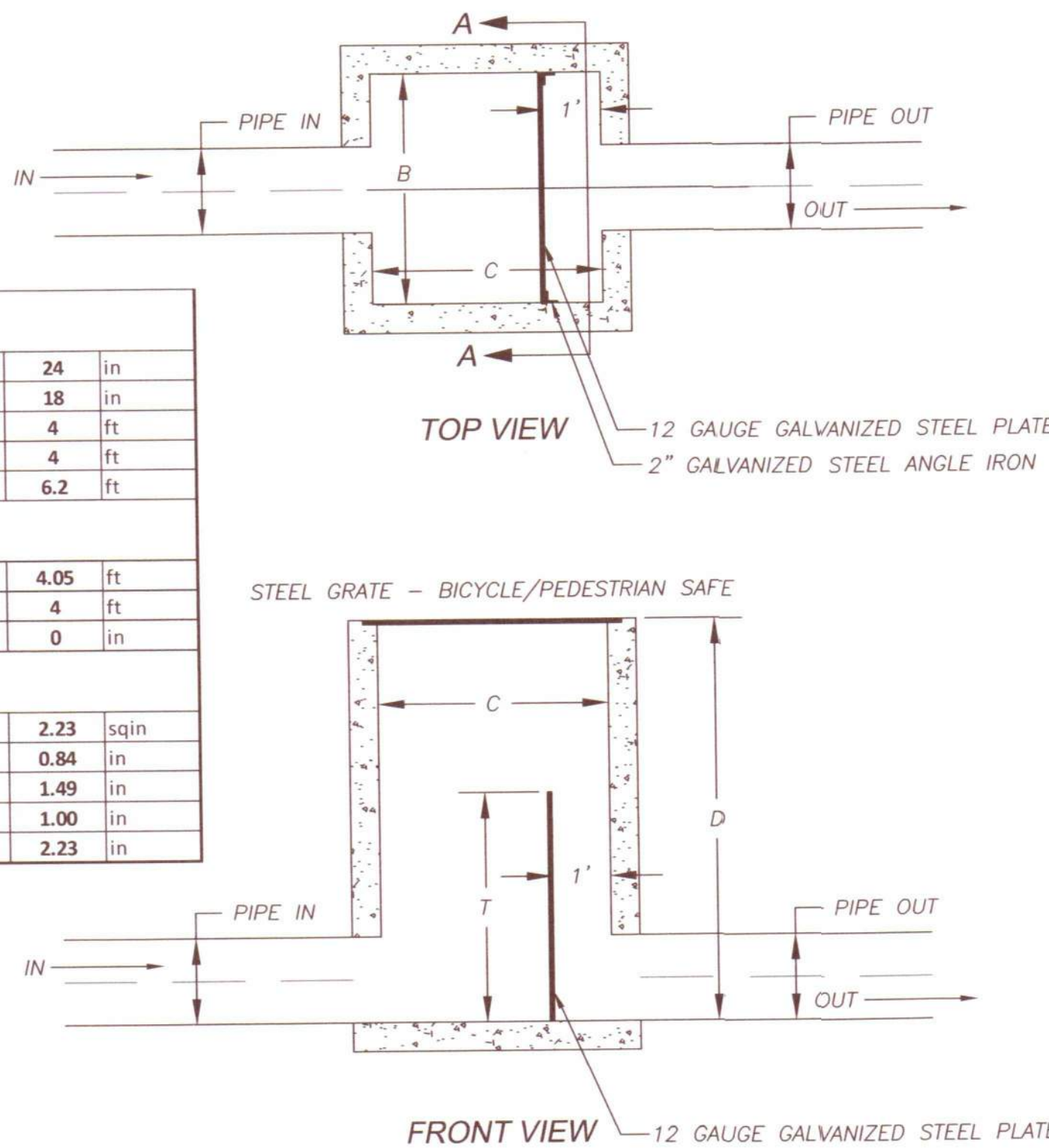
Drainage Basin 1

Variables		
Q _p =	0.00	cfs
Offsite Flows that pass through the system and are not controlled by the Orifice Plate		
A =		0.75 Acres
h =		3.80 ft
Q _U =		0.20 cfs/acre
Q _d =		0.15 cfs
g =		32.17 ft/sec ²
Total Catchment Area		
Height (center of Orifice to Hydraulic Grade Line)		
Allowed Release Rate		
A x Q _U = Q _d		
Gravitational Constant		

Calculations	
Q _d = Cd * A * Sqrt(2gh)	
Solving for the Area of the Orifice - Solve for "A"	
Cd =	0.62
2gh =	244.52
Q _d =	0.15
A =	2.23
Square Edge Opening	
Total Discharge Through Orifice (100yr)	
Area of Orifice per design	

Orifice Size Options	
Radius =	0.84 in
Radius of Circular Orifice	
Square =	1.49 in
Height * Width for Square Orifice Plate	
Rectangle =	1.00 in
Height * Width for Rectangular Orifice Plate	
Rectangle =	2.23 in

CONCRETE BOX			
PIPE IN	=	24	in
PIPE OUT	=	18	in
BOX WIDTH B=	=	4	ft
BOX LENGTH C=	=	4	ft
BOX DEPTH D=	=	6.2	ft
ORIFICE PLATE			
HEIGHT T=	=	4.05	ft
WIDTH S=	=	4	ft
ORIFICE HEIGHT Z=	=	0	in
ORIFICE SIZE & SHAPE			
AREA REQUIRED A=	=	2.23	sqin
CIRCLE R=	=	0.84	in
SQUARE L=	=	1.49	in
RECTANGLE H=	=	1.00	in
RECTANGLE W=	=	2.23	in



LOW IMPACT DEVELOPMENT (LID) CALCULATOR			
Calculating LID using Method 3 - The Granato Method			
WQRV =	P _{80%} * R _{NEW} * A		
	12		
WQRV = Water Quality Retention Volume			
P _{80%} =	80 th percentile precipitation value (excluding snowfall, from gage analysis, in inches)		
P _{80%} =	Found in Appendix A of A Guide		
R _{NEW} =	Storm water runoff Coefficient associated with the proposed new development, and		
R _{NEW} =	(0.225 * Imp) + (0.05 when imp < 55%)		
R _{NEW} =	(1.14 * Imp) - (0.371 when imp ≥ 55%)		
A =	Area, in Acres.		
Imp =	Decimal percentage of impervious surface in the contributing watershed		
P _{80%} =	0.44 in (Provided by City or State)		
R _{NEW} =	0.437		
A =	0.75 acres		
Imp =	0.71		
WQRV =	0.44 * 0.44 * 0.75		
	12		
		0.01	ac-ft of Storage
			524 ft ³ of Storage
			19.4 yd ³ of Storage

INTERSTATE ROCK



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STRATTON LAND HOLDING, INC

DRAINAGE CALCULATIONS

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

BY

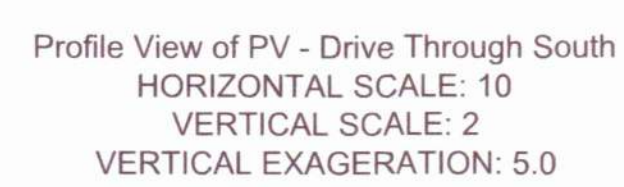
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DATE 9 SEPT, 2024

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PAGE # C6.1

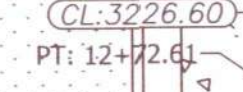


STRATTON LAND HOLDING, INC
DRIVE-THROUGH SOUTH
STARBUCKS
765 WEST STATE STREET, HURRICANE, UTAH

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DATE 9 SEPT, 2024

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01.024.054	PP-1



VERTICAL SCALE: 2
VERTICAL EXAGGERATION: 5.0

DEFINITION	PROPOSED	EXISTING
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DRIVE-THROUGH EAST

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

BY

DESCRIPTION

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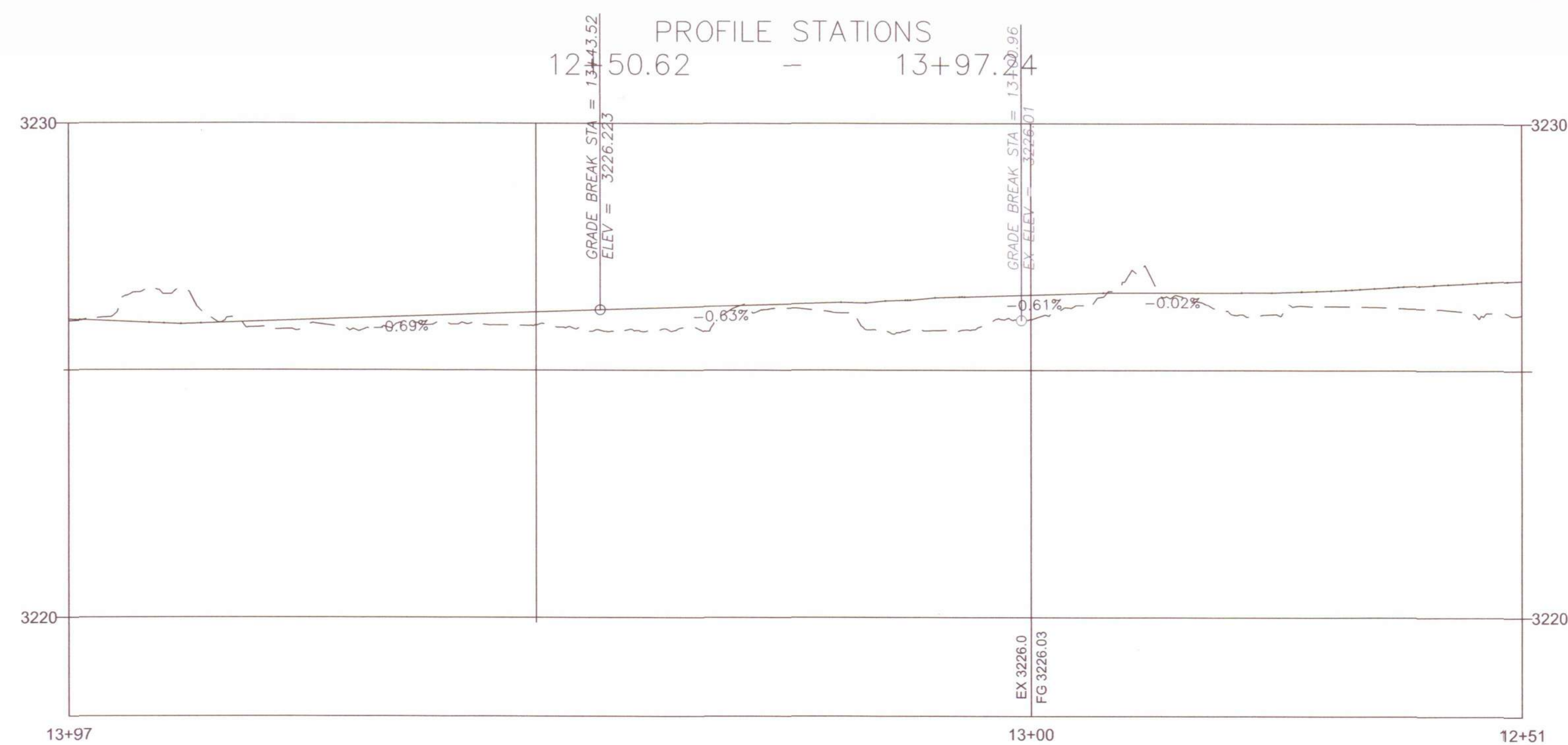
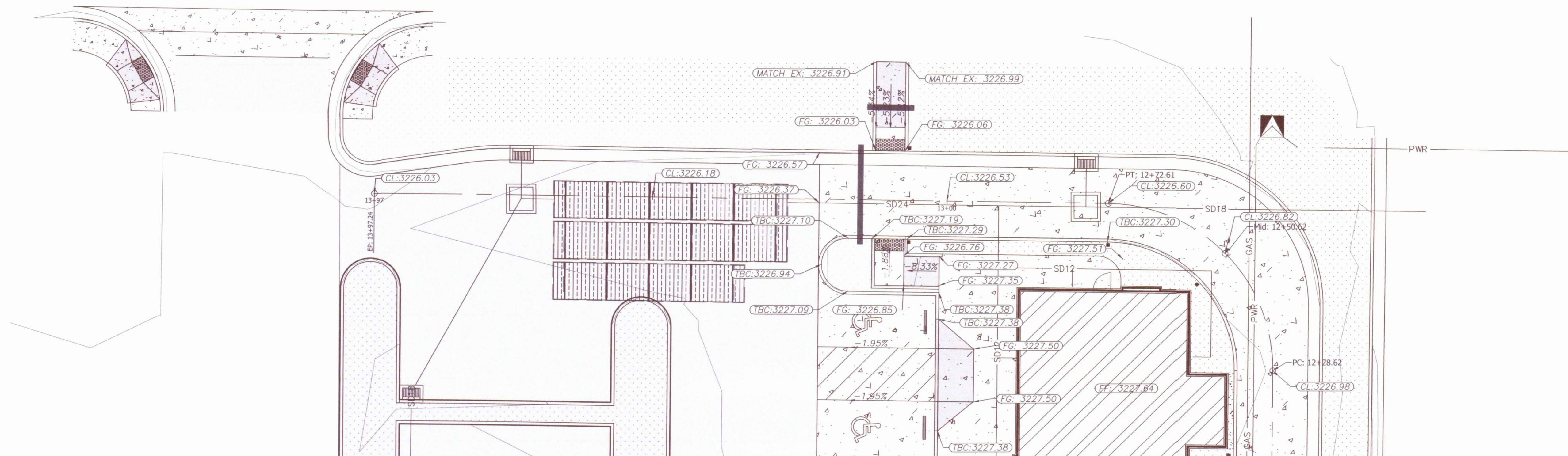
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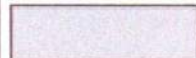
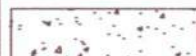
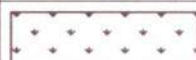
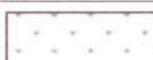
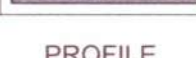
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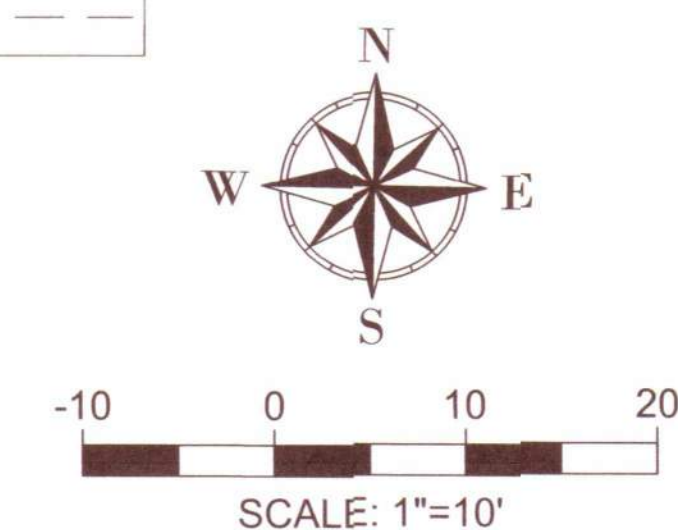
PAGE #
PP-3

DRIVE-THROUGH NORTH STARBUCKS



Profile View of PV - Drive Through North
HORIZONTAL SCALE: 10
VERTICAL SCALE: 2
VERTICAL EXAGGERATION: 5.0

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMPS		
SERVICE ACCESS RAMPS		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



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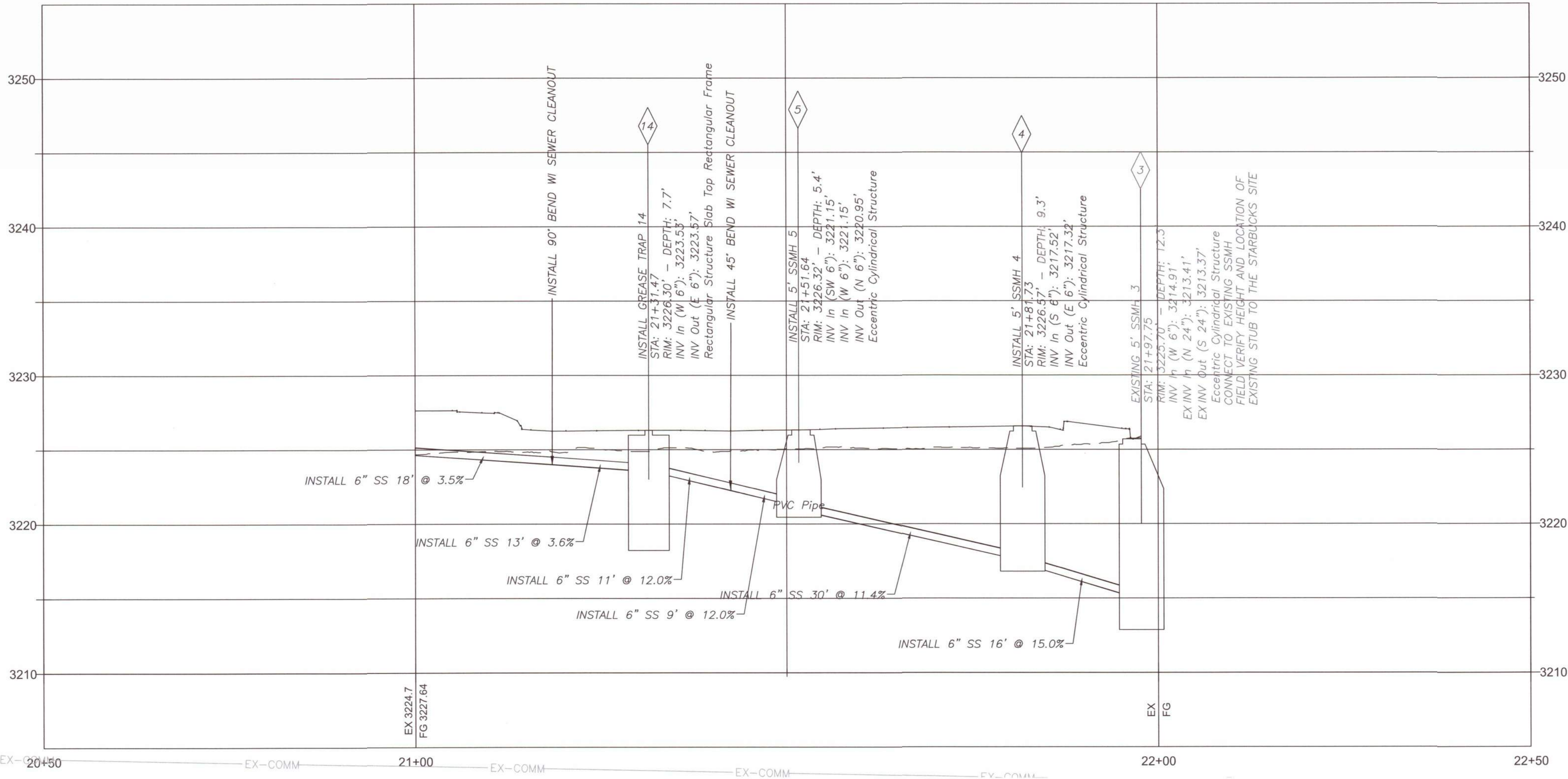
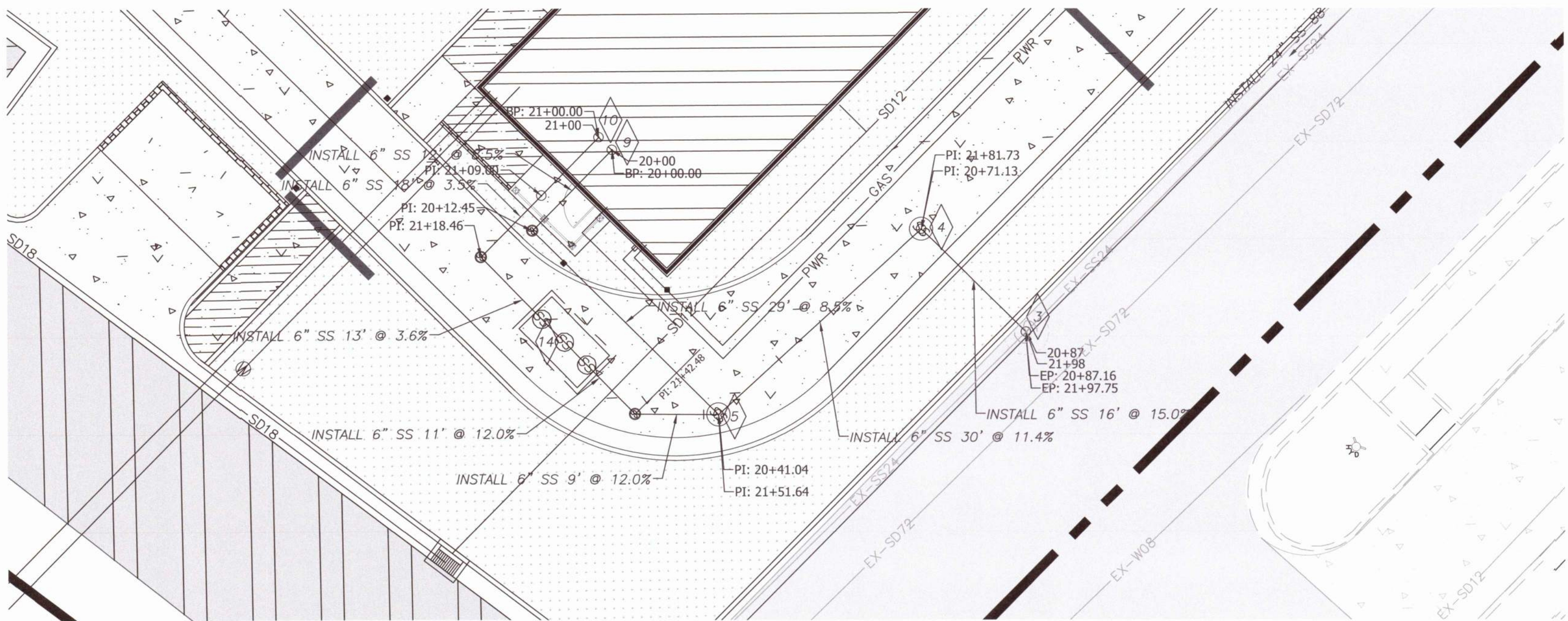


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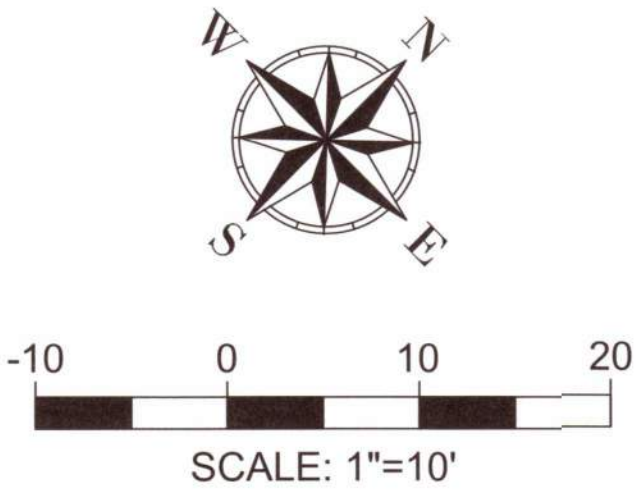
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SANITARY SEWER GREASE TRAP
STARBUCKS



LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMP		
SERVICE ACCESS RAMP		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



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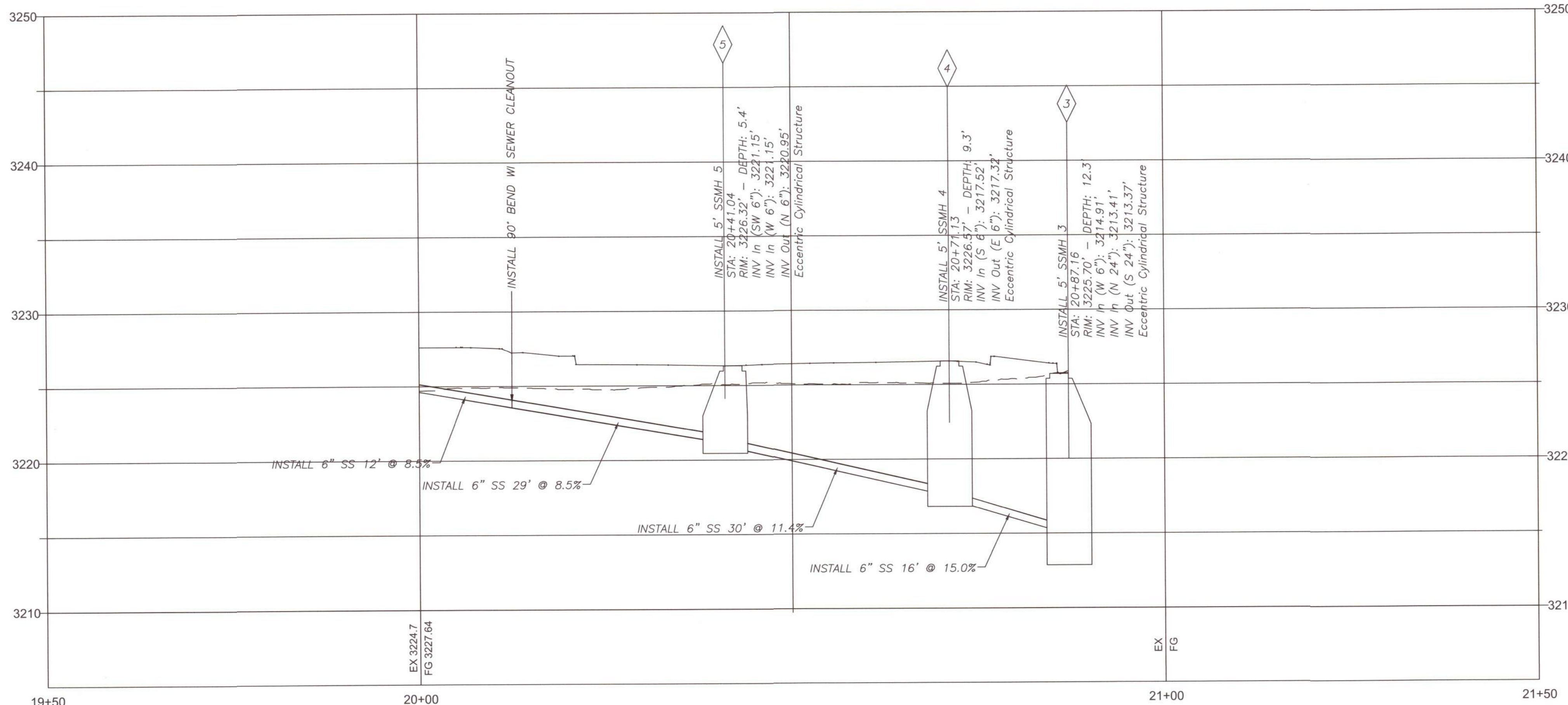
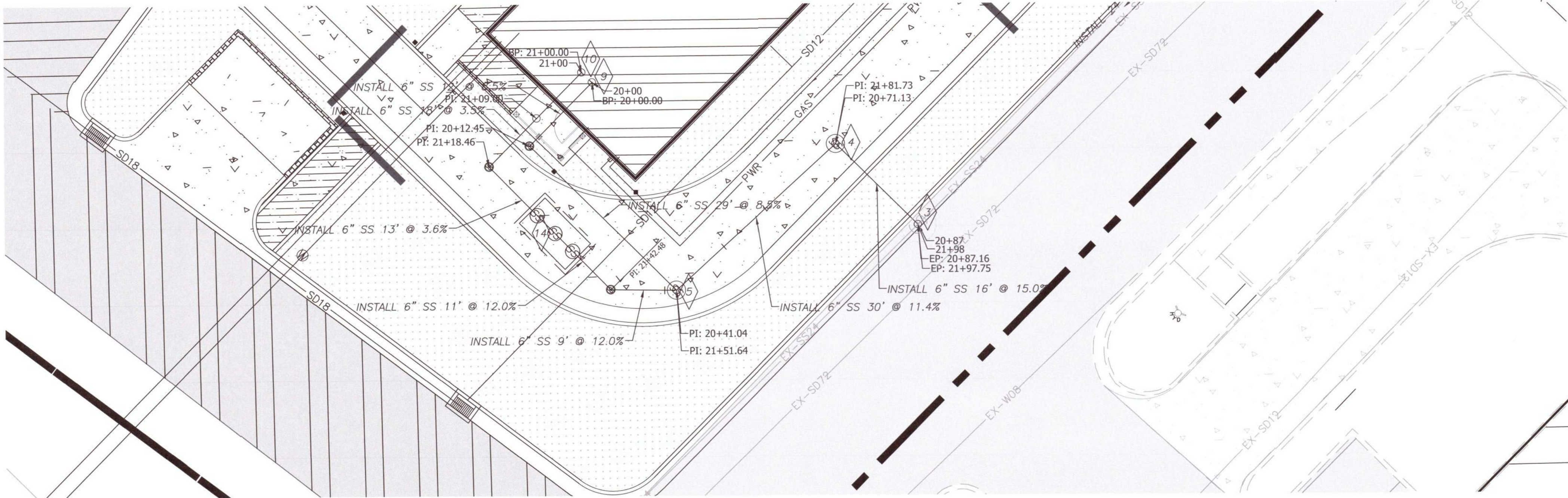
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SANITARY SEWER GREASE TRAP
STARBUCKS
765 WEST STATE STREET, HURRICANE, UTAH

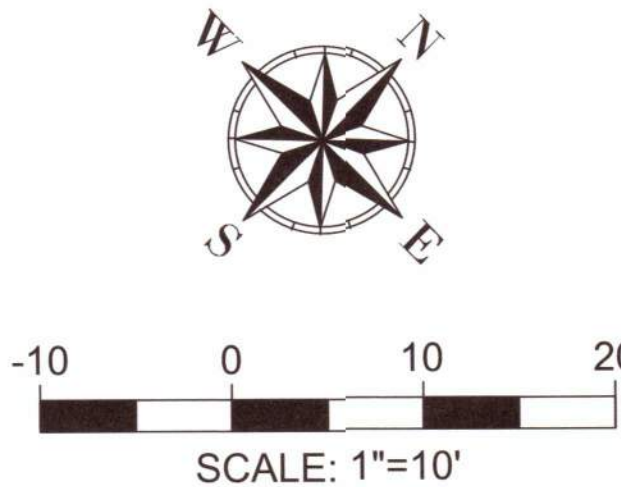
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PROJ. # 01.024.054
PAGE # pp-4

STARBUCKS

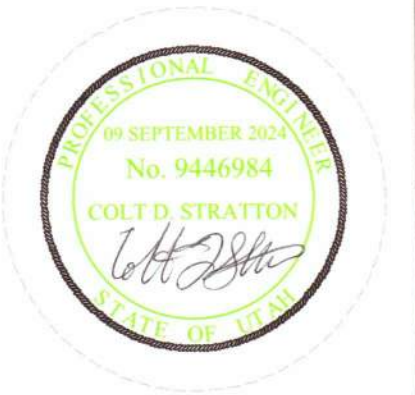


LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMPS		
SERVICE ACCESS RAMPS		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



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STRATTON LAND HOLDING, INC

SANITARY SEWER CONNECTIONS

STARBUCKS

BY

DESCRIPTION

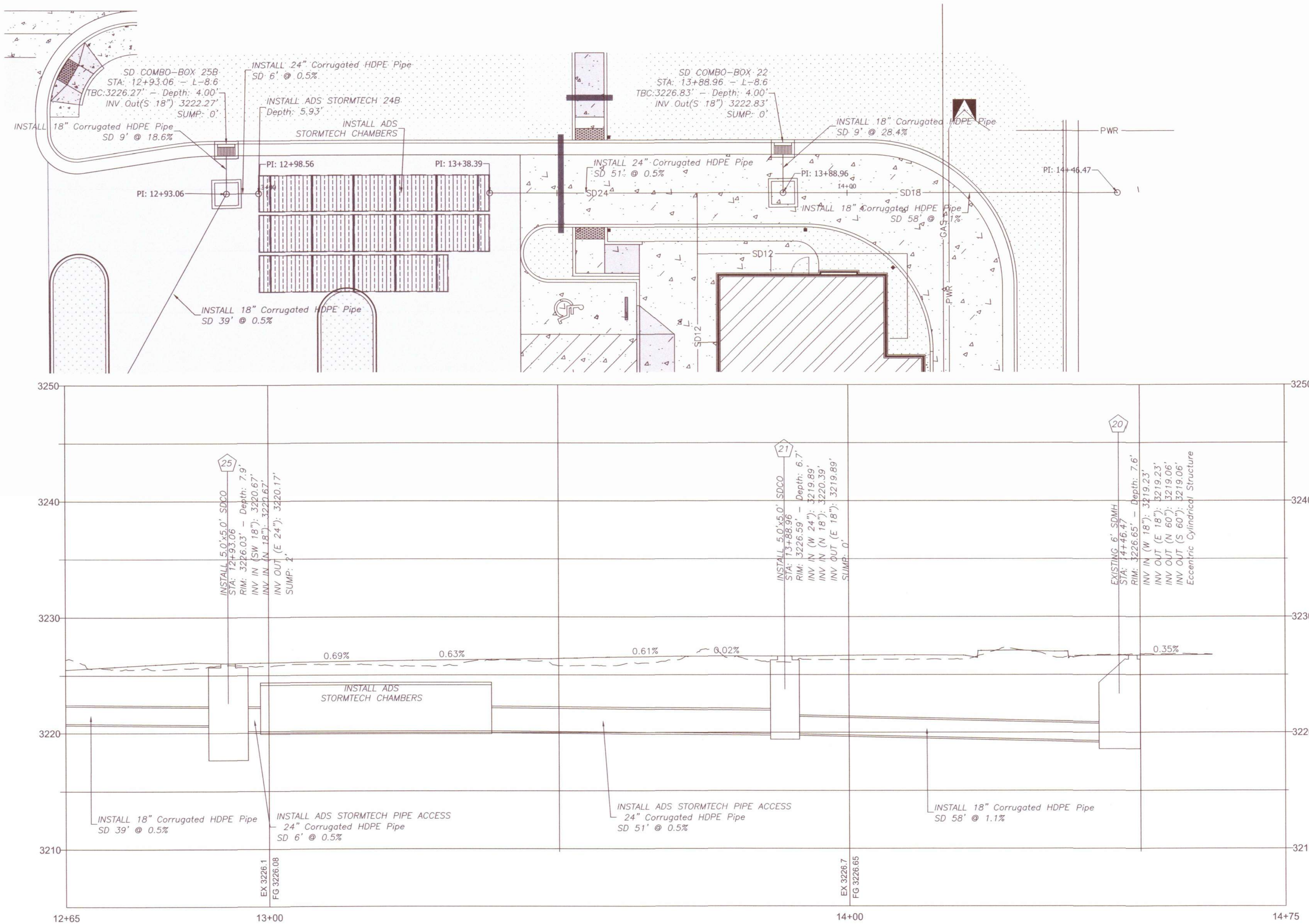
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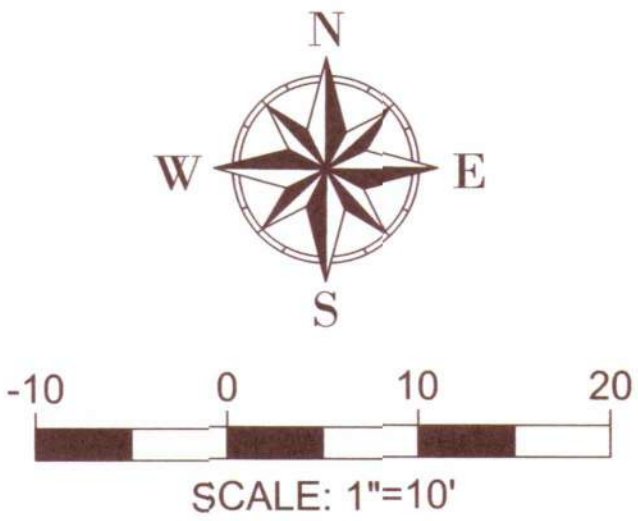
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STORM DRAIN NORTH
STARBUCKS



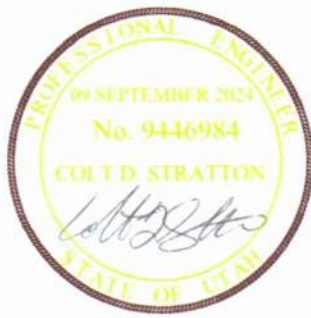
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DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMP		
SERVICE ACCESS RAMP		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



INTERSTATE ROCK



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DRAWN BY SZ
CHECKED BY CS

STRATTON LAND HOLDING, INC

STORM DRAIN NORTH

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

REV.	DATE	DESCRIPTION	BY

DATE 9 SEPT, 2024

PROJ. # 01.024.054

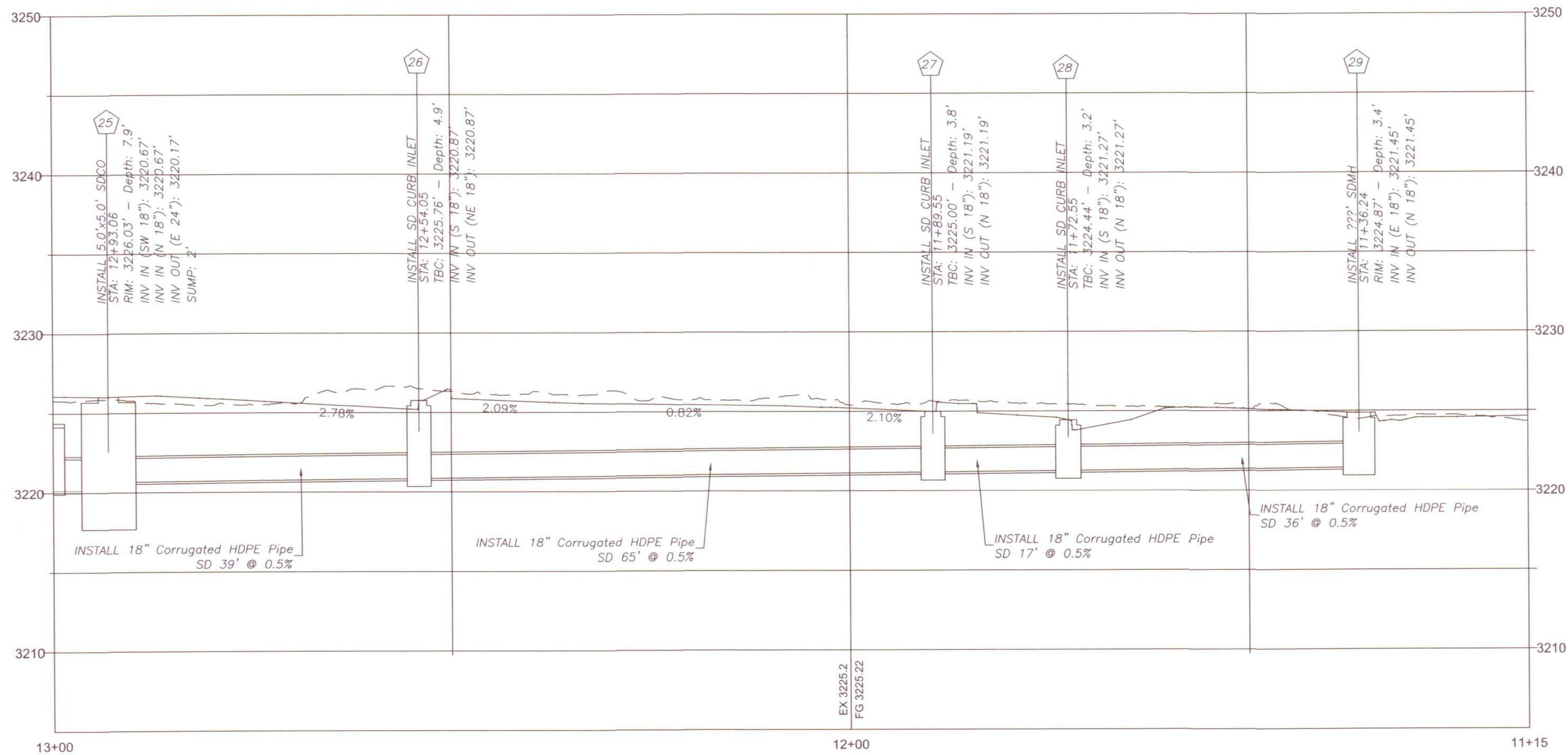
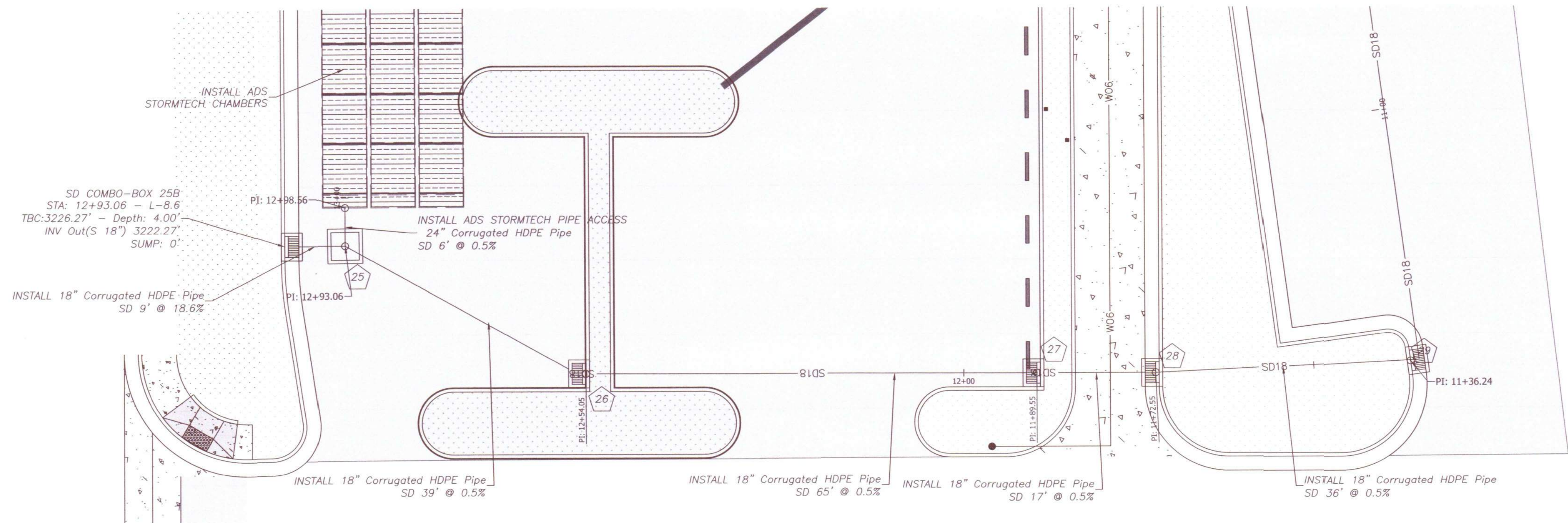
PAGE # pp-6



Profile View of PV - Storm Drain Starbucks (1)
HORIZONTAL SCALE: 10
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 2.0

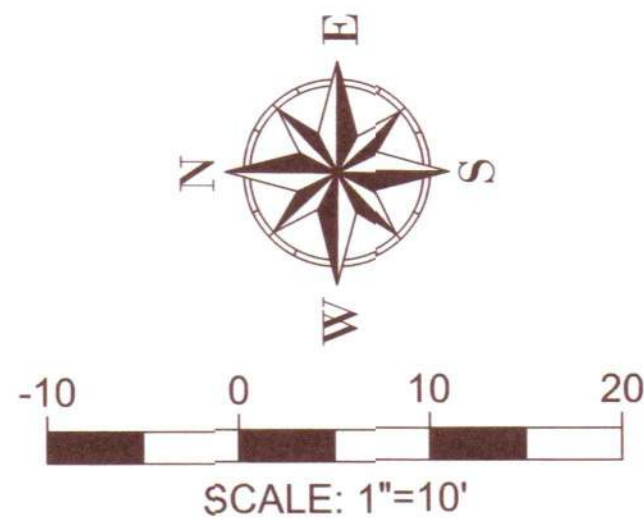
FILE: Z:\1 - Engineering\1 - Client\Interstate Rock Products\01.024.054 Starbucks\1 - Sheets\Plan & Profile Storm Drain.dwg TIME: 12 September 2024

STORM DRAIN WEST
STARBUCKS



Profile View of PV - Storm Drain Starbucks
HORIZONTAL SCALE: 10
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 2.0

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMPS		
SERVICE ACCESS RAMPS		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



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STORM DRAIN WEST

STARBUCKS

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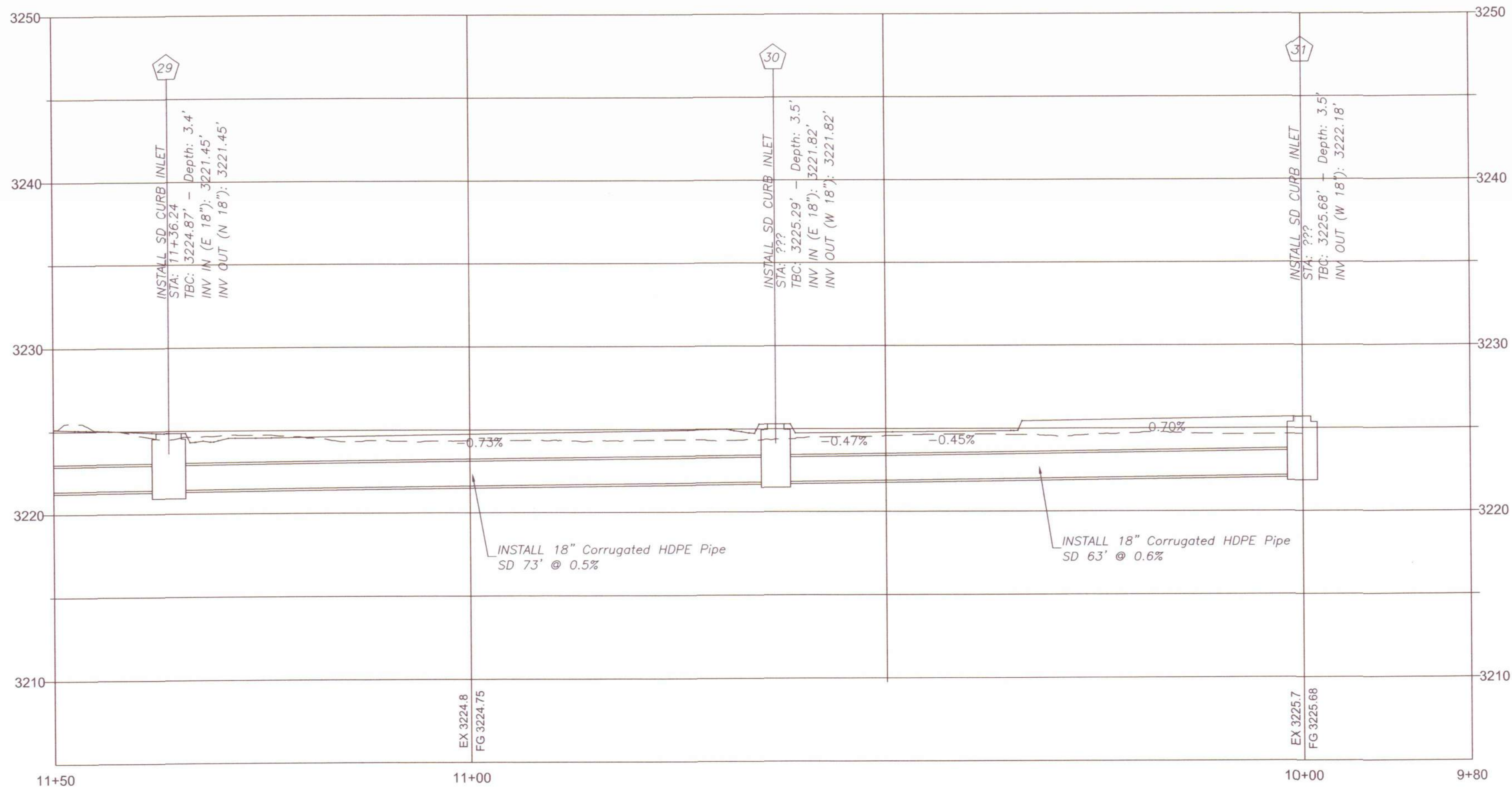
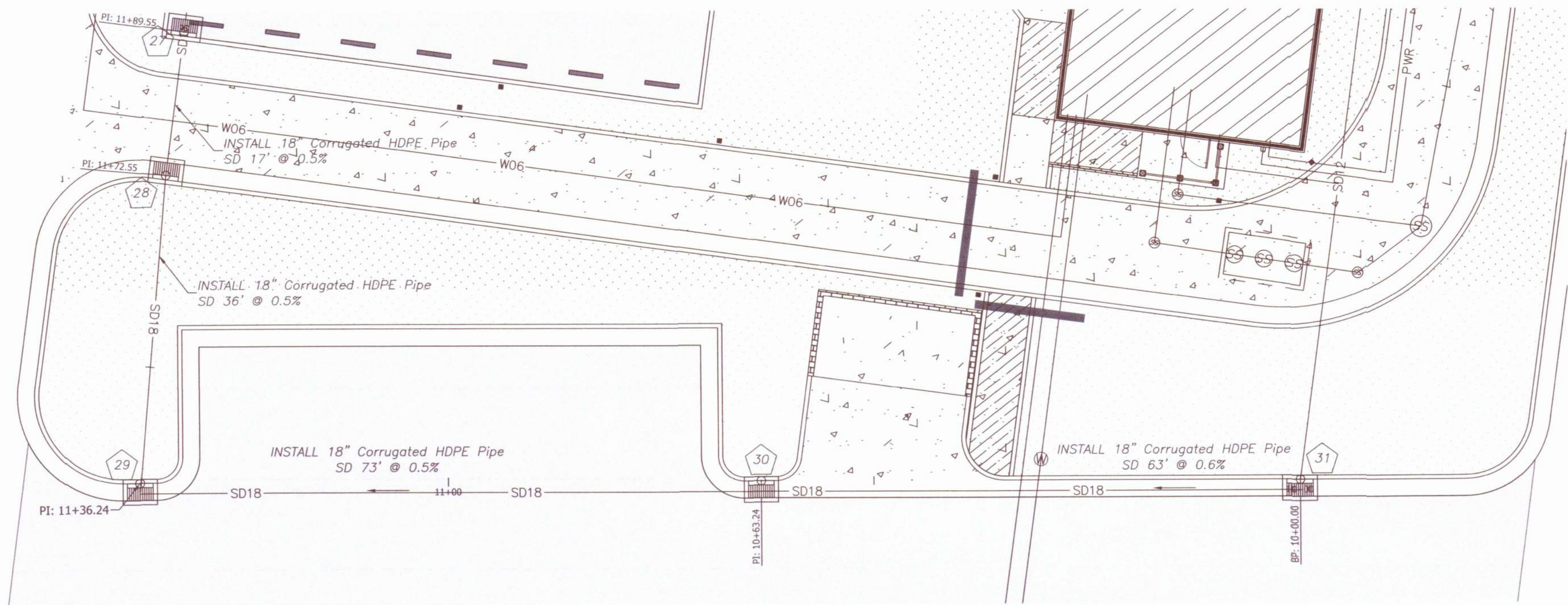
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DATE 9 SEPT, 2024

PROJ. # 01.024.054

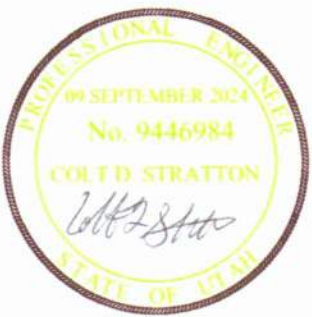
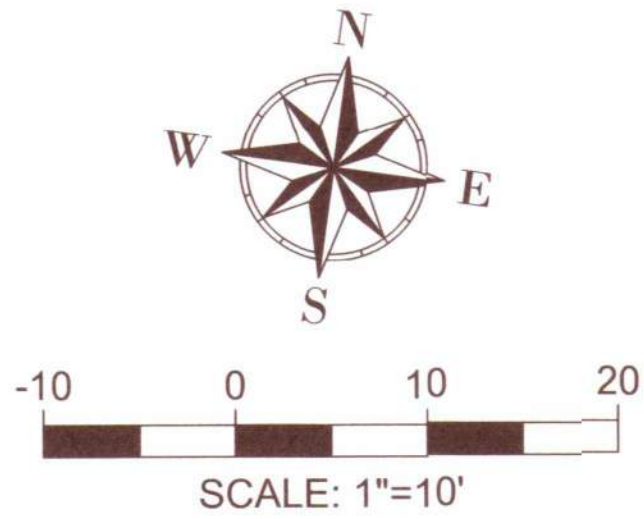
PAGE # pp-7

STORM DRAIN SOUTH
STARBUCKS



Profile View of PV - Storm Drain Star bucks (2)
HORIZONTAL SCALE: 10
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 2.0

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCHING		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA ACCESS RAMP		
SERVICE ACCESS RAMP		
WATERWAY & STREET ACCESS		
PROFILE		
PROFILE		



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STORM DRAIN SOUTH

STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

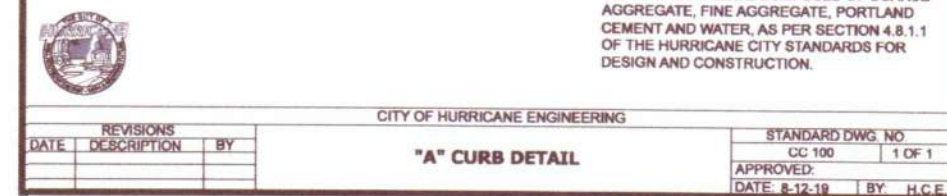
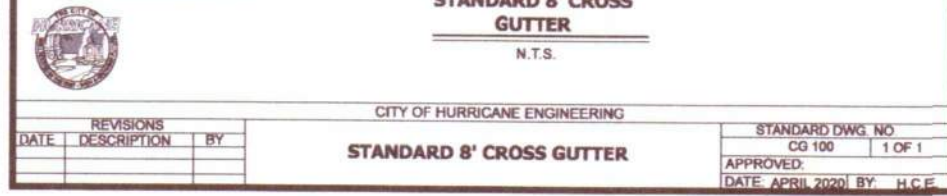
REV.	DATE	DESCRIPTION	BY

DATE 9 SEPT, 2024

PROJ. # 01.024.054

PAGE # PP-8





NOTES:

1. ASPHALT IS TO BE A 1/2" BITUMINOUS MIX.
2. UNTREATED BASE COURSE IS TO BE A 3/4" ROAD BASE.
3. SUBGRADE THICKNESS IS TO BE SCARIFIED AND COMPACTED TO MEET THE GEOTECHNICAL ENGINEERS COMPACTION REQUIREMENTS.



NOTES:

1. 4000 PSI CONCRETE IS TO BE USED ON ALL SITE CONCRETE.
2. UNTREATED BASE COURSE IS TO BE A 3/4" ROAD BASE.
3. SUBGRADE THICKNESS IS TO BE SCARIFIED AND COMPACTED TO MEET THE GEOTECHNICAL ENGINEERS COMPACTION REQUIREMENTS.



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SITE DETAILS

STARBUCKS

7665 WEST STATE STREET, HURRICANE, UTAH

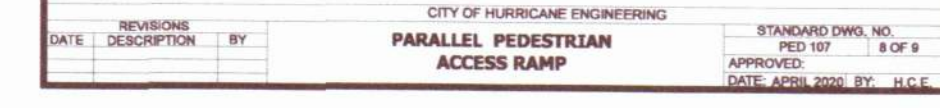
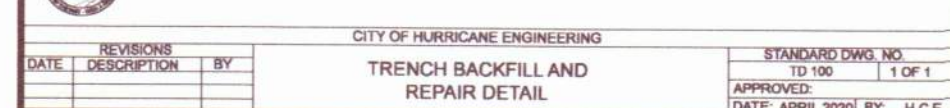
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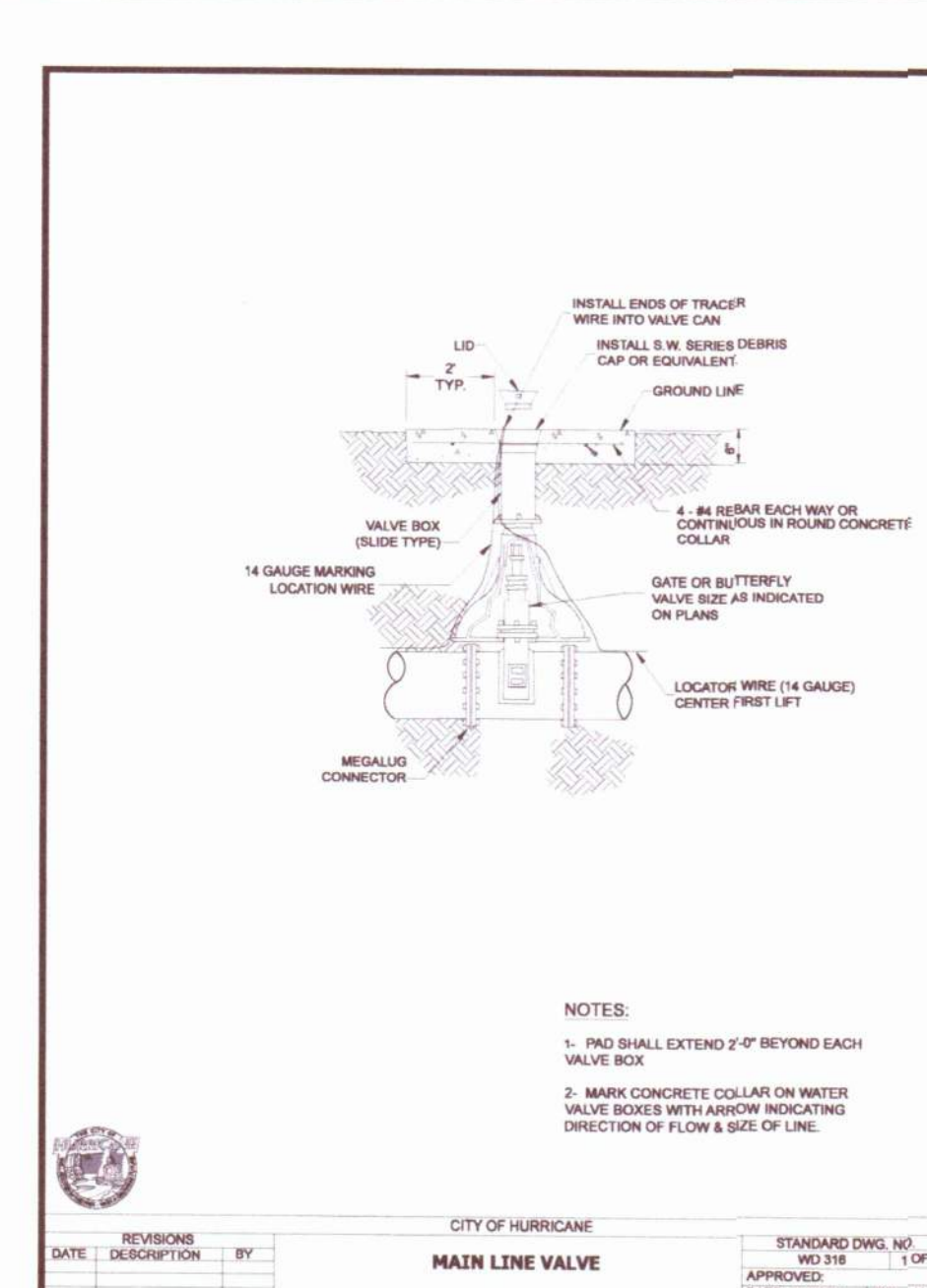
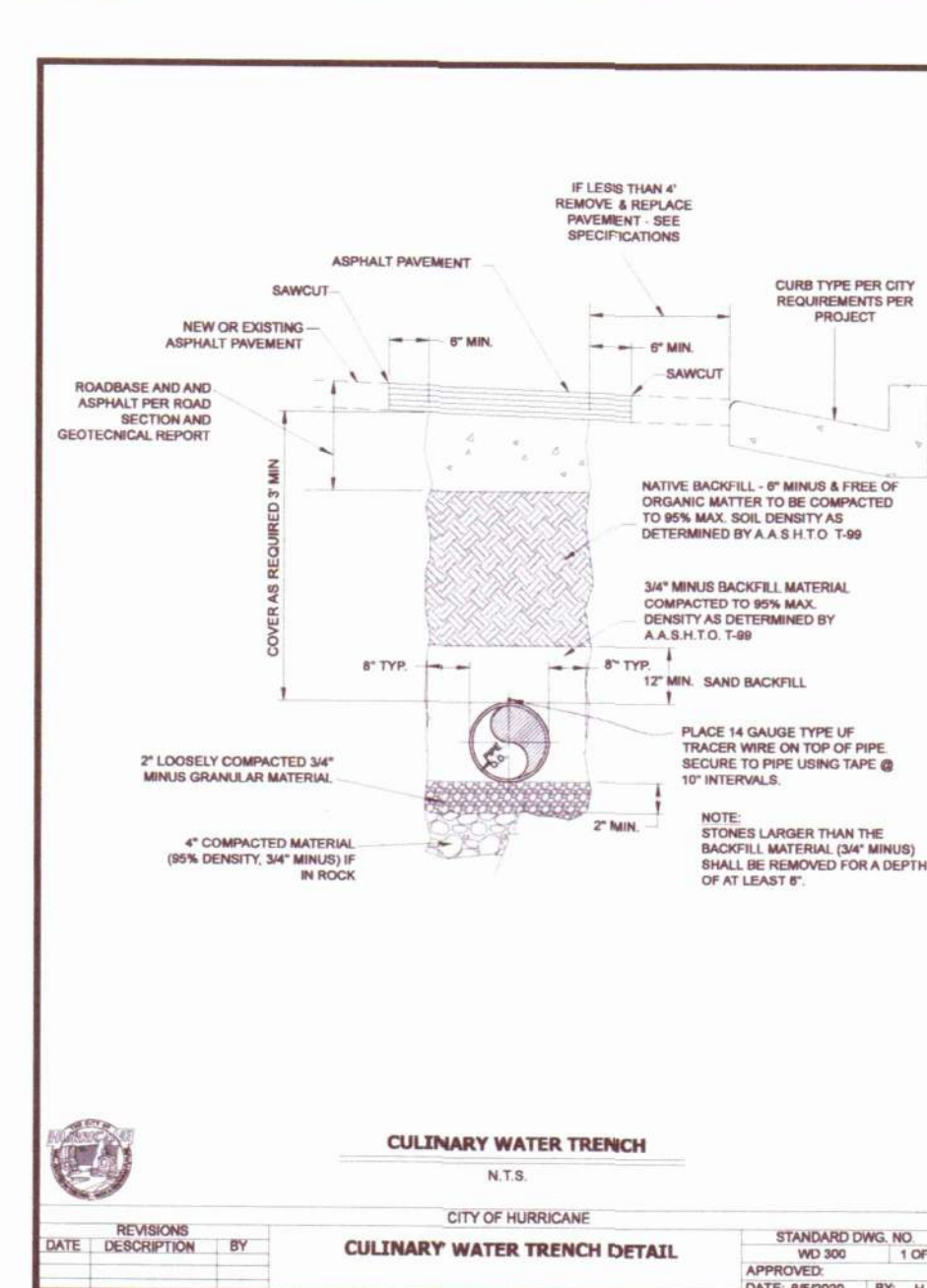
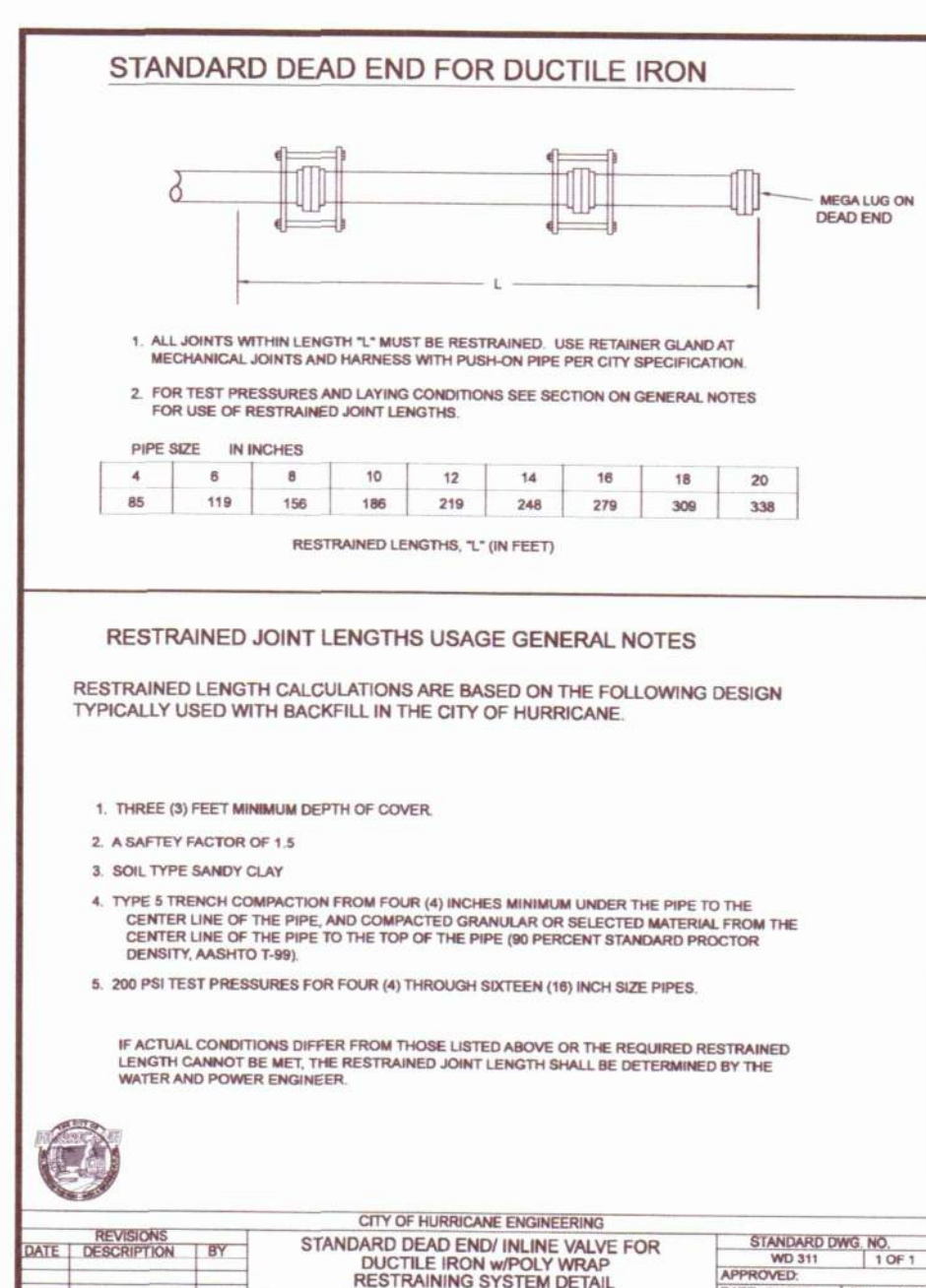
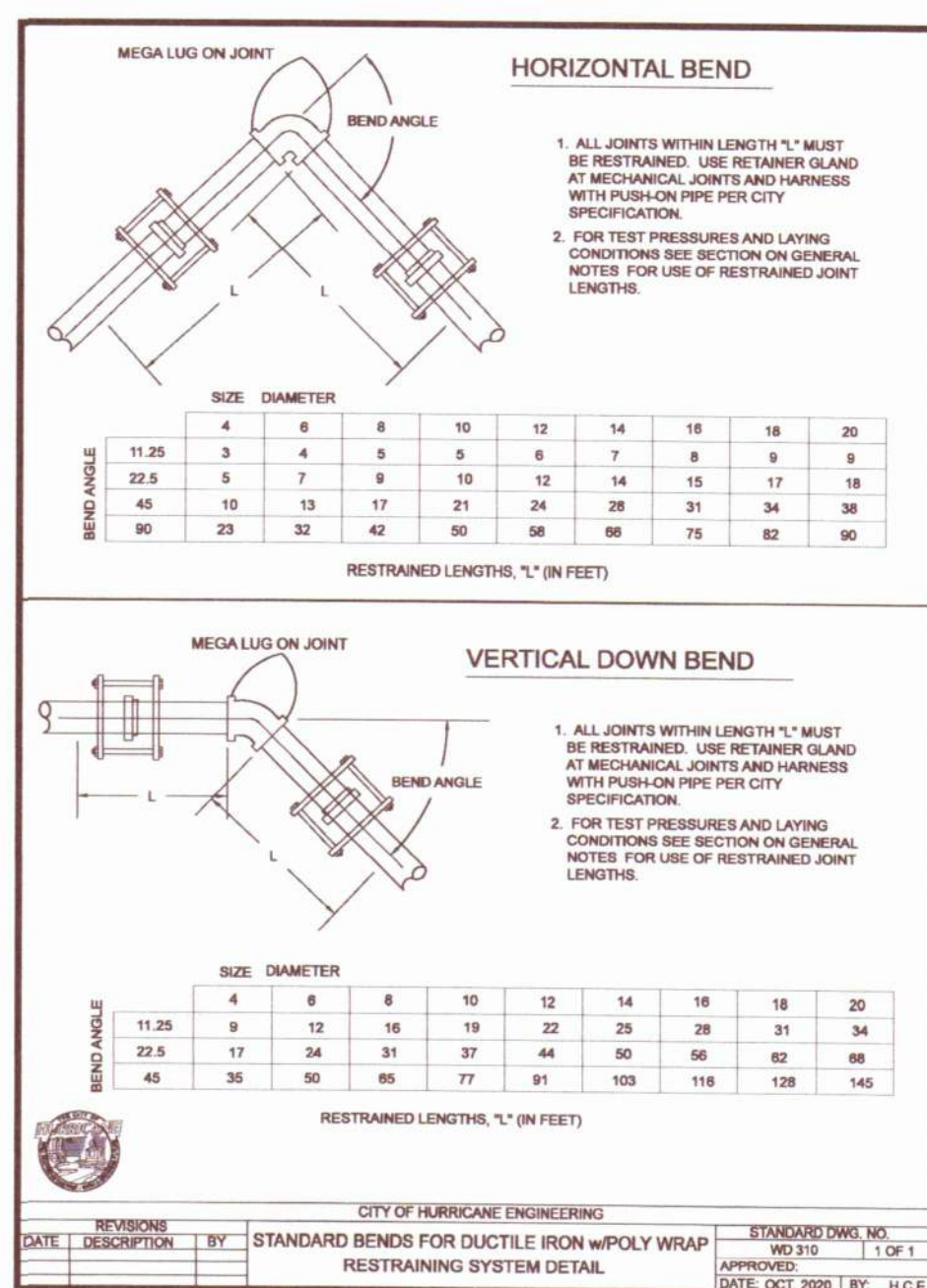
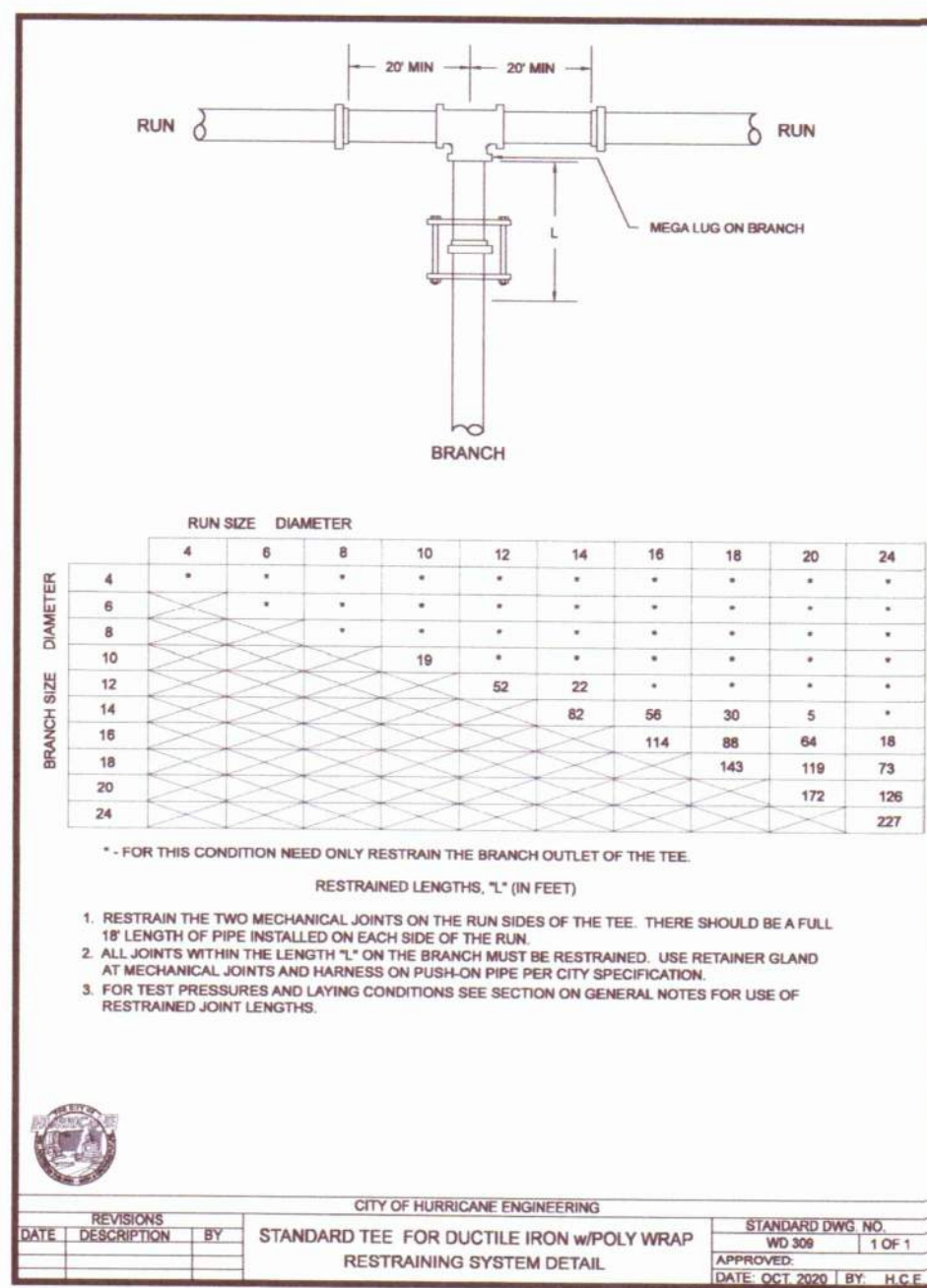
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DATE 9 SEPT, 2024

PROJ. # 01.024.054	PAGE # DT1.1
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WATER & IRR DETAILS



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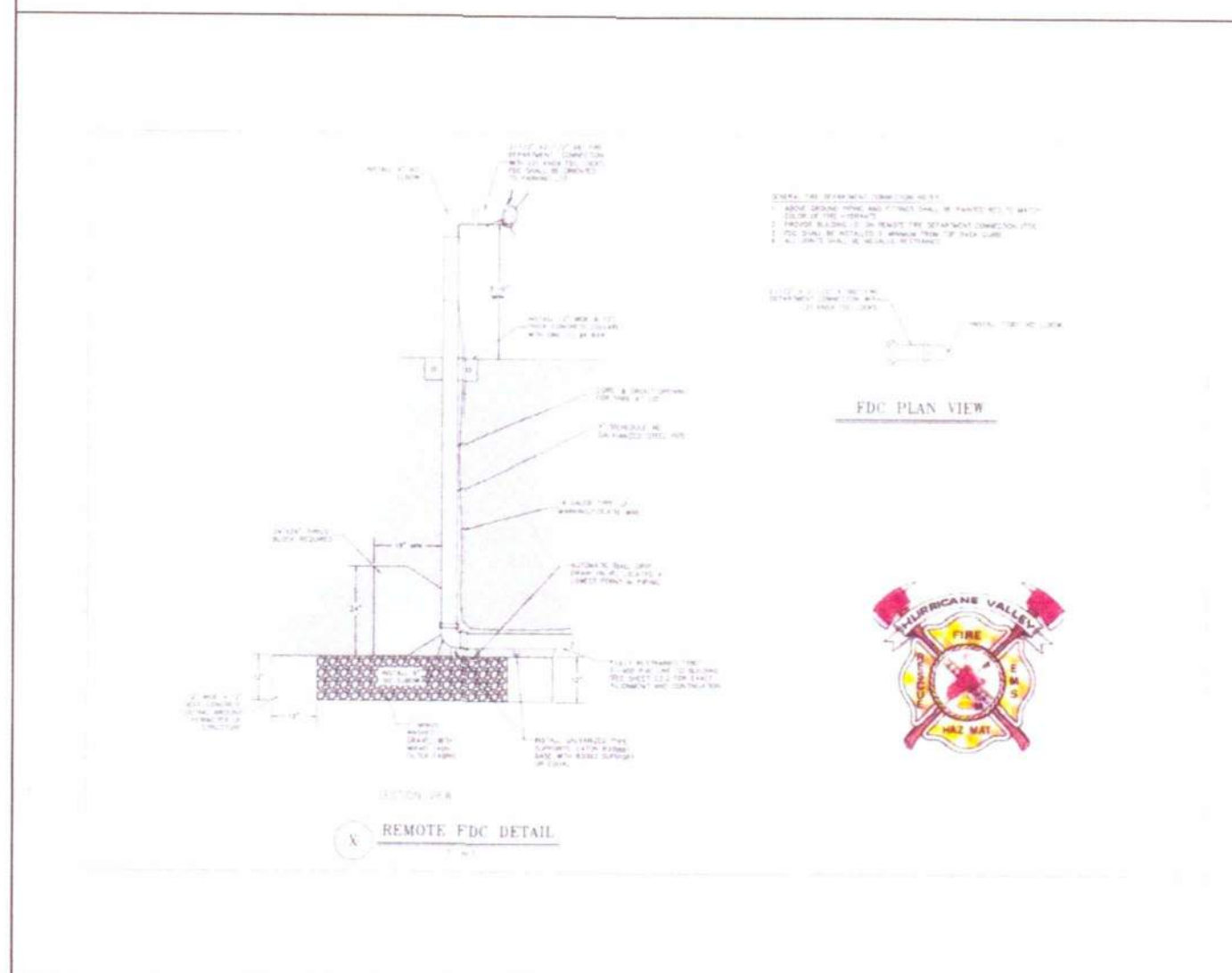
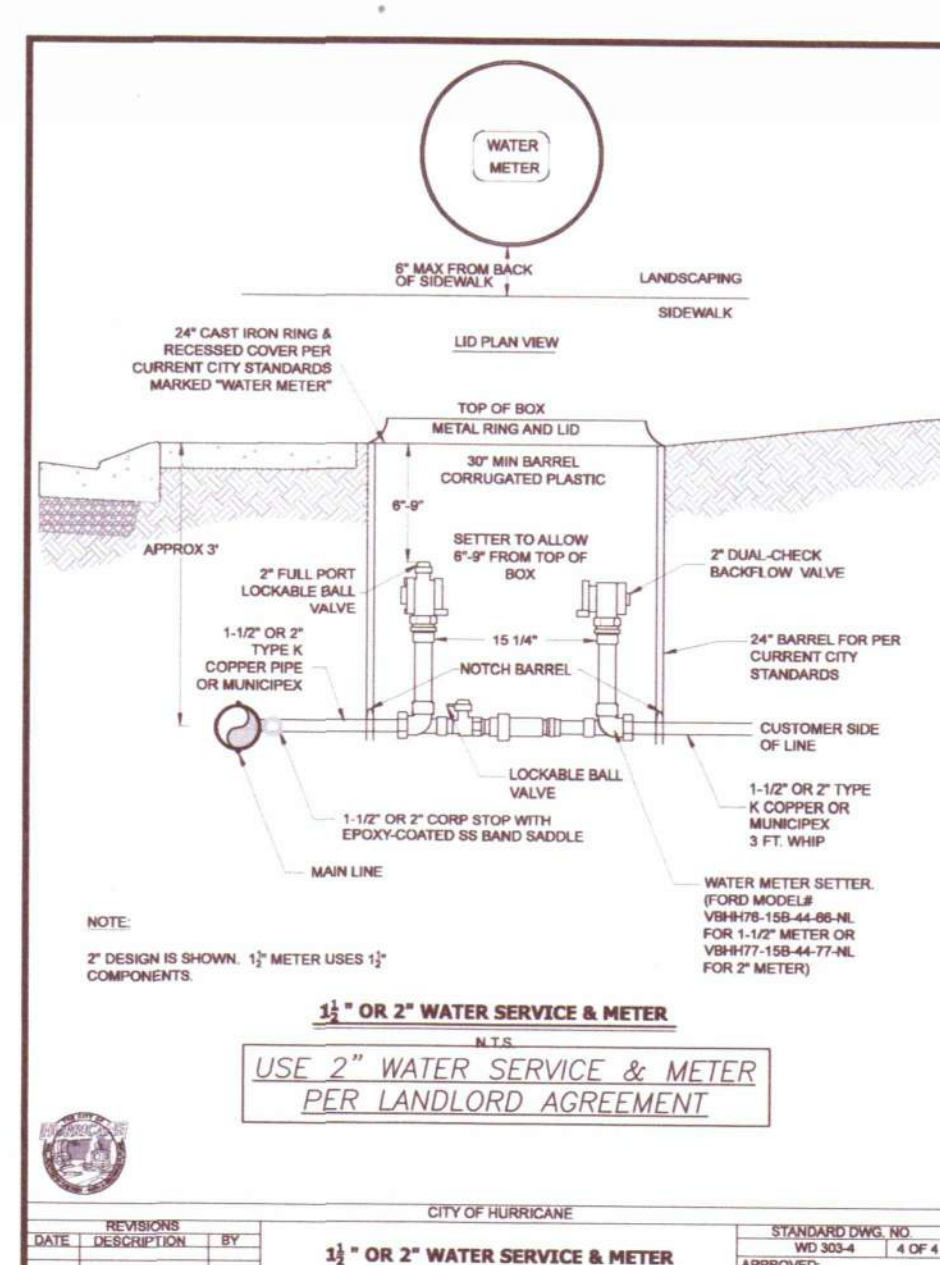
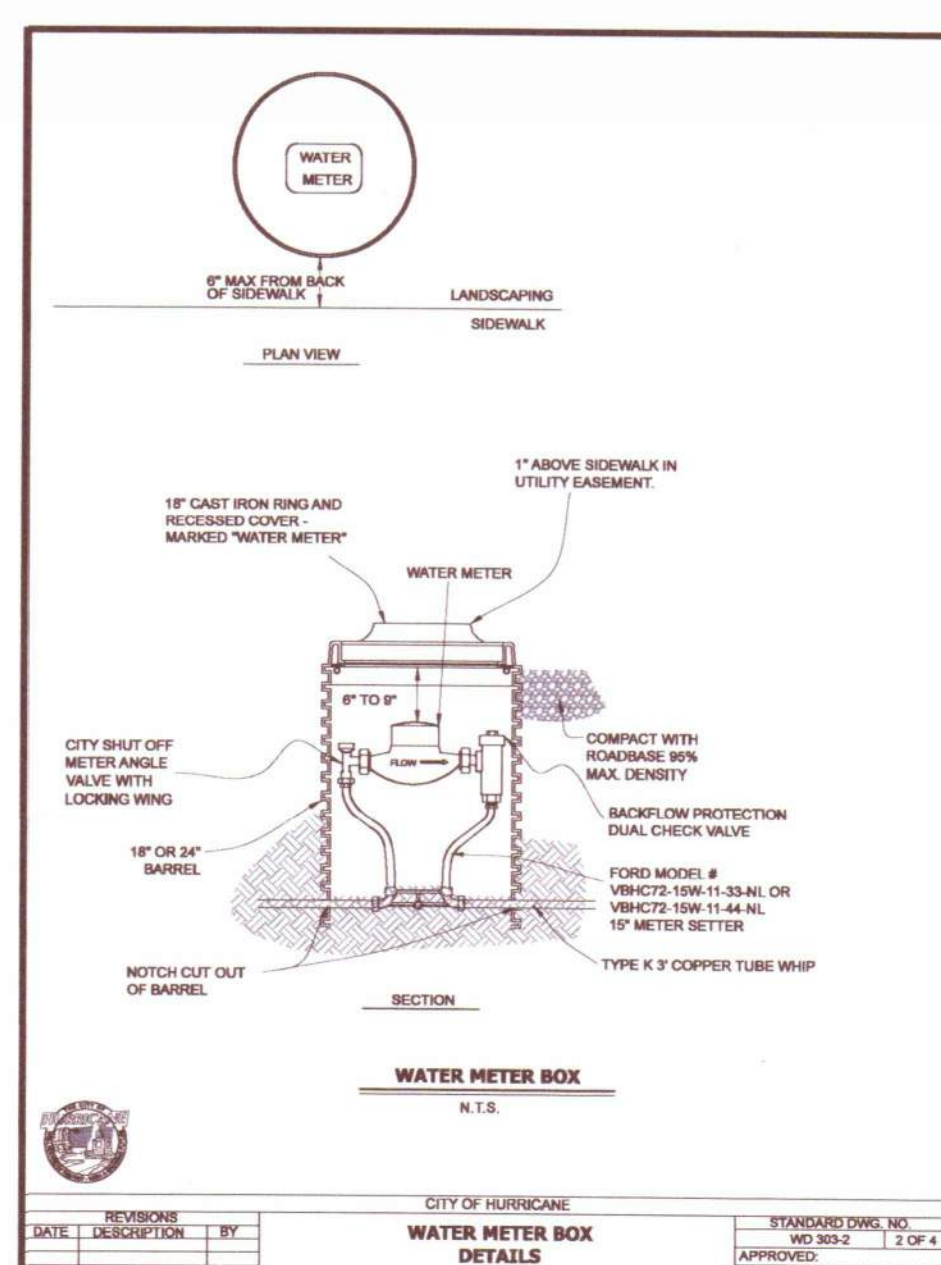
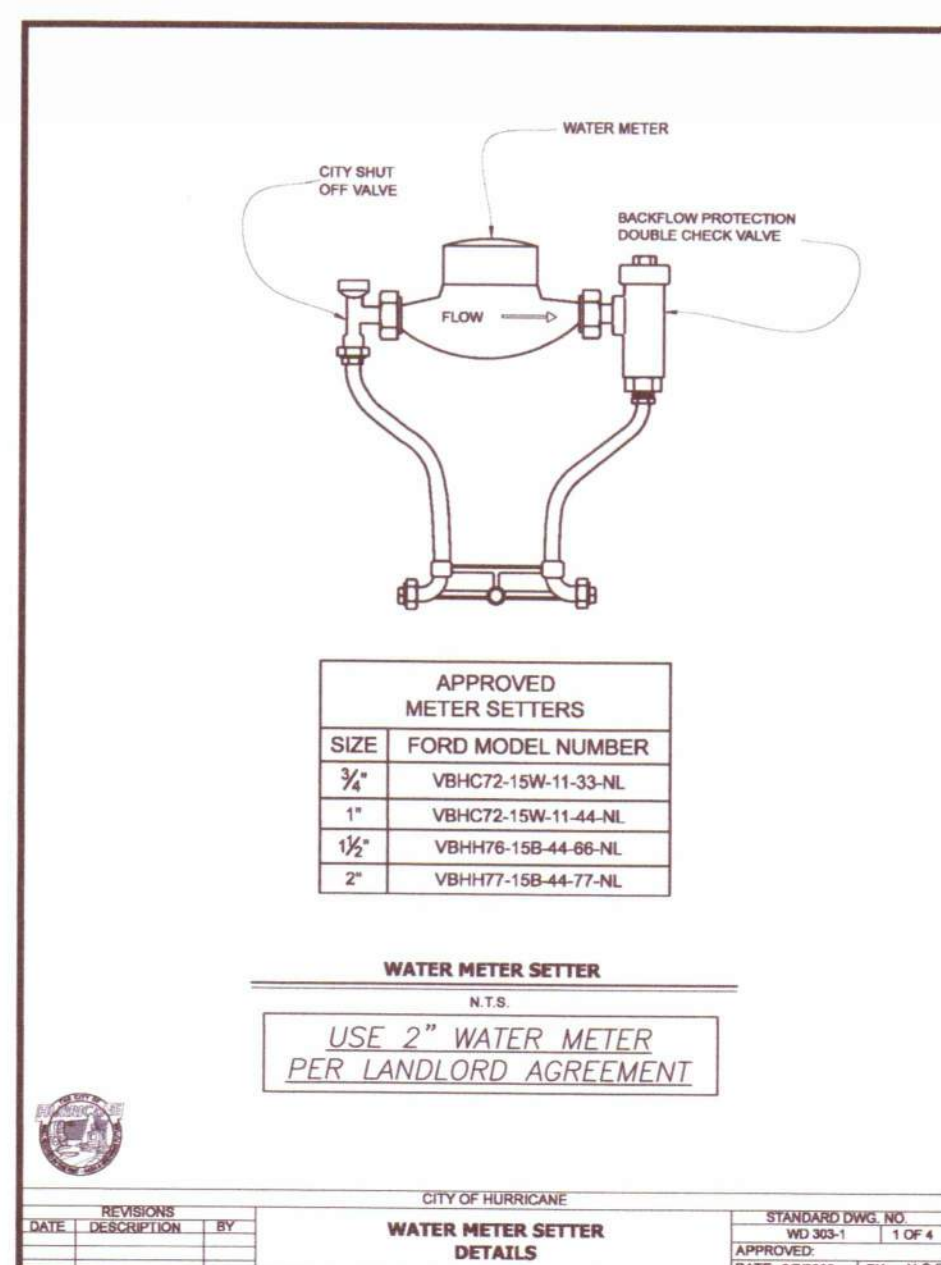
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WATER & IRR DETAILS

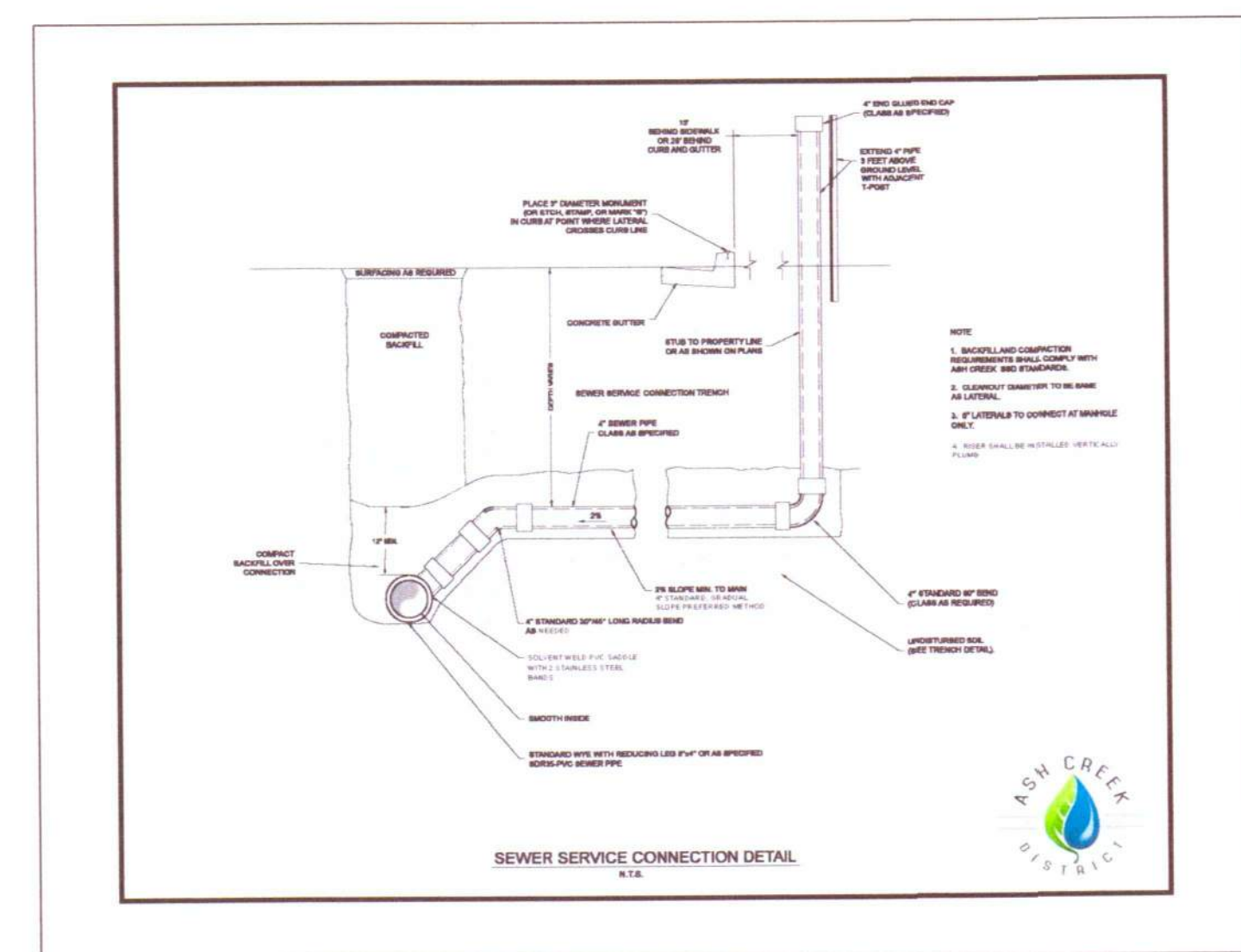
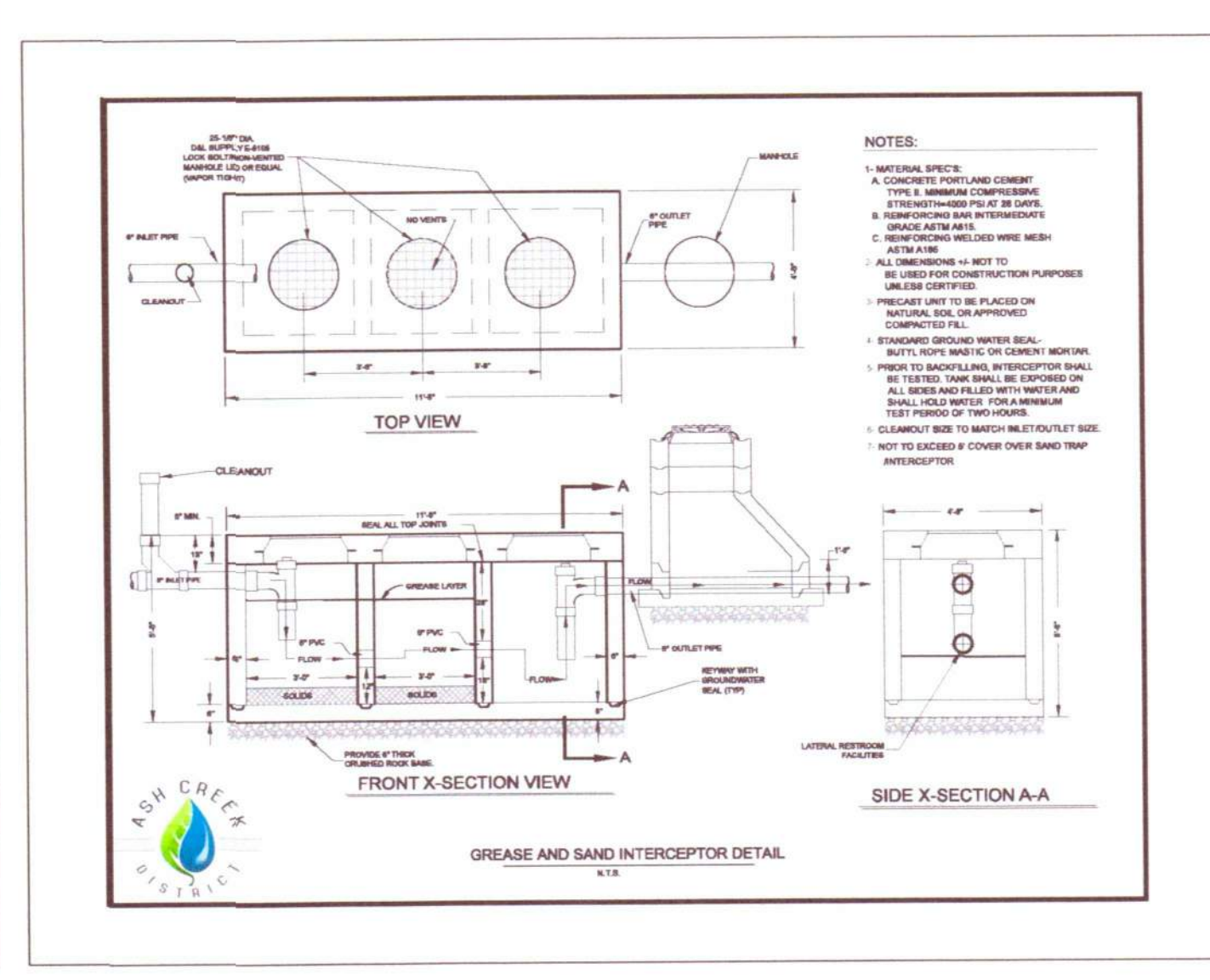
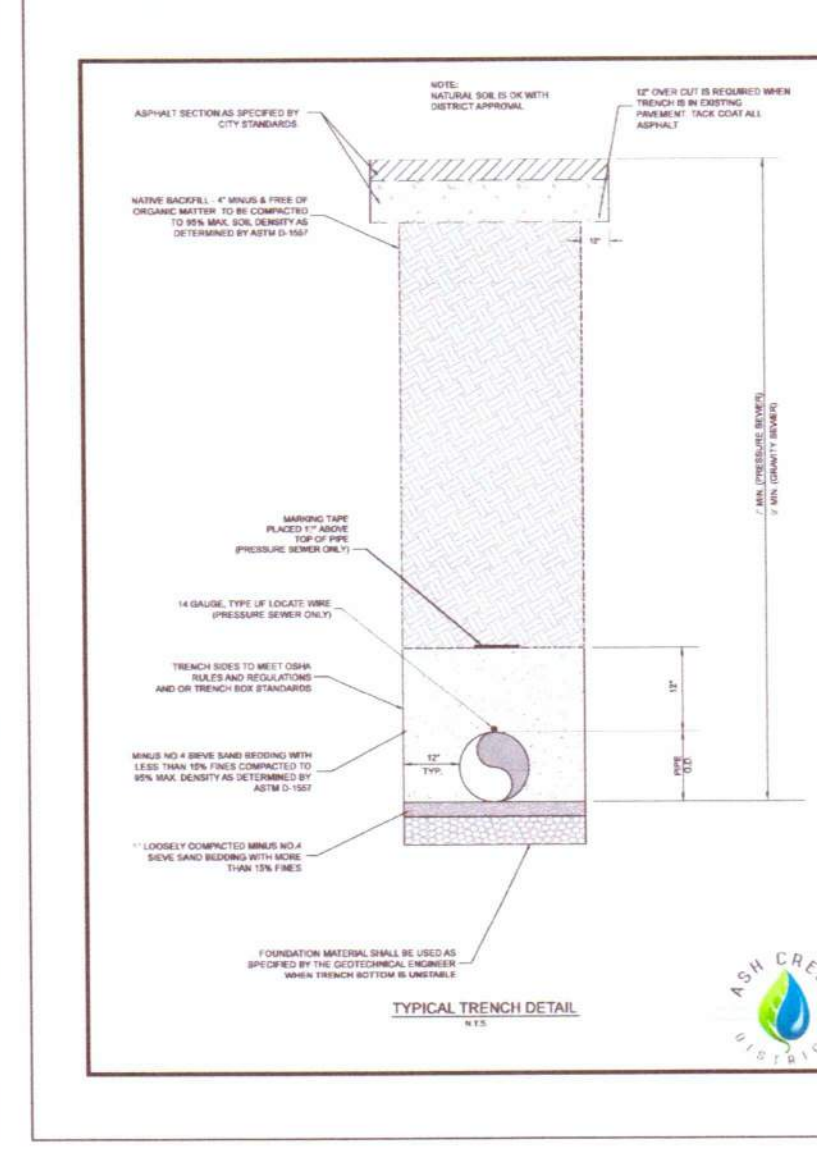
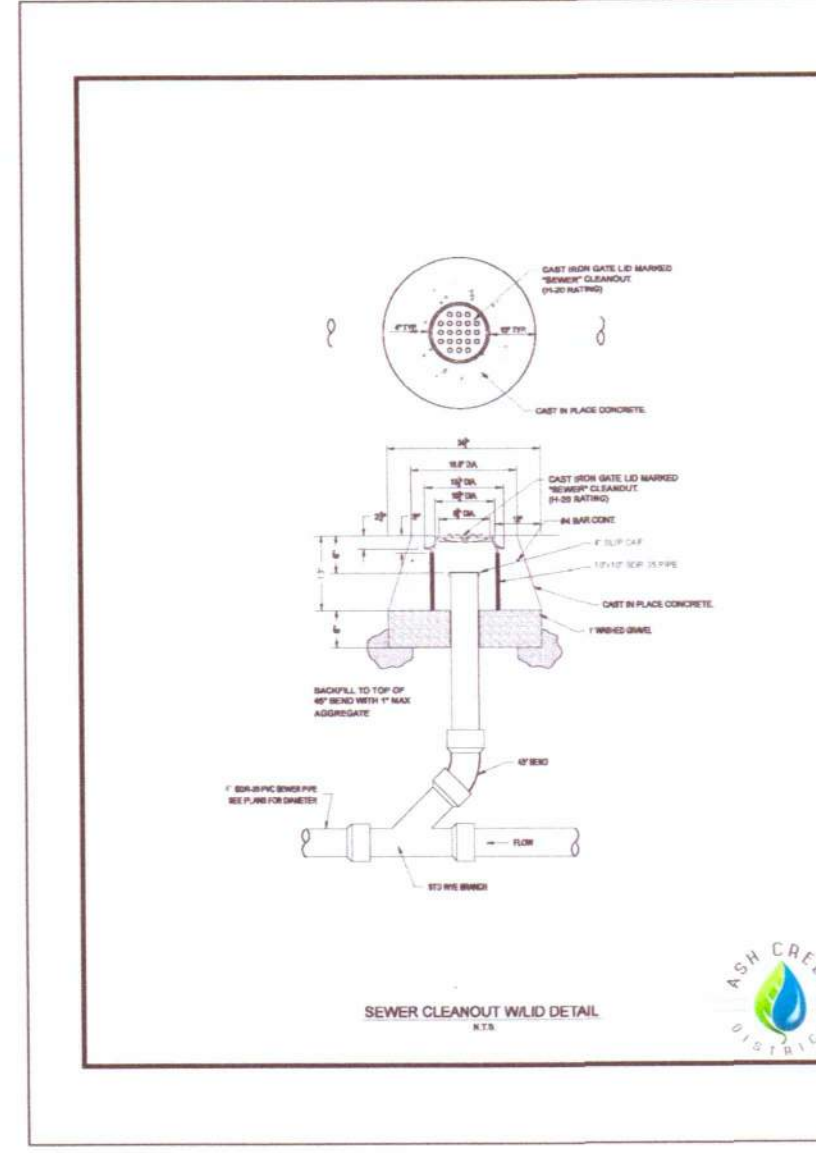
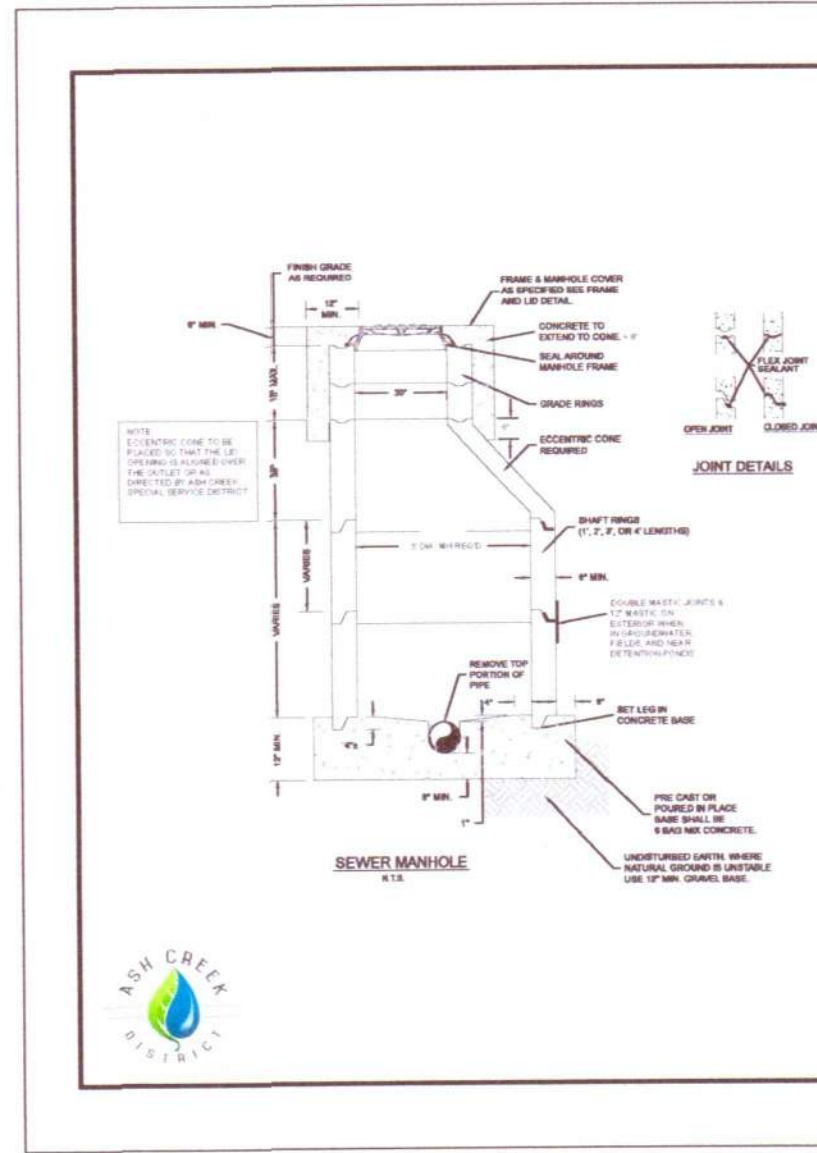
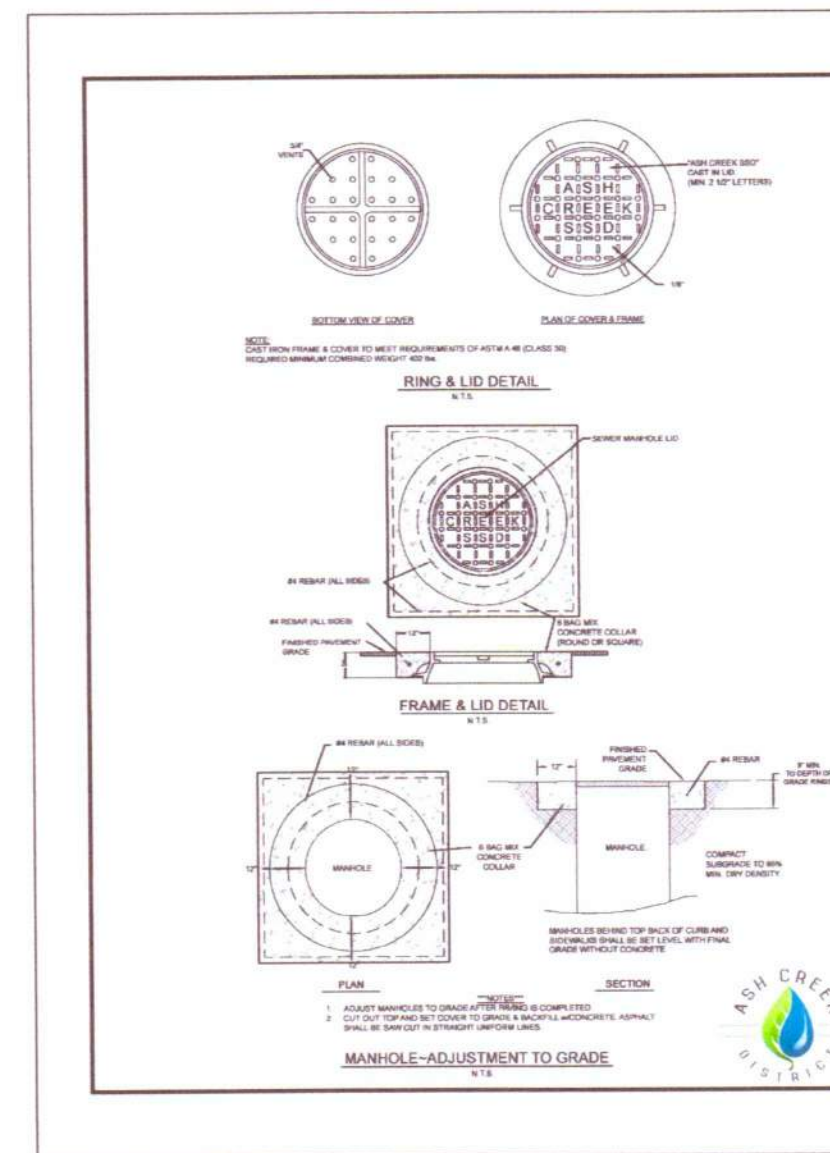
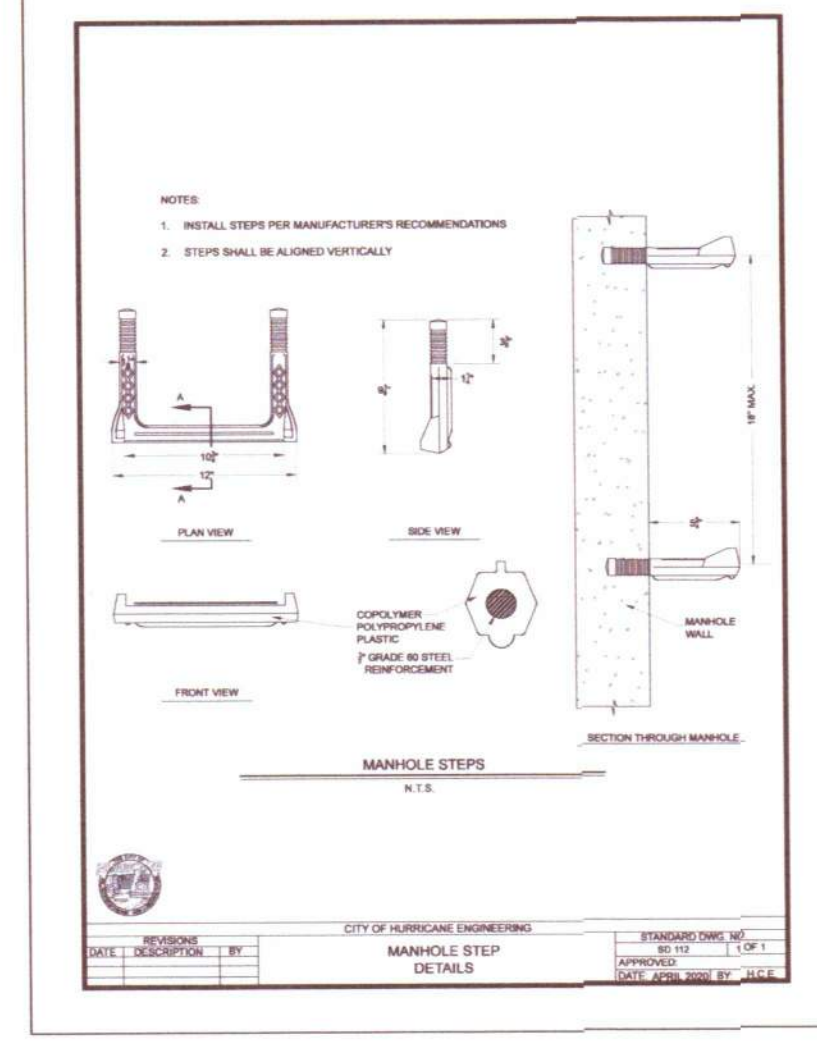
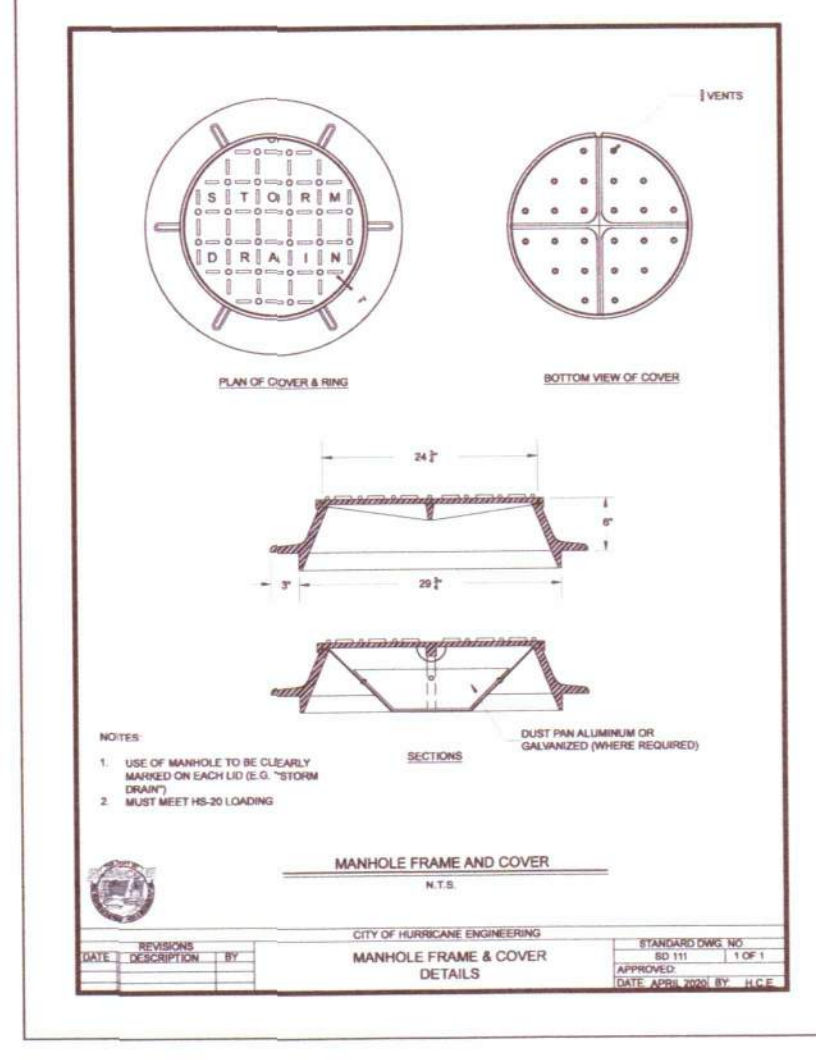
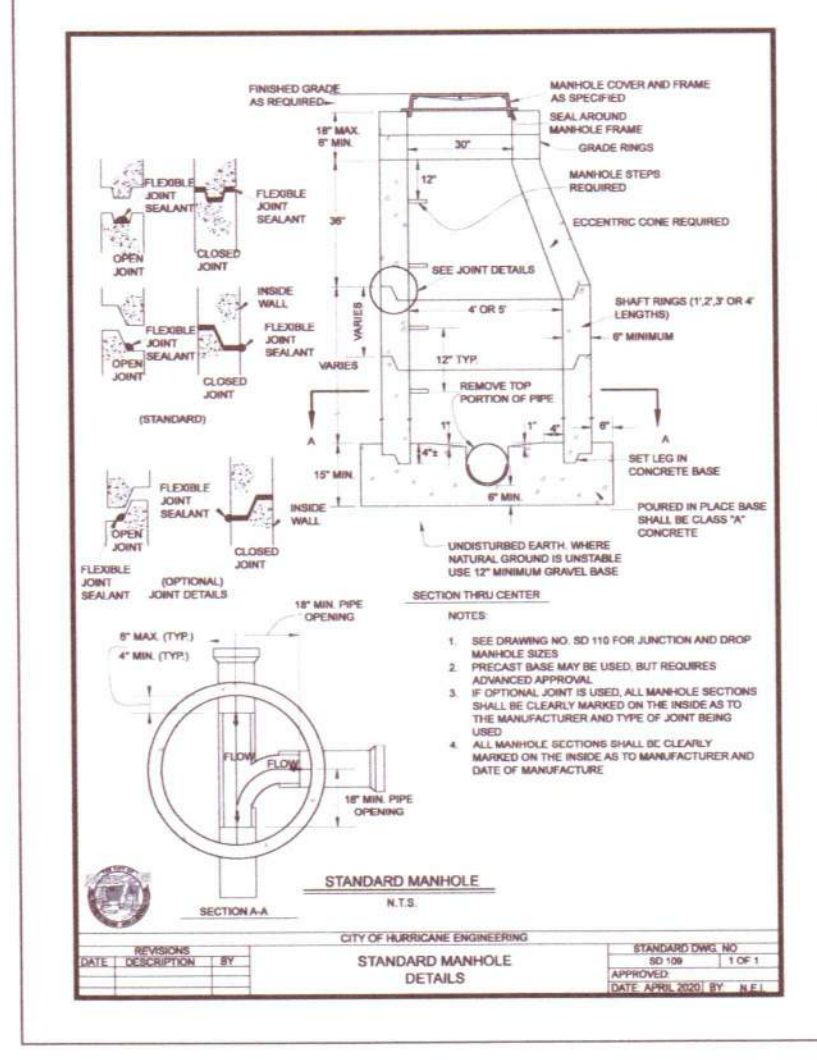
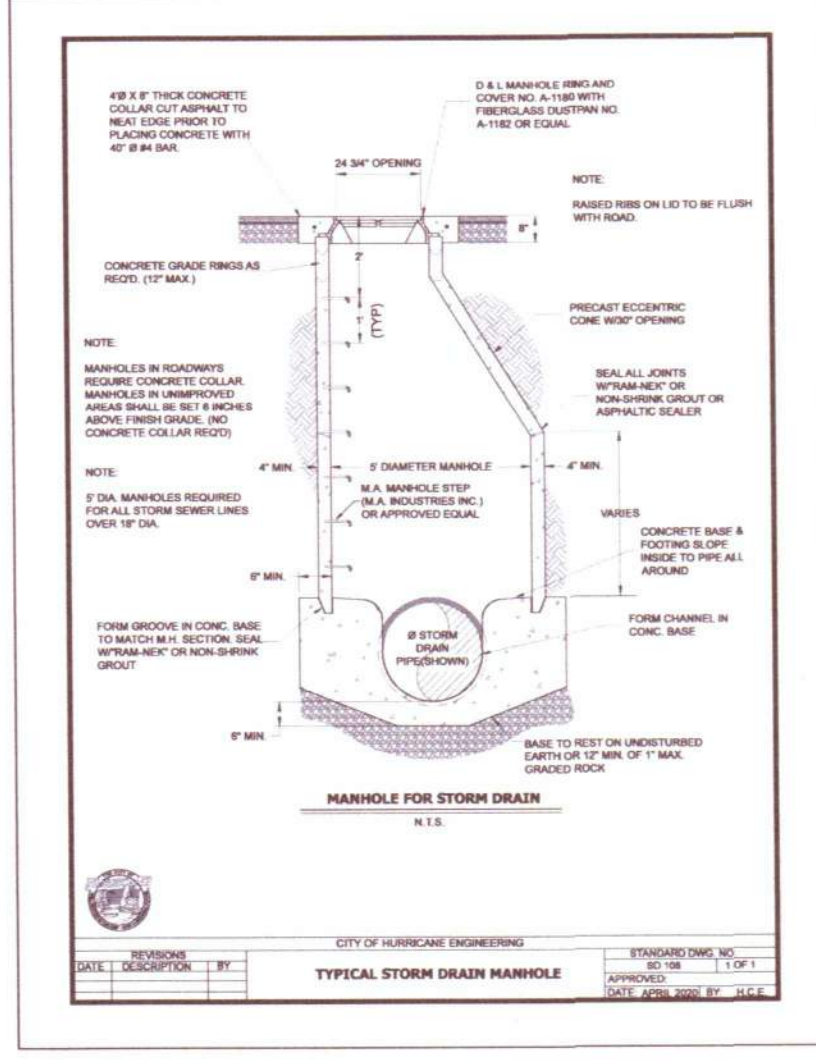
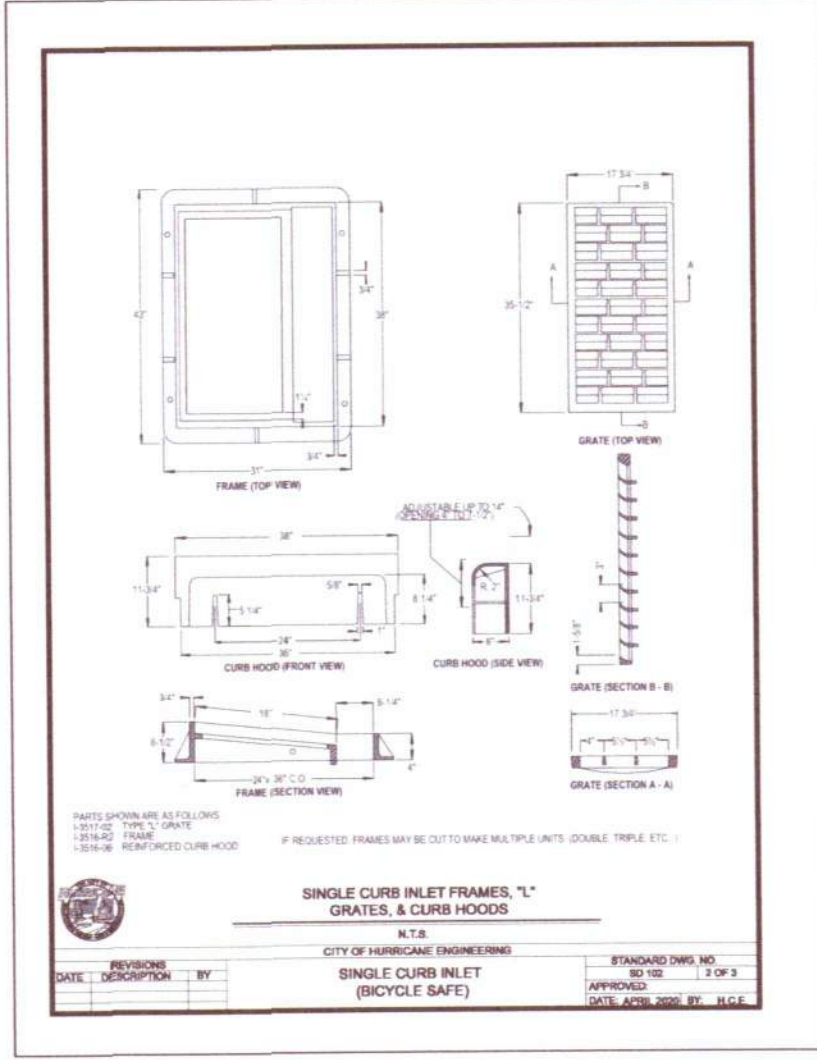
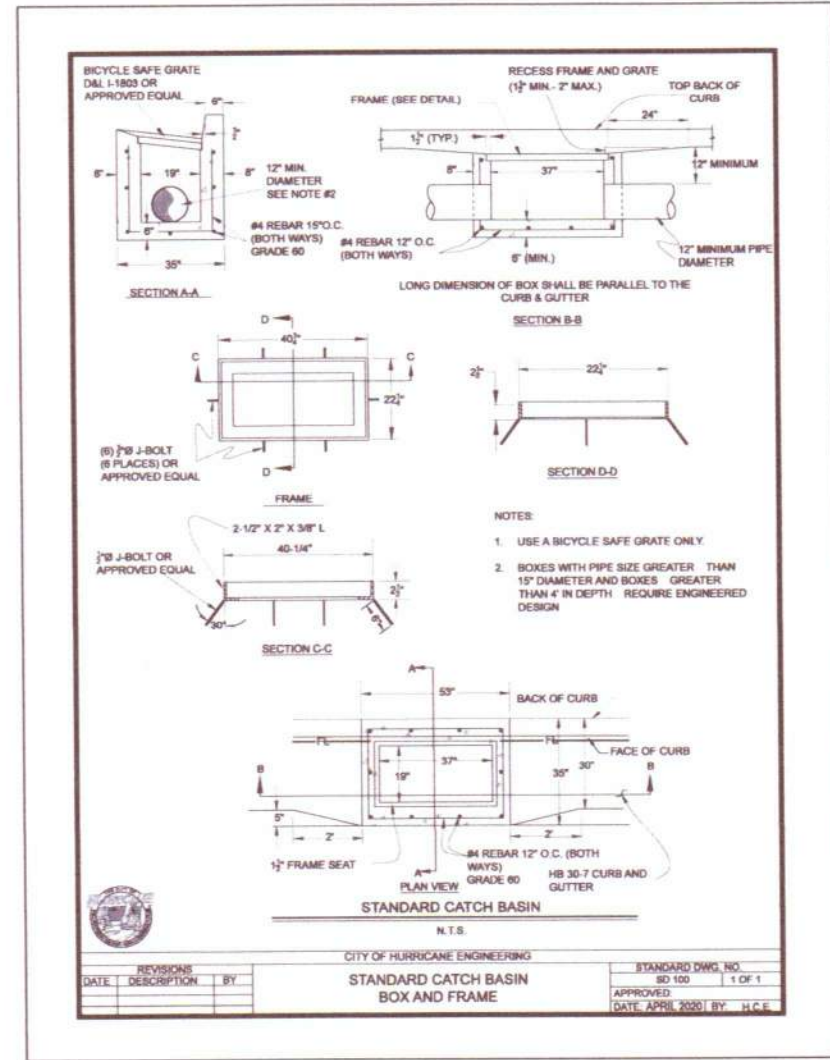
STARBUCKS

765 WEST STATE STREET, HURRICANE, UTAH

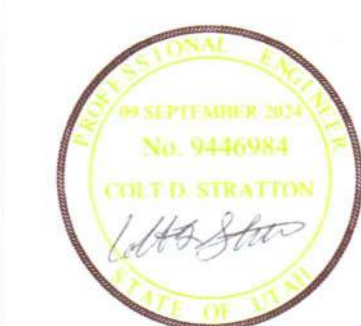


DATE		9 SEPT, 2024	
PROJ. #	PAGE #		
01.024.054	DT1.2		

SEWER & STORM DRAIN DETAILS



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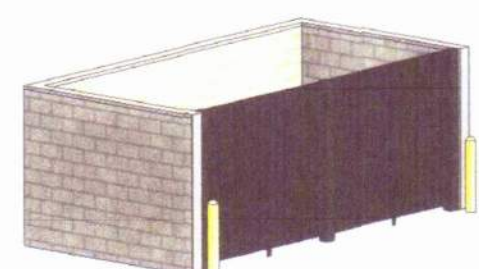
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SEWER & STORM DRAIN DETAILS
STARBUCKS
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REV.	DATE	DESCRIPTION	BY

DATE: 9 SEPT, 2024
PROJ. # 01.024.054
PAGE # DT1.3



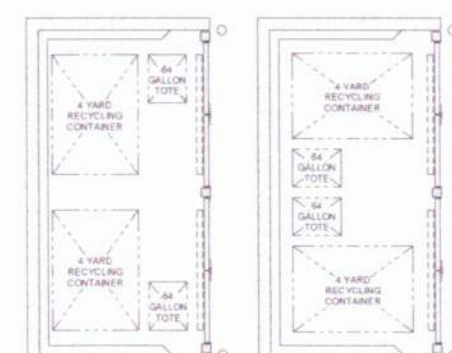


TRASH ENCLOSURE WITH ROOF

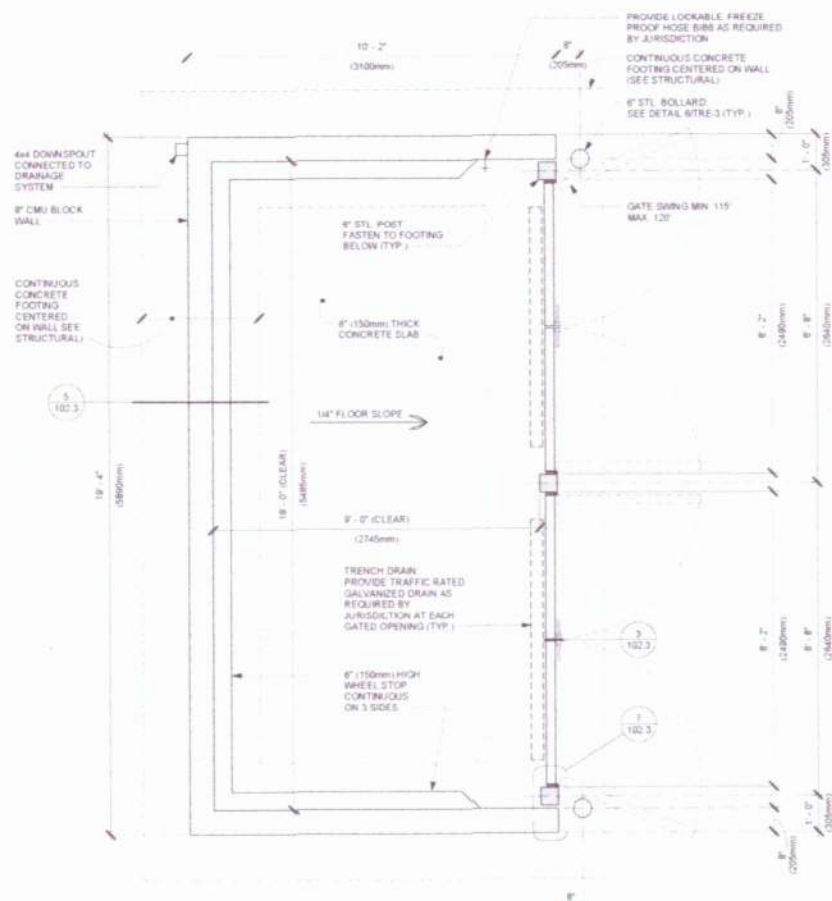
TRASH ENCLOSURE WITHOUT ROOM

EXTERIOR FINISH NOTES

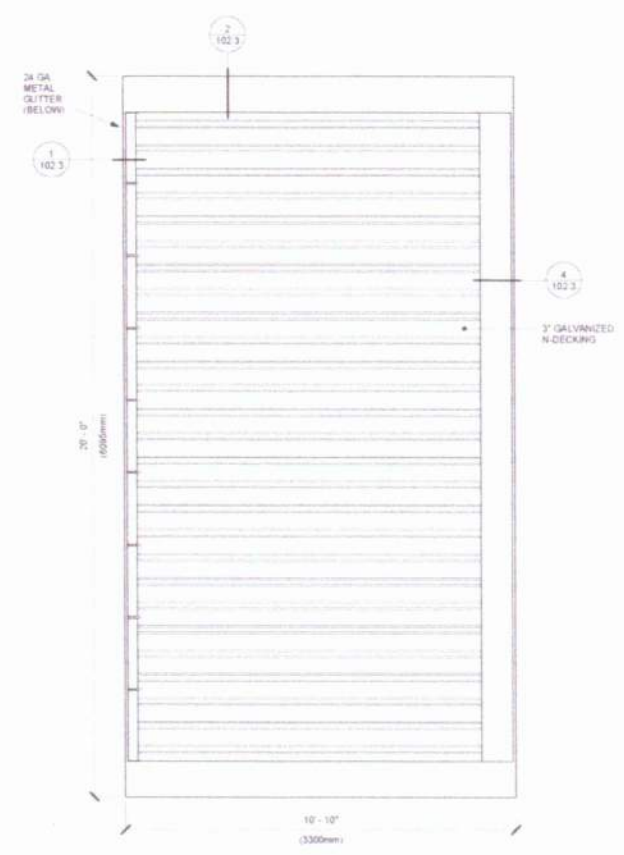
1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. STRUCTURAL ENGINEER TO PROVIDE MASONRY SPECIFICATIONS.



CONTAINER LAYOUT OPTIONS



FLOOR PLAN

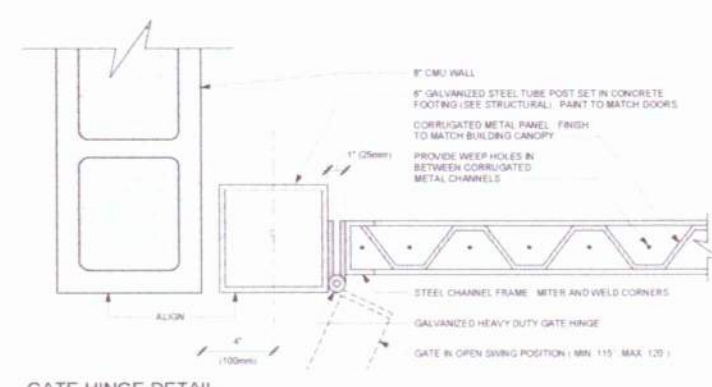


ROOF PLAN (IF REQUIRED)

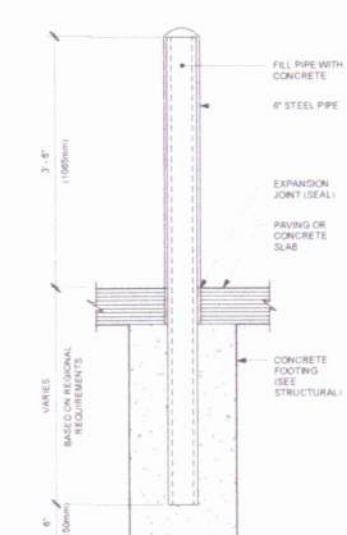
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TRASH ENCLOSURE - FLOOR AND ROOF PLAN

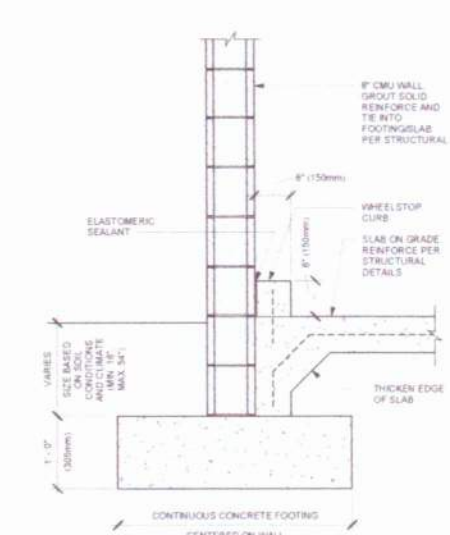
LANDLORD TECHNICAL CRITERIA SITE AND BUILDING PLAN CRITERIA



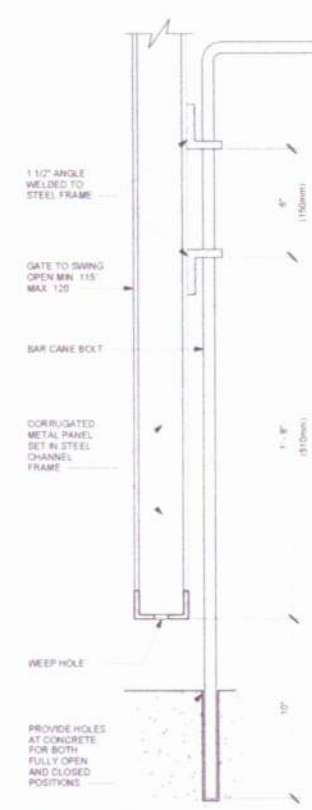
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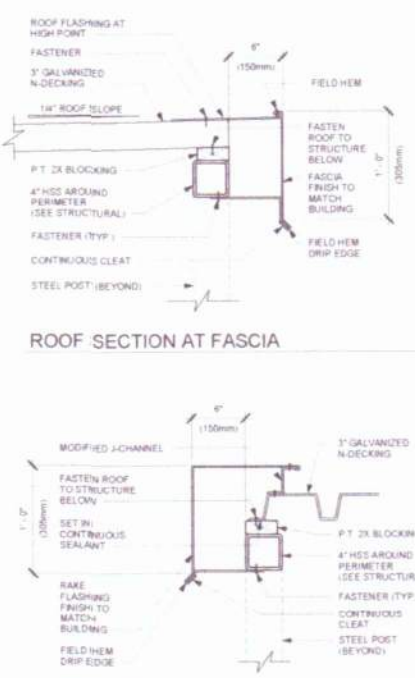
TRASH ENCLOSURE ROLLAR



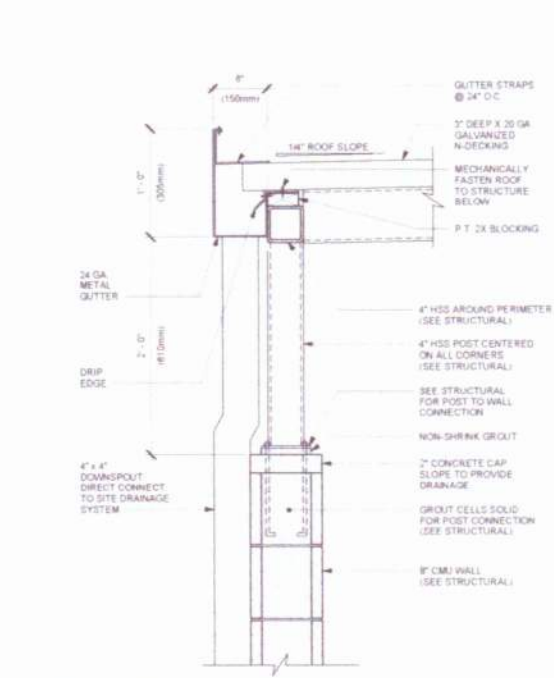
TYPICAL CMU WALL FOOTING



SECTION AT CANE BOLT



ROOF SECTION AT FASCIA



ROOF SECTION AT GUTTER

Downloaded from <http://ajph.org/> on November 10, 2015

TRASH ENCLOSURE - DETAILS

LANDLORD TECHNICAL CRITERIA SITE AND RUIJING PLAN CRITERIA



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STARBUCKS DETAILS

STARBUCKS

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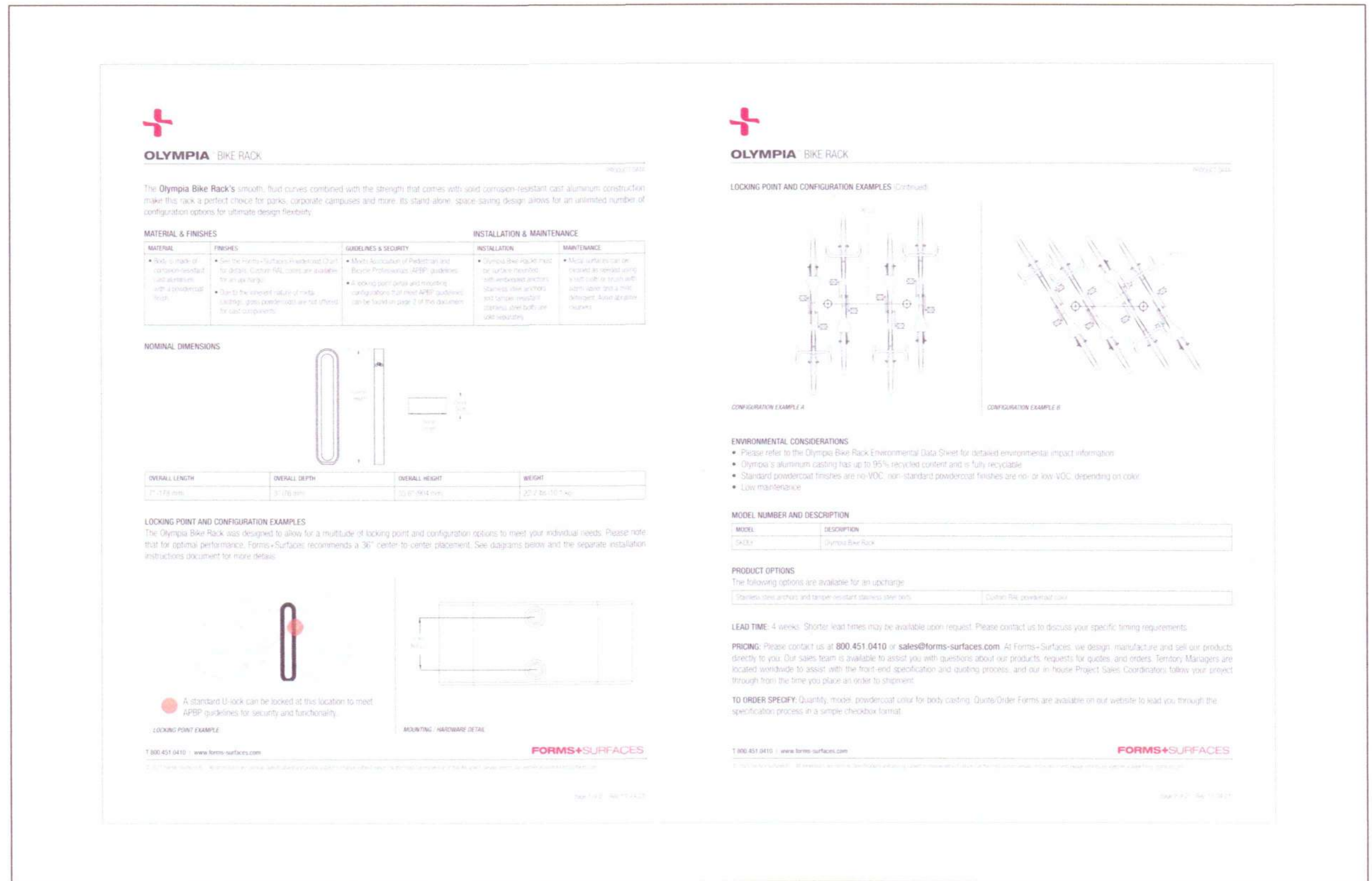
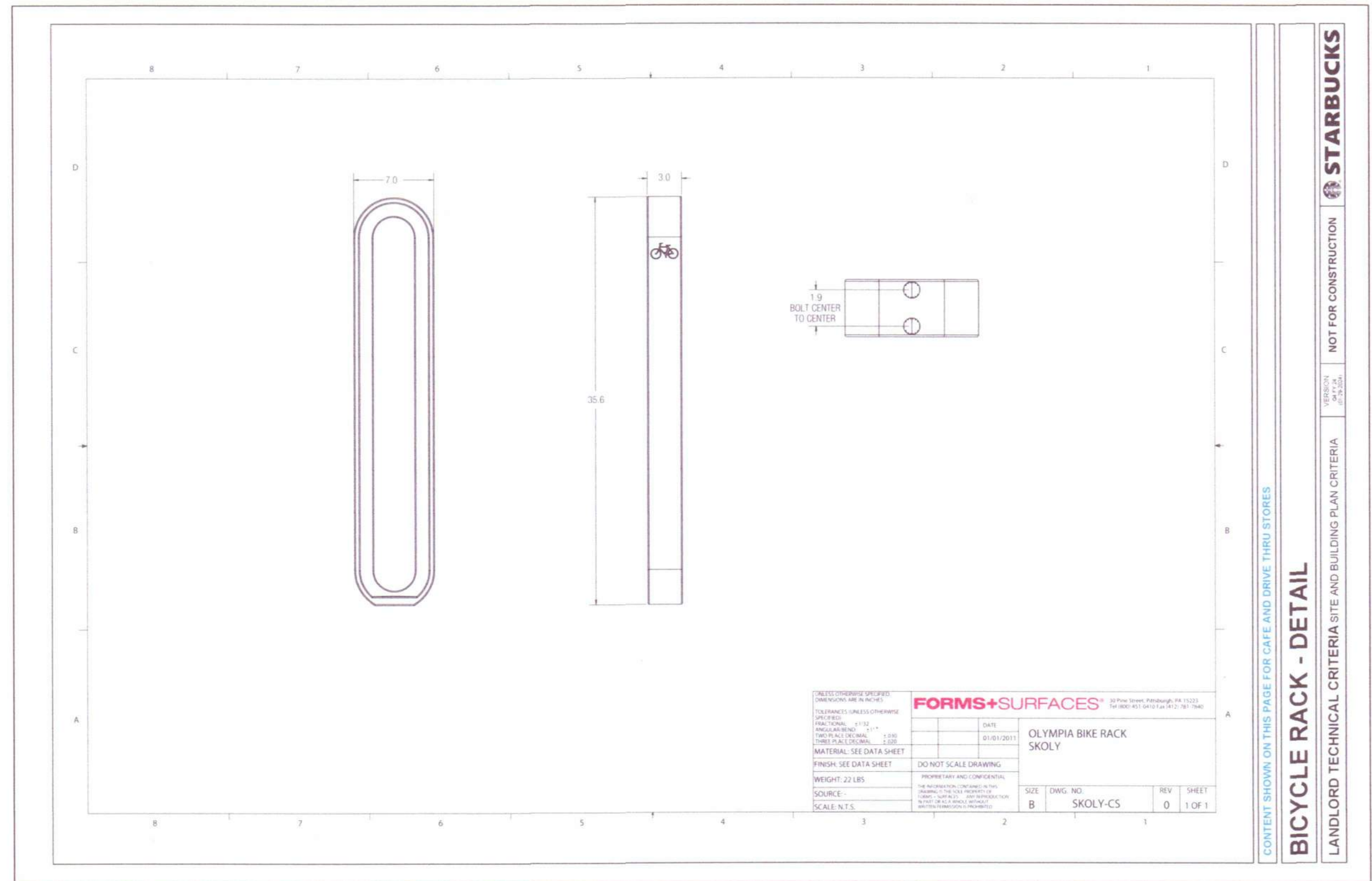
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DATE 9 SEPT. 2024

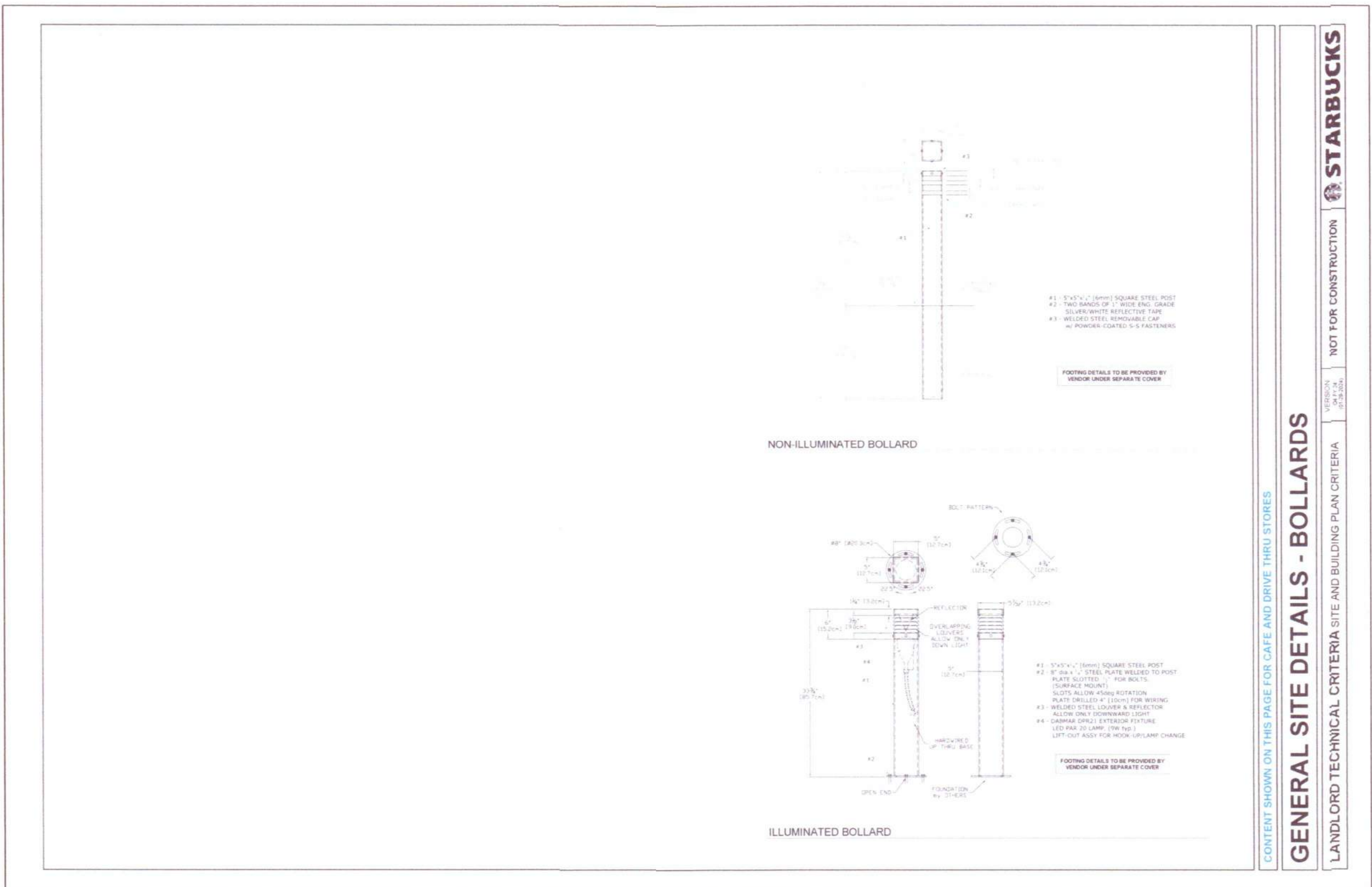
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PAGE # DT2.1





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STARBUCKS DETAILS
STARBUCKS
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SITE - GROUND WAYFINDING - STOP

LANDLORD TECHNICAL CRITERIA SITE AND BUILDING PLAN CRITERIA	VERIFICATION 04/12/2020 10/18/2020	NOT FOR CONSTRUCTION	 STARBUCKS
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CONTENT SHOWN ON THIS PAGE FOR GRIFFIN DRIVE, THIRU STREET
SITE - GROUND WAYFINDING - ARROW

LANDLORD TECHNICAL CRITERIA SITE AND BUILDING PLAN CRITERIA		VERSION 04/17/24 10/25/2024	NOT FOR CONSTRUCTION	 STARBUCKS
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SITE - GROUND WAYFINDING - DT ENTRY - DRIVE THRU

STARBUCKS	NOT FOR CONSTRUCTION	VEROCLIM 03/20/2019
LANDLORD TECHNICAL CRITERIA SITE AND BUILDING PLAN CRITERIA		



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SITE - GROUND WAYFINDING - DO NOT ENTER - DRIVE THRU

LANDLORD TECHNICAL CRITERIA SITE AND BUILDING PLAN CRITERIA	VERSION DATE	NOT FOR CONSTRUCTION	STARBUCKS
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STARBUCKS DETAILS

STARBUCKS

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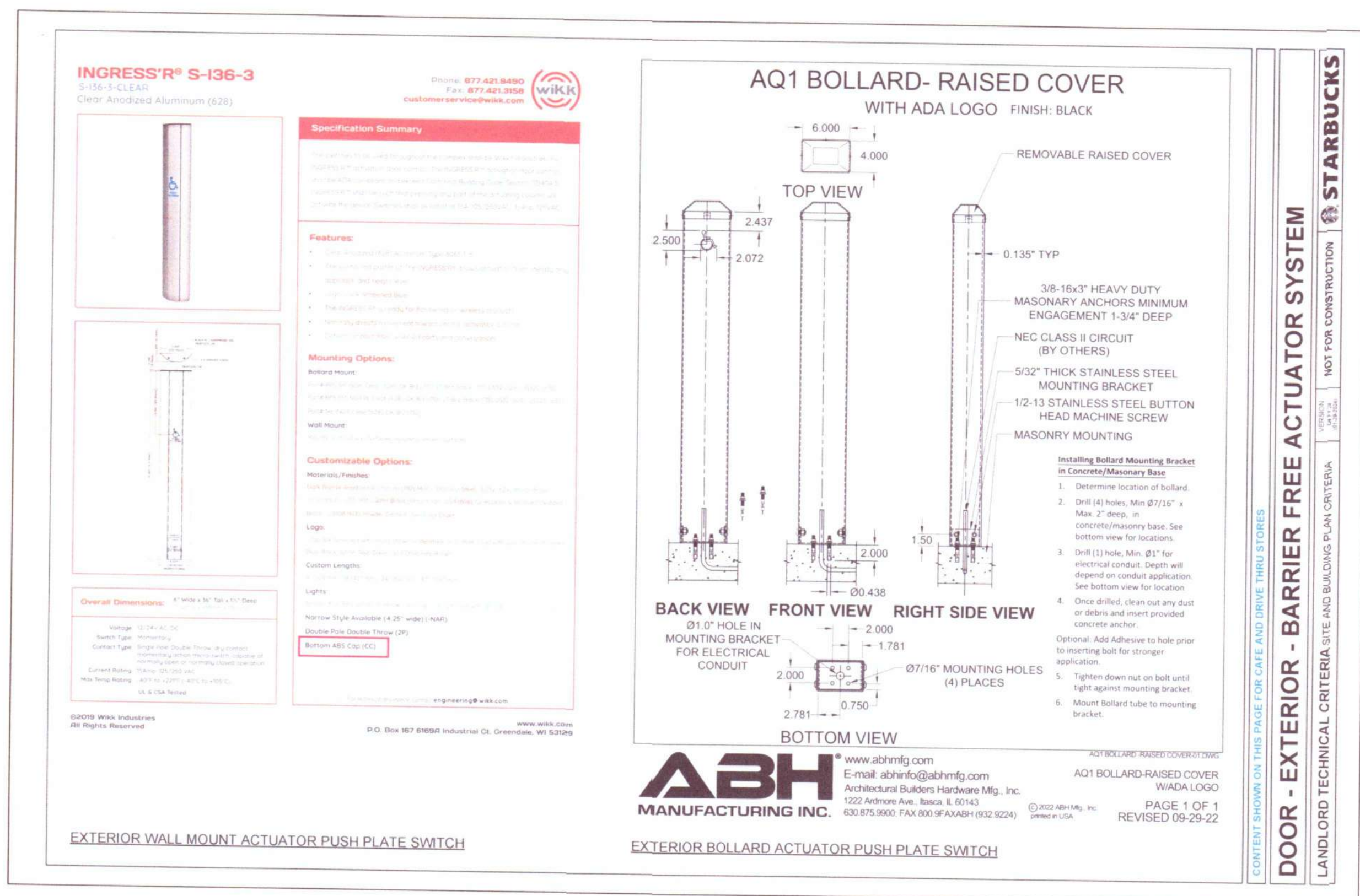
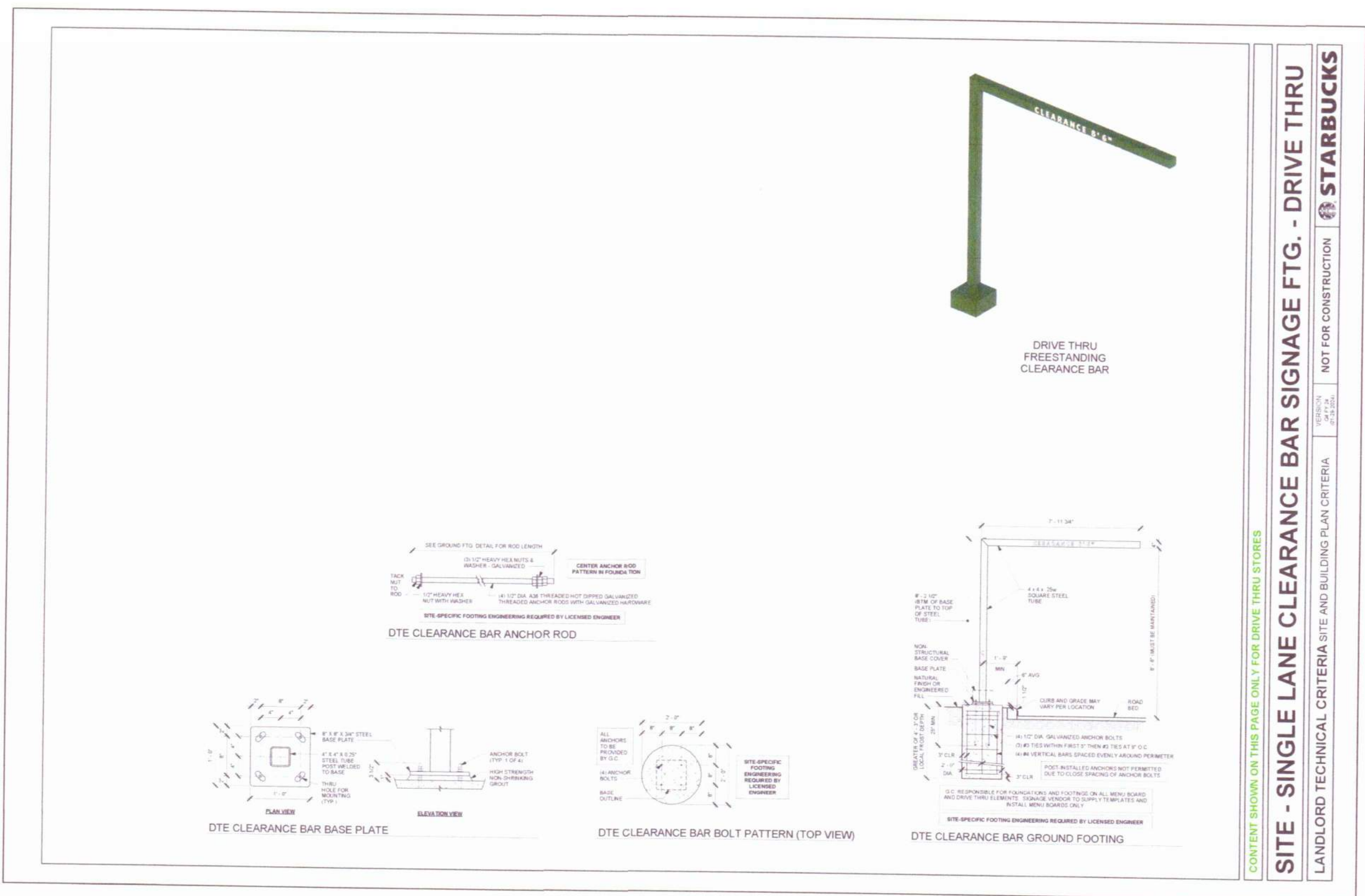
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[illegible]

PLOT DATE AND TIME: 9/12/2024 1:01 PM

TAB: specs

FILENAME: C:\Projects\Interstate Rock\Starbucks - Hurricane\Design\Sheets\LA Spec&Details.dwg

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.
6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

LANDSCAPE & IRRIGATION SPECIFICATIONS

STARBUCKS LANDSCAPE & IRRIGATION

CHEMICAL CHARACTERISTICS

- 1) pH: 5.5-8.0
- 2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
- 3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS

- 1) SAND: 15 TO 60%
- 2) SILT: 10 TO 60%
- 3)CLAY: 5 TO 30%
- 4)ORGANIC MATTER: > 1%
- 5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
- 6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.
9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.
22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.
23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:

ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.

ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.

IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.
27. CONTRACTOR SHALL PERFORM THE FOLLOWING:

VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.

VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.

NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.

RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.

BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
32. CONTRACTOR TO INSURE THE FOLLOWING:

LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.

100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.



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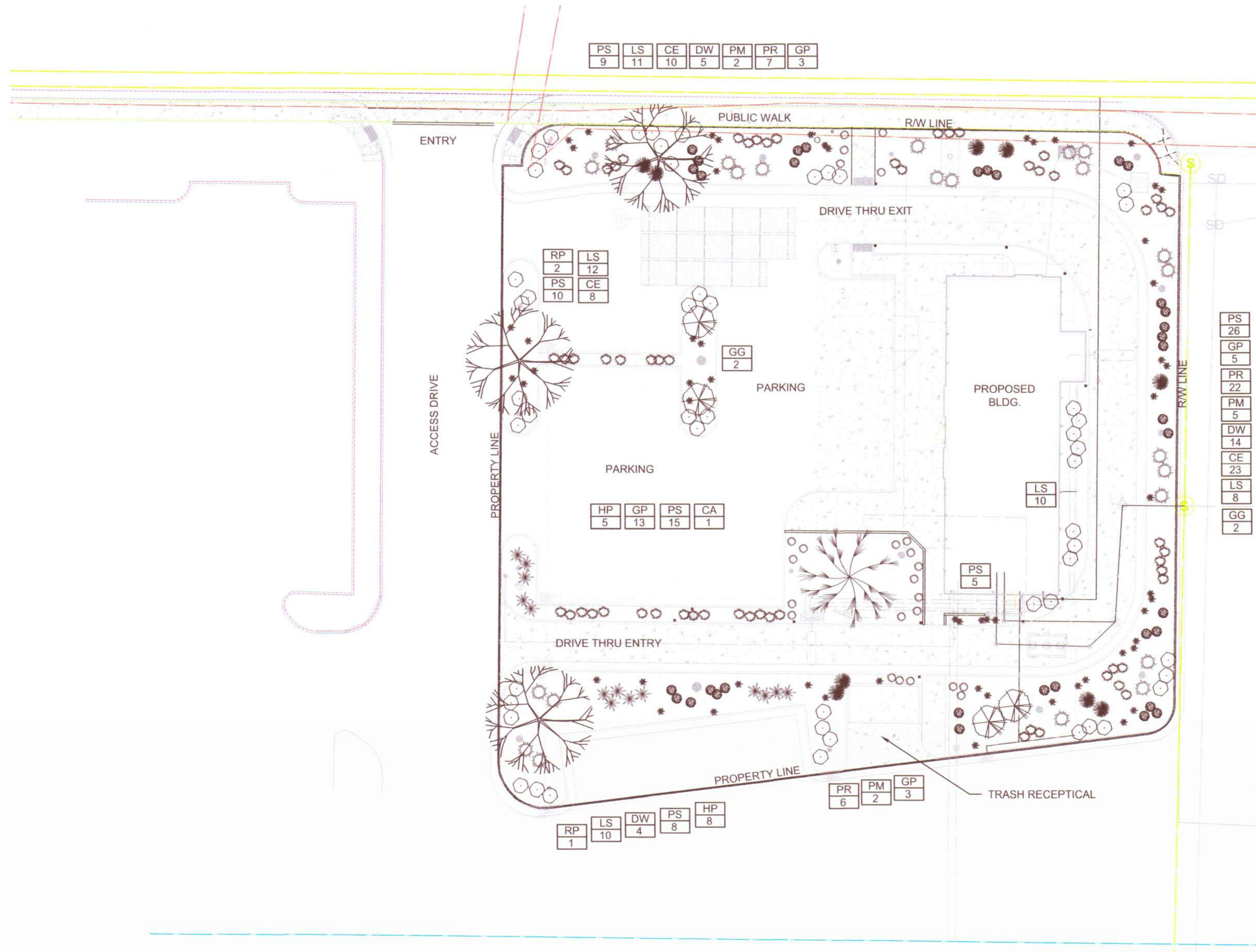
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LANDSCAPE PLAN

STARBUCKS LANDSCAPE & IRRIGATION



SITE AREA: 0.66 AC
INTERNAL LANDSCAPE AREA
BLDG/Hardscape LANDSCAPE
68% = 0.45 AC 32% = 0.21 AC

- NOTE:**
- ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK / STONE MULCH 3" / 4" DEEP, UNLESS NOTED ON PLAN. SEE PLANTING NOTE 6 SHEET LA-001
 - ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
 - ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-001

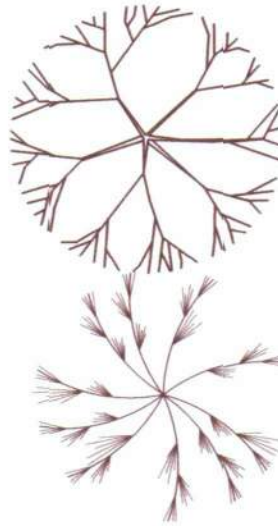
ATTENTION:

ALL SITE AND RECREATIONAL AMENITIES, FACILITIES, AND STRUCTURES, AND LOCATIONS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY THE OWNER AND APPROVED BY THE COUNTY.

ALL QUANTITIES ARE PROVIDED AS AN AID, FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR

PLANT LEGEND

TREES



CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	IRRIGATION TYPE (see irrigation plan)
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RP	3	Robina psuedoacacia 'Purple Robe'	Purple Robe Locust	2"-CAL (40Hx30W)	A
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CA	1	Cedrus atlantica 'Glaucua'	Atlas Blue Cedar	7-8 Feet Tall (40Hx30W)	A
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SHRUBS



GG	3	Gesalpinia gillesii	Yellow Bird of Paradise	5 GAL (10Hx8W)	B
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DW	23	Dasylinon wheeleri	Desert Spoon	5 GAL (4Hx5W)	B
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PM	9	Pinus Mughus	Mugho Pine	5 GAL (4Hx5W)	B
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PR	35	Perovskia atriplicifolia	Russian Sage	1 GAL (4Hx4W)	C
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CE	59	Calliandra eriophylla	Fairy Duster	5 GAL (3Hx3W)	B
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GROUND COVERS/PERENNIALS



LS	51	Lantana spp.	Lantana	1 GAL (2Hx4W)	B
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PS	58	Penstemon spp.	Penstemon	1 GAL (3Hx18"W)	C
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GP	24	Gaillardia pinnatifida	Blanket Flower	1 GAL (2Hx2W)	C
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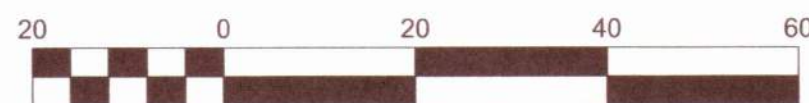
HP	14	Hesperaloe parviflora	Red Yucca	1 GAL (2Hx4W)	C
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9,062 SF 3/4" - 3/8" Rock Mulch - Color selected by Interstate Rock

D/R: Drought Tolerant

GENERAL NOTES

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
- PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
- ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES



Scale 1" = 20'



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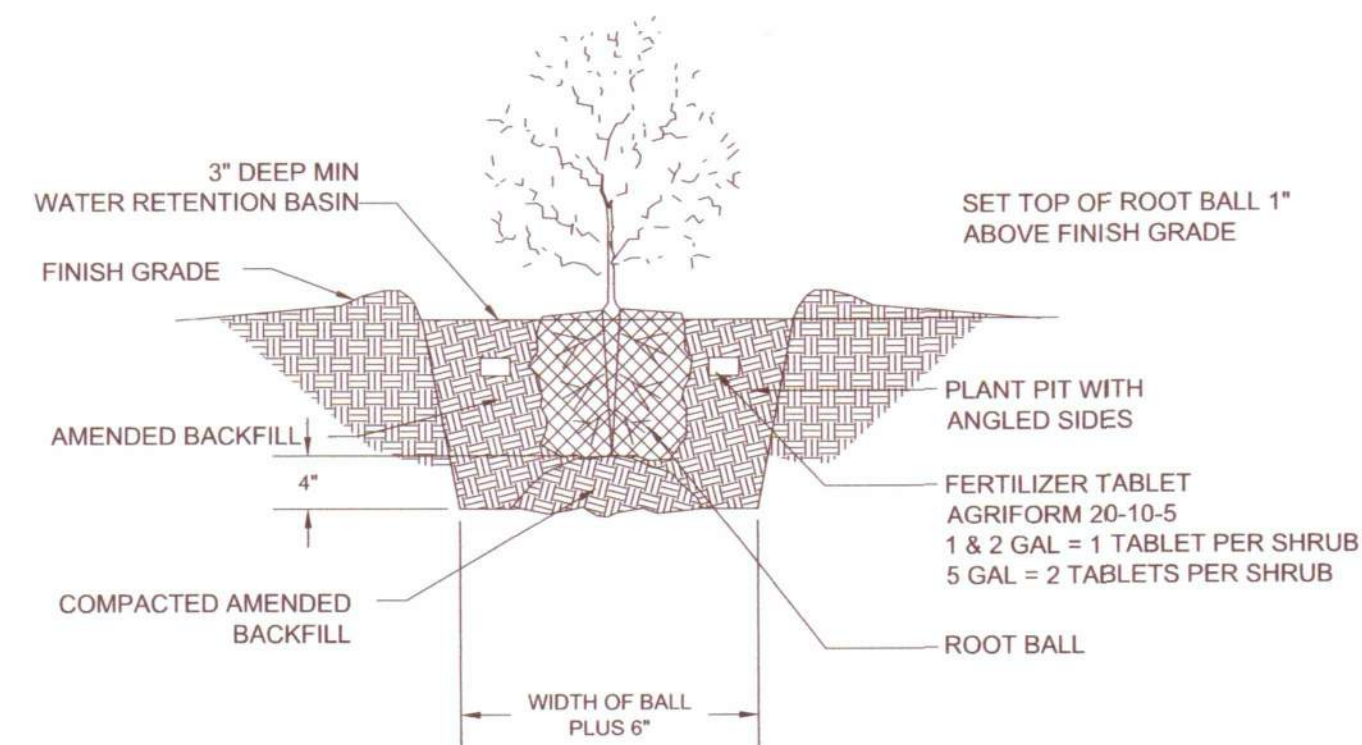
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LANDSCAPE PLAN
STARBUCKS LANDSCAPE & IRRIGATION
765 WEST STATE STREET

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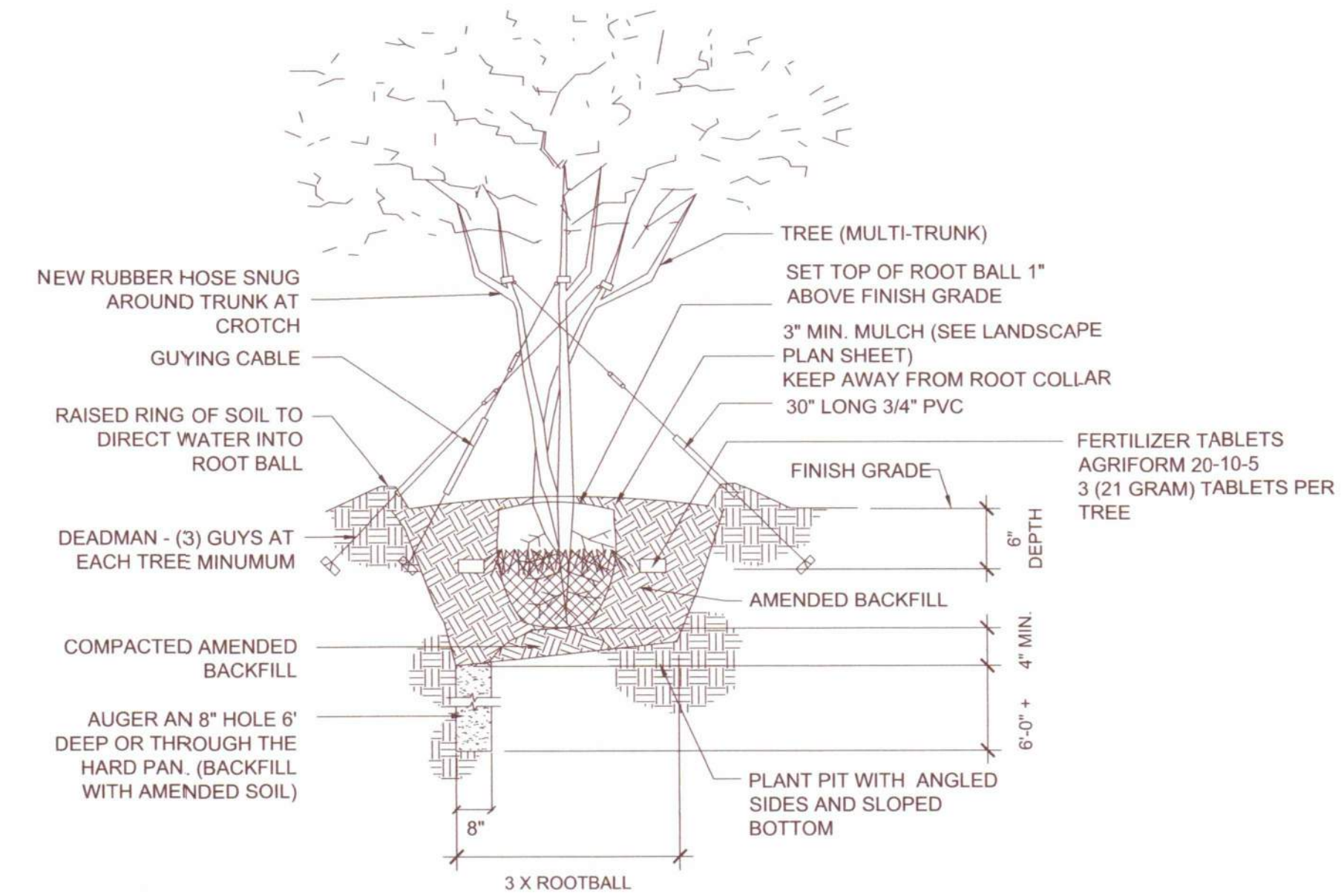
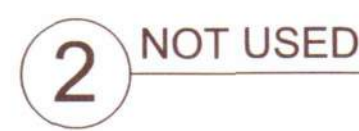
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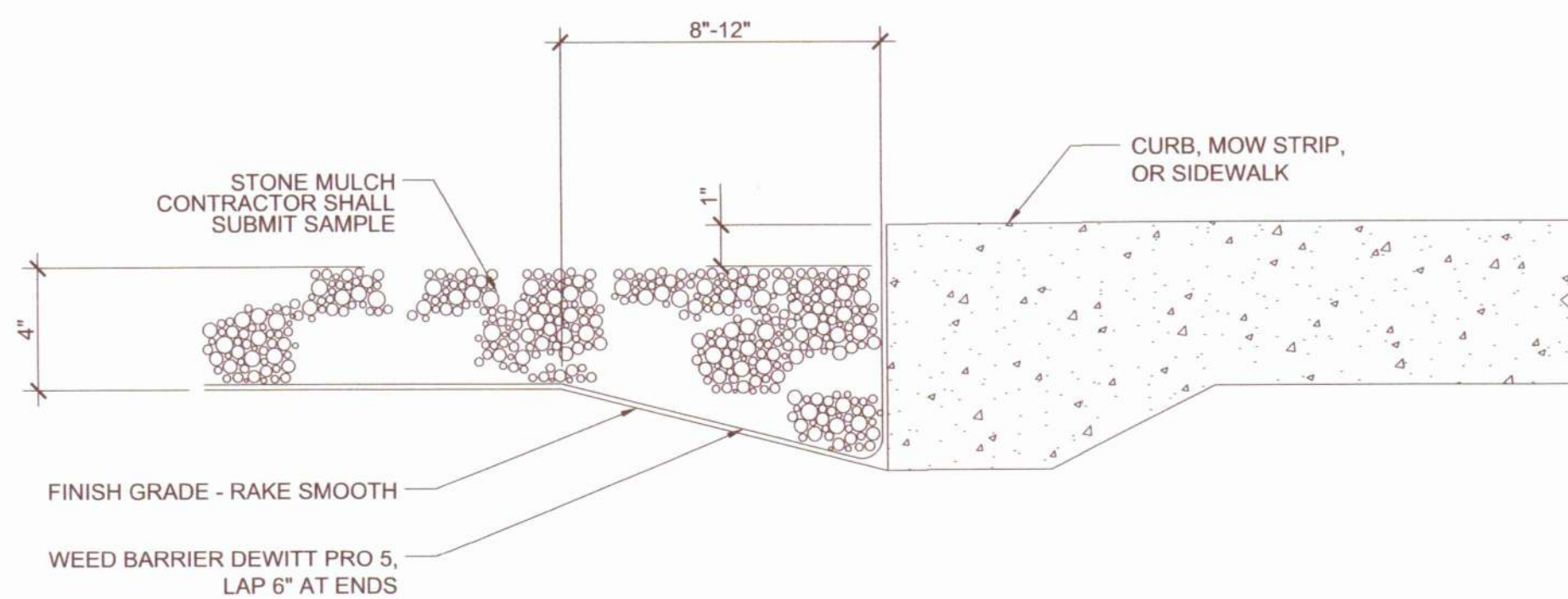
STARBUCKS LANDSCAPE & IRRIGATION



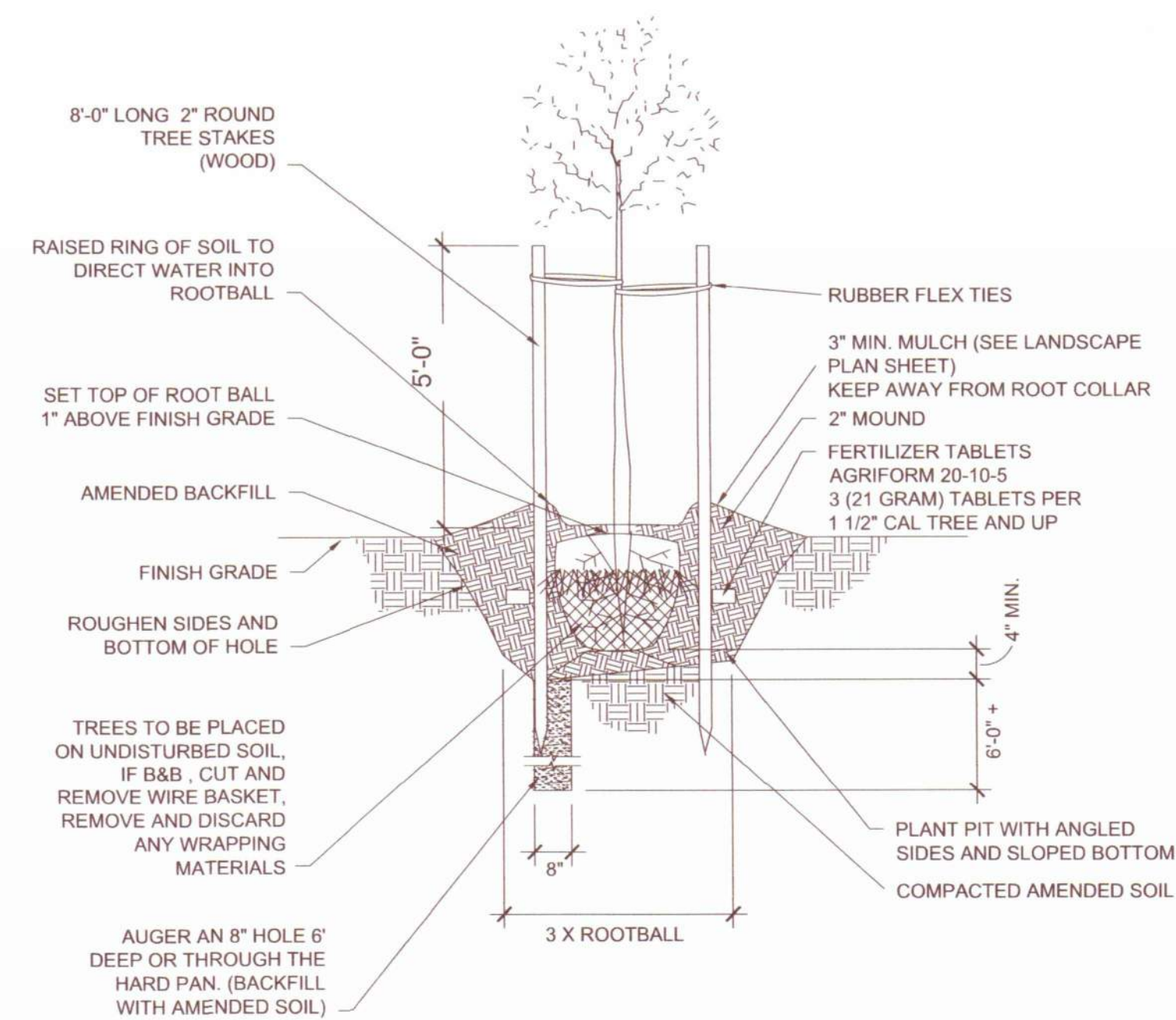
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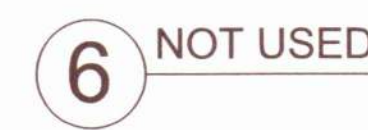
3 MULTI - TRUNK TREE PLANTING



4 STONE MULCH @ EDGE



5 SINGLE TRUNK TREE PLANTING



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LANDSCAPE DETAILS

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STARBUCKS LANDSCAPE & IRRIGATION

Trees



Purple Robe Locust



Blue Atlas Cedar

SHRUBS



Fairy Duster



Mugo Pine



Desert Spoon



Yellow Bird of Paradise



Russian Sage

GROUNDCOVERS & PERENNIALS



Blanket Flower



Lantana



Penstomen



Red Yucca



INTERSTATE ROCK

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PLANT PALETTE

STARBUCKS LANDSCAPE & IRRIGATION

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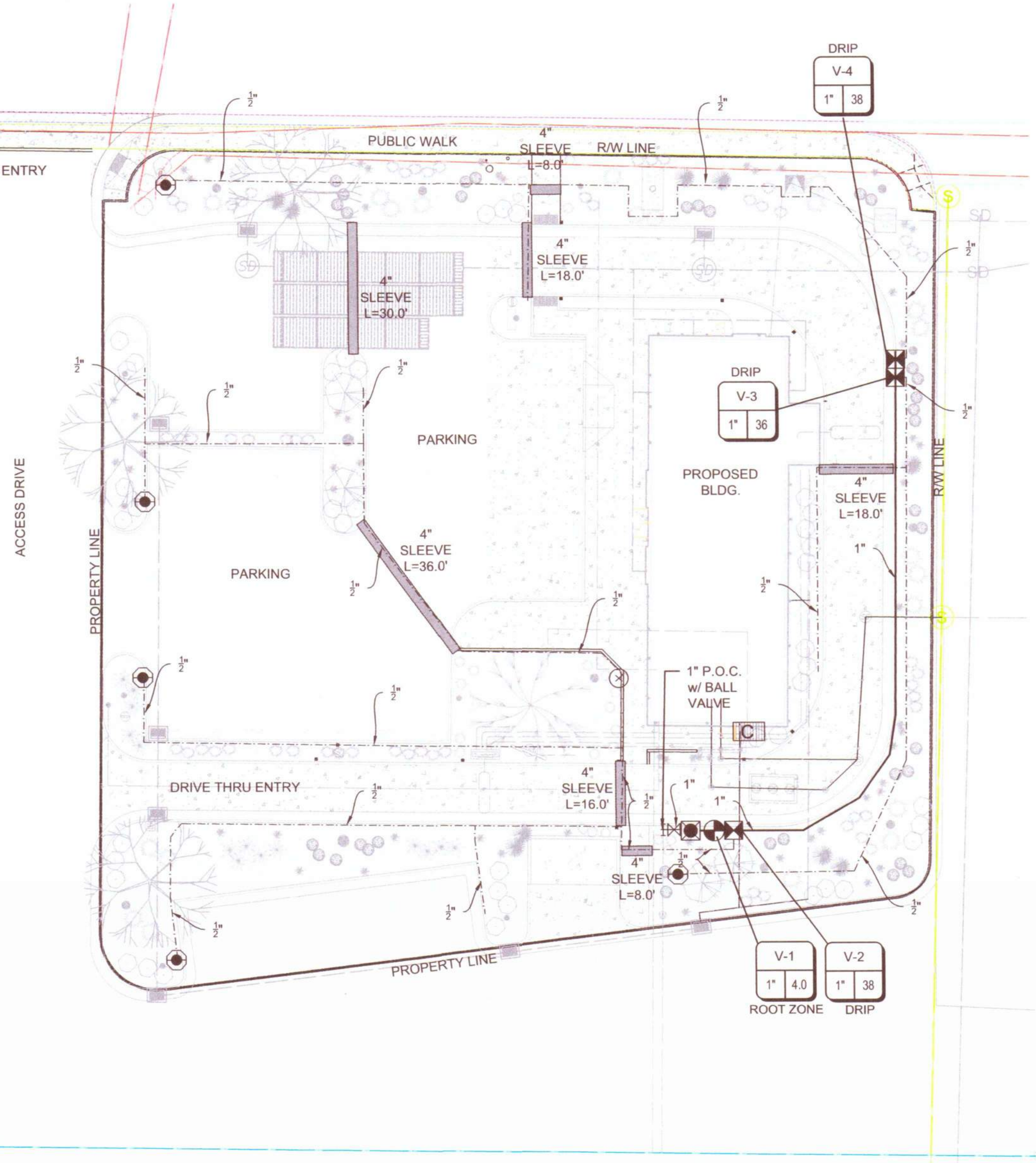
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IRRIGATION PLAN
STARBUCKS LANDSCAPE &
IRRIGATION

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM
3/4" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY
PER THE CHART BELOW BY TYPE:

- A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING -
SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT
TOTALING 0.5 GPM
C: MINIMUM WATER TYPE - ONE EMITTER PER PLANT
TOTALING 0.25 GPM



SITE AREA: 0.66 AC
INTERNAL LANDSCAPE AREA
BLDG/Hardscape LANDSCAPE
68% = 0.45 AC 32% = 0.21 AC

- NOTE:
- ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-03 SLEEVING IS FOR PIPE AND WIRE RUNS.
 - ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
 - IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF

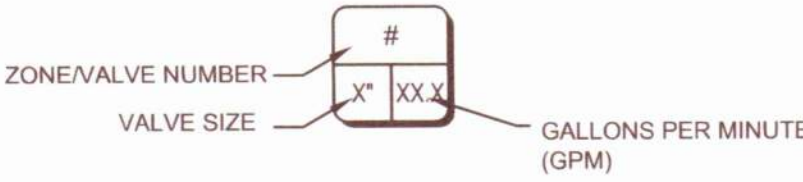
NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED. -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-03 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

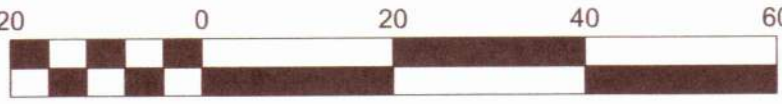
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
— —	P.O.C. POINT OF CONNECTION TO WATER SOURCE
⊗	BALL VALVE - SIZE PER PLAN
⊙	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBC-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
⊙	1" BLOW OFF / DRAINAGE VALVE
⊙	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
⊗	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 3/4" SWING JOINT FOR CONNECTION TO LATERAL
⊗	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
⊗	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTLET, ACME KEY W/ ANTI-ROTATION WINGS
—	SCH. 40 PVC - SIZE PER PLAN
- - -	POLYETHYLENE BLUE STRIP - SIZE PER PLAN
—	SCH. 40 PVC SLEEVE

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-04



Scale 1" = 20'



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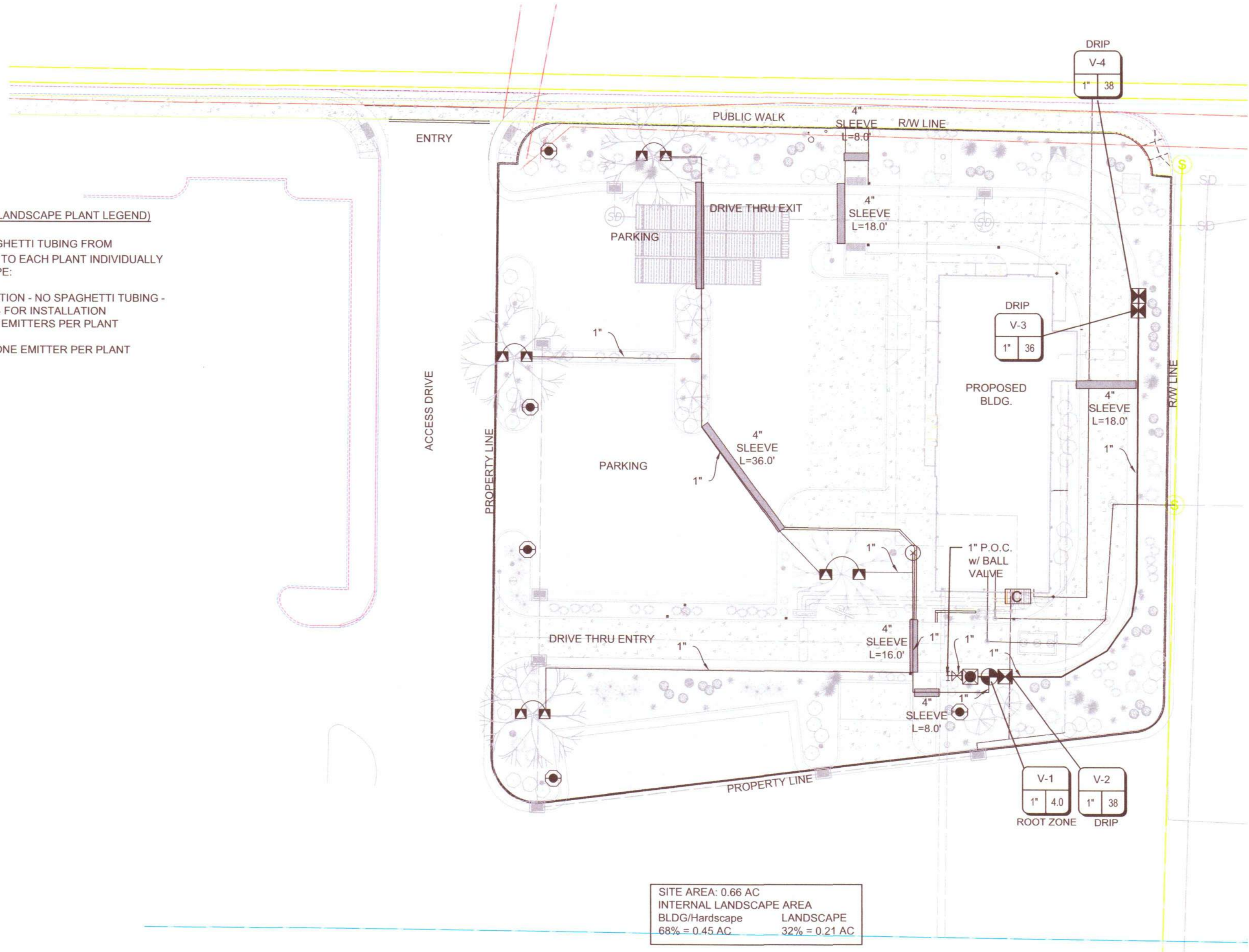
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DEEP ROOT ZONE IRRIGATION PLAN
STARBUCKS LANDSCAPE &
IRRIGATION

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM
1/2" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY
PER THE CHART BELOW BY TYPE:

- A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING -
SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT
TOTALING 0.5 GPM
C: MINIMUM WATER TYPE - ONE EMITTER PER PLANT
TOTALING 0.25 GPM



SITE AREA: 0.66 AC
INTERNAL LANDSCAPE AREA
BLDG/Hardscape LANDSCAPE
68% = 0.45 AC 32% = 0.21 AC

- NOTE:
1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-03. SLEEVING IS FOR PIPE AND WIRE RUNS.
 2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
 3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF

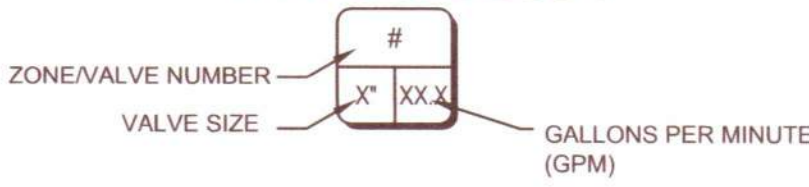
NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALK WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-03 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

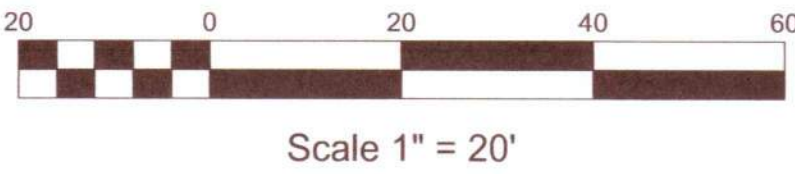
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ICORE-1T048D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
T	P.O.C. POINT OF CONNECTION TO WATER SOURCE
X	BALL VALVE - SIZE PER PLAN
■	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBG-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
●	1" BLOW OFF / DRAINAGE VALVE
⊙	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
▲	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 1/2" SWING JOINT FOR CONNECTION TO LATERAL
⊠	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
⊗	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTLET, ACME KEY W/ ANTI-ROTATION WINGS
—	SCH. 40 PVC - SIZE PER PLAN
- - -	POLYETHYLENE BLUE STRIP - SIZE PER PLAN
—	SCH. 40 PVC SLEEVE

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-04



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DRAWN BY CDR
CHECKED BY CDR

STRATTON LAND HOLDING, INC

DEEP ROOT ZONE IRRIGATION PLAN

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC

2027 N 700 West
West Bountiful, UT
84087



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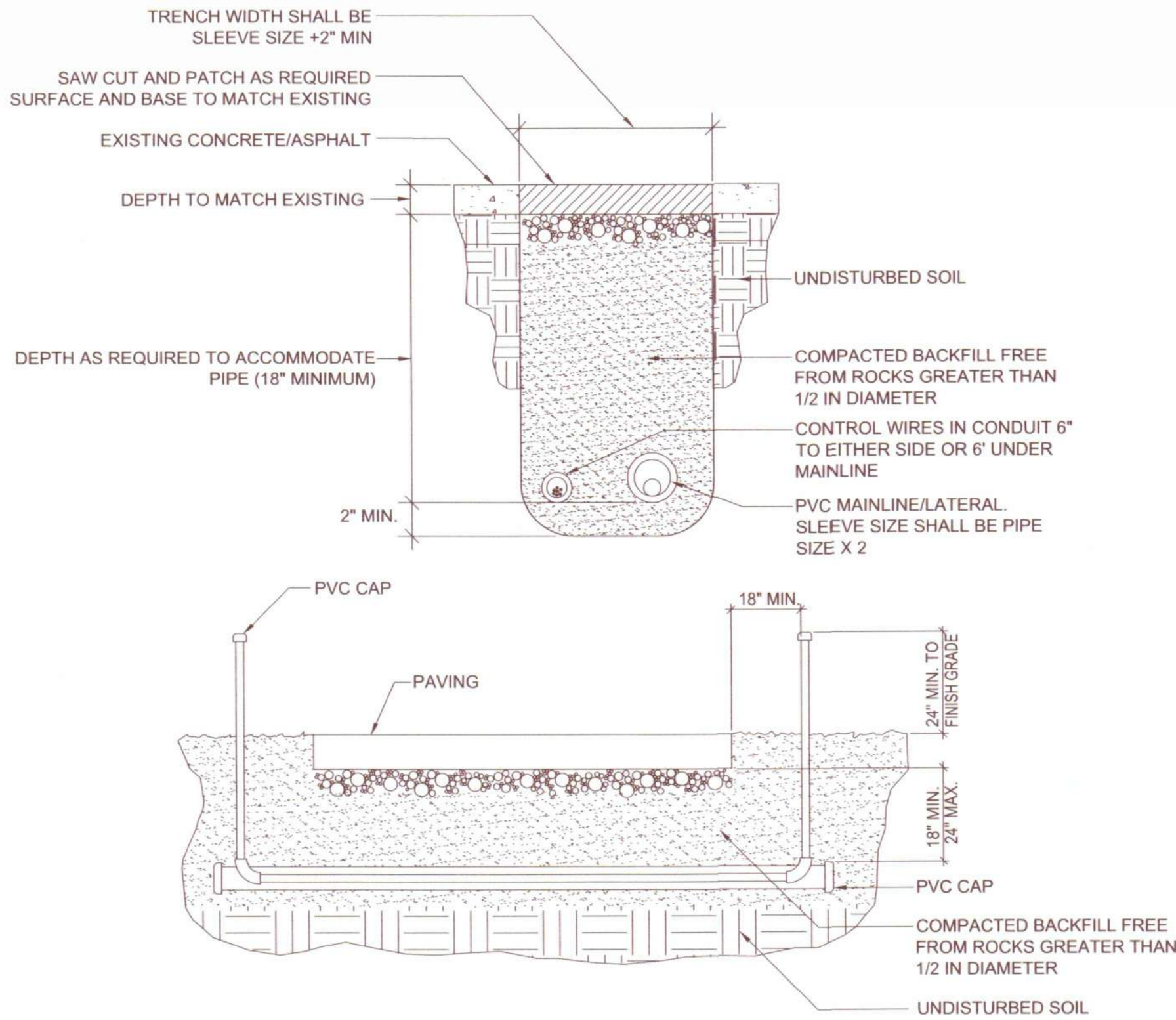
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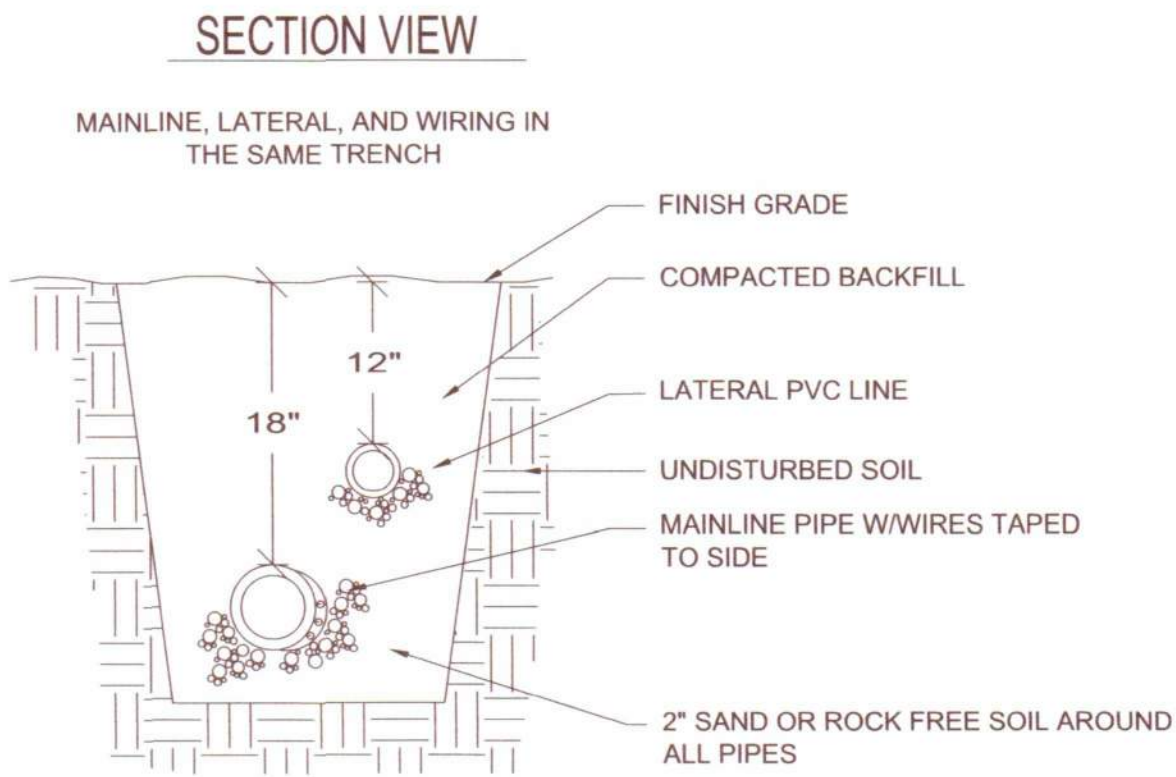
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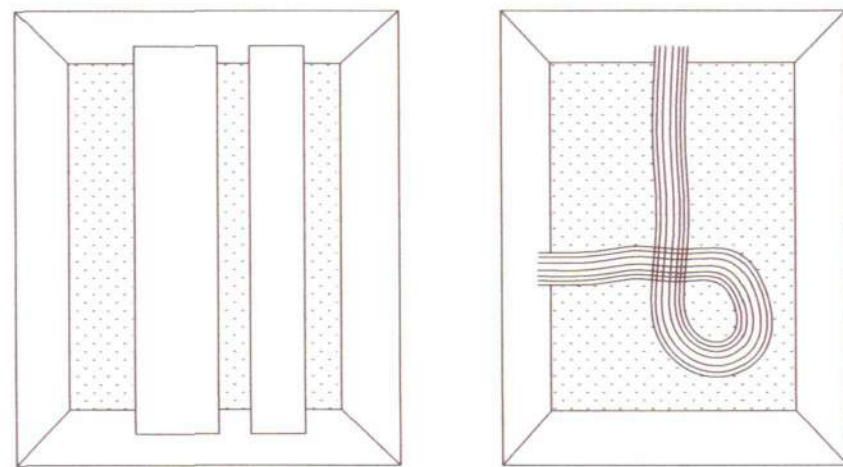
- NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24\"/>

IRRIGATION DETAILS STARBUCKS LANDSCAPE & IRRIGATION



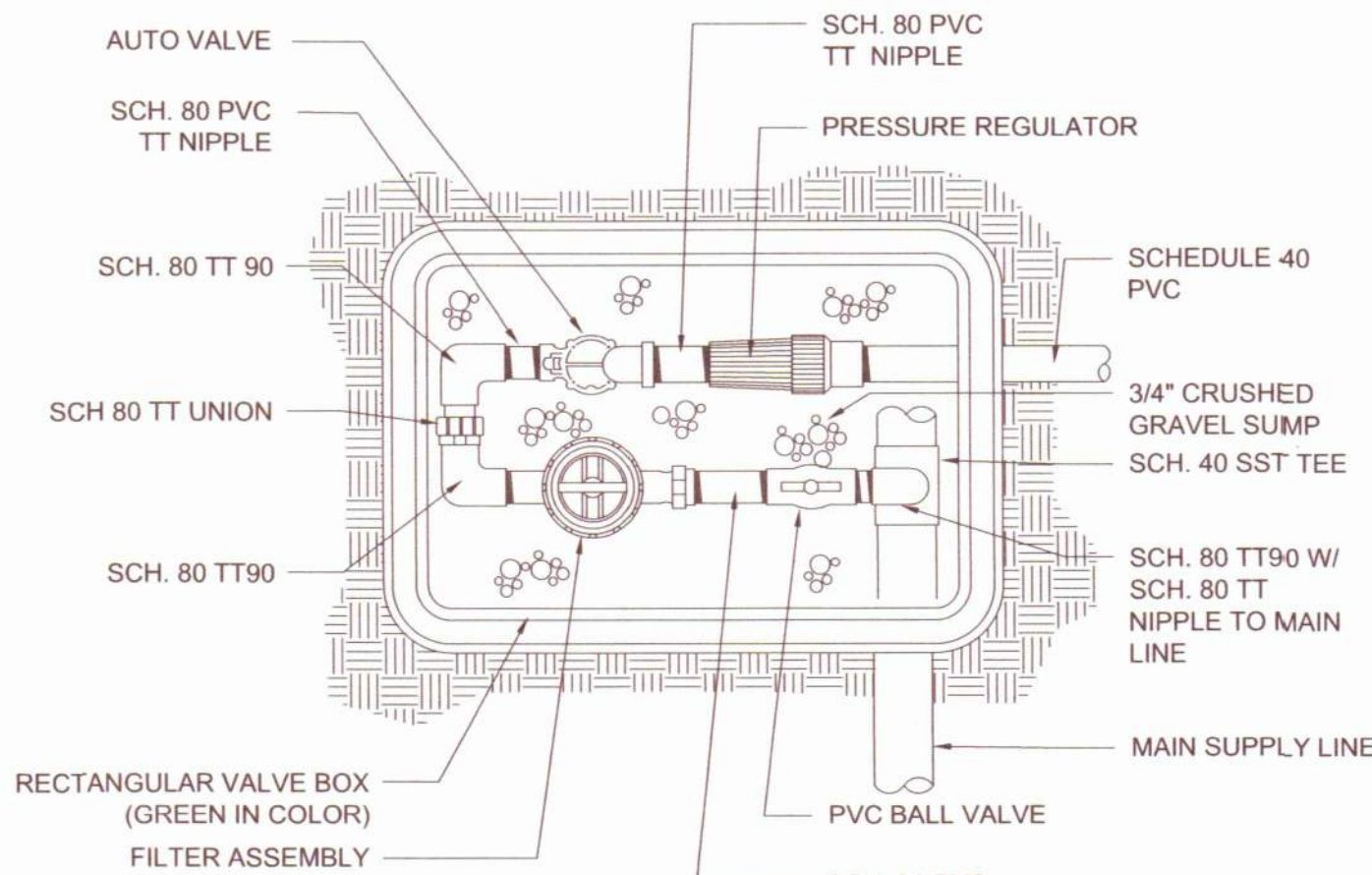
NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW



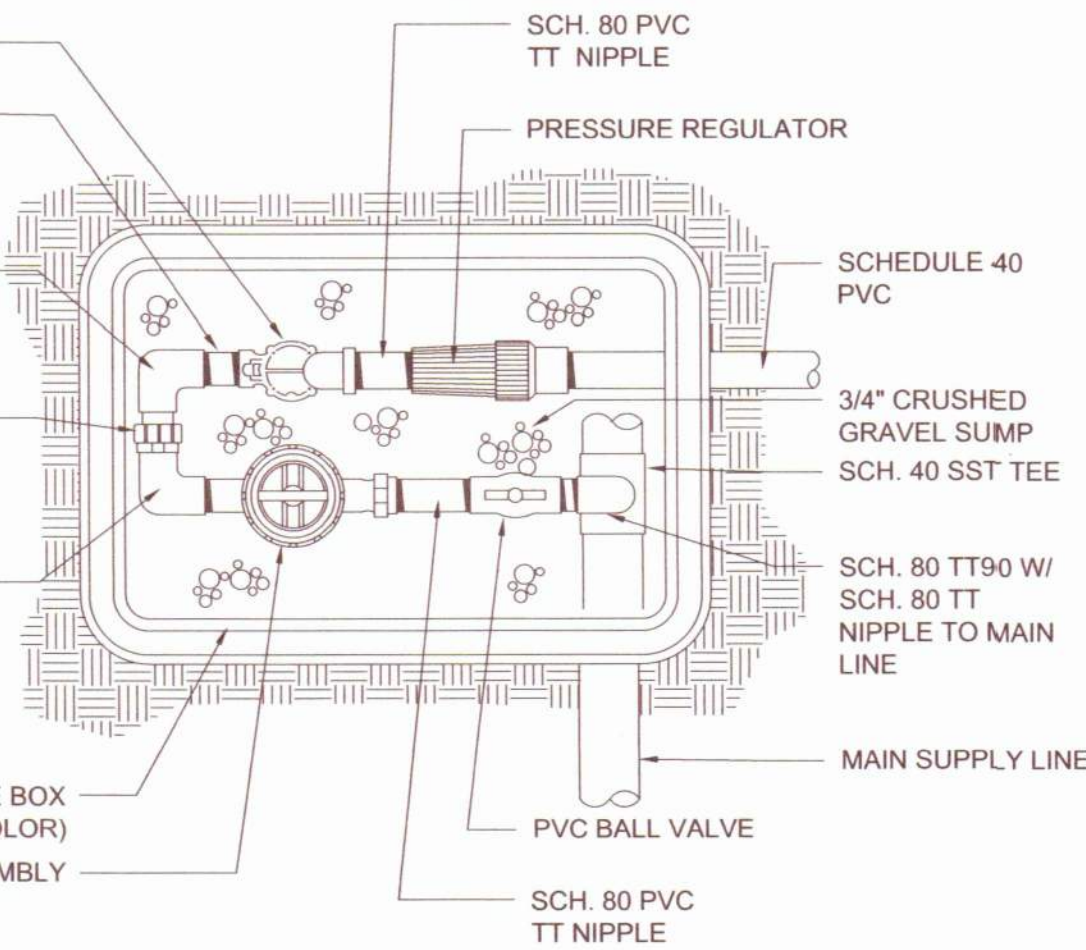
TAPE AND BUNDLE WIRES TO SIDE OF MAINLINE AT 10\"/>

2 PIPE AND WIRE TRENCH

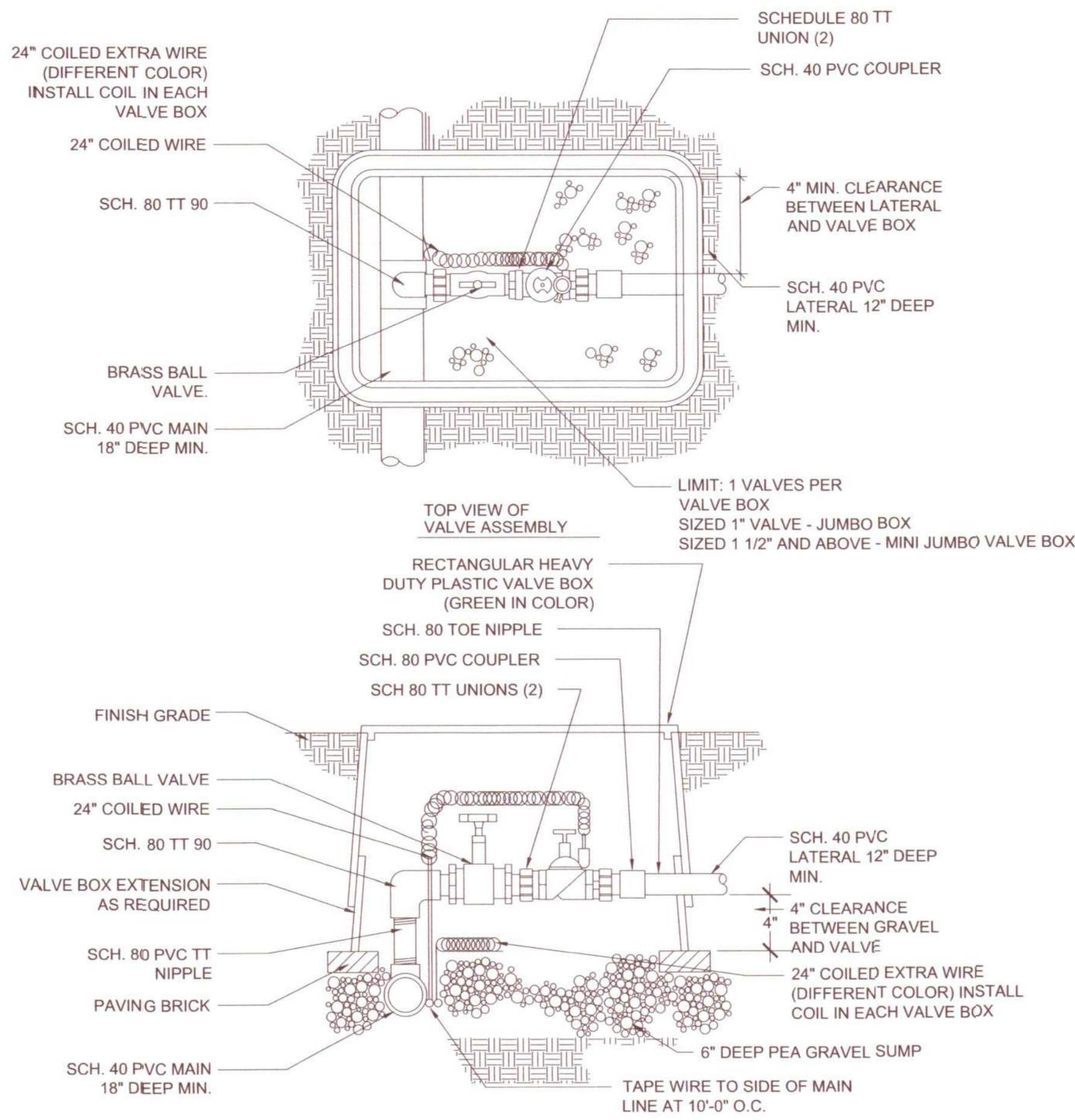


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

5 DRIP VALVE ASSEMBLY



NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.



3 LAWN & ROOT ZONE VALVE ASSEMBLY

INTERSTATE ROCK



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STRATTON LAND HOLDING, INC

IRRIGATION DETAILS

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC



DATE
18 APRIL 2024

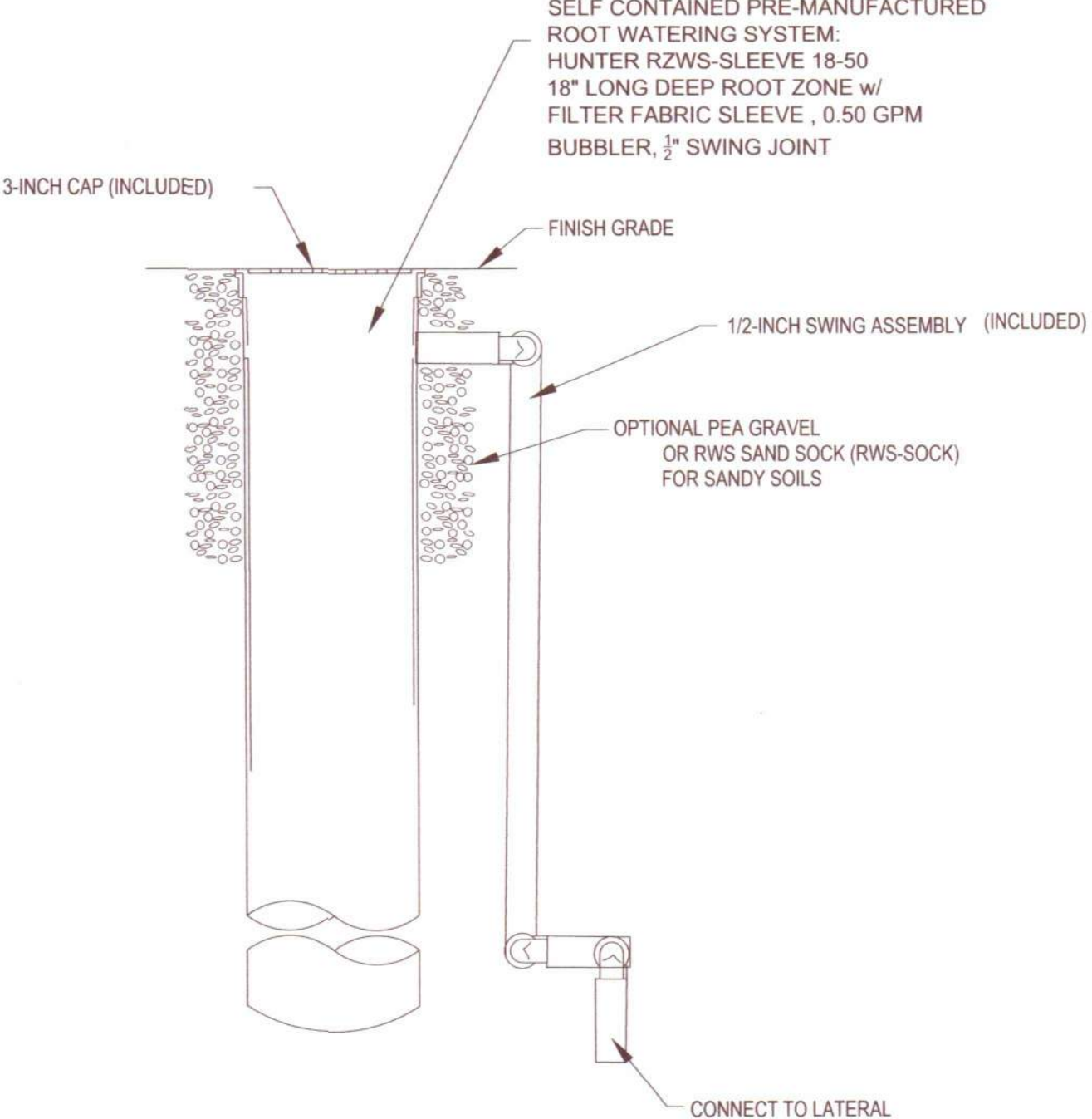
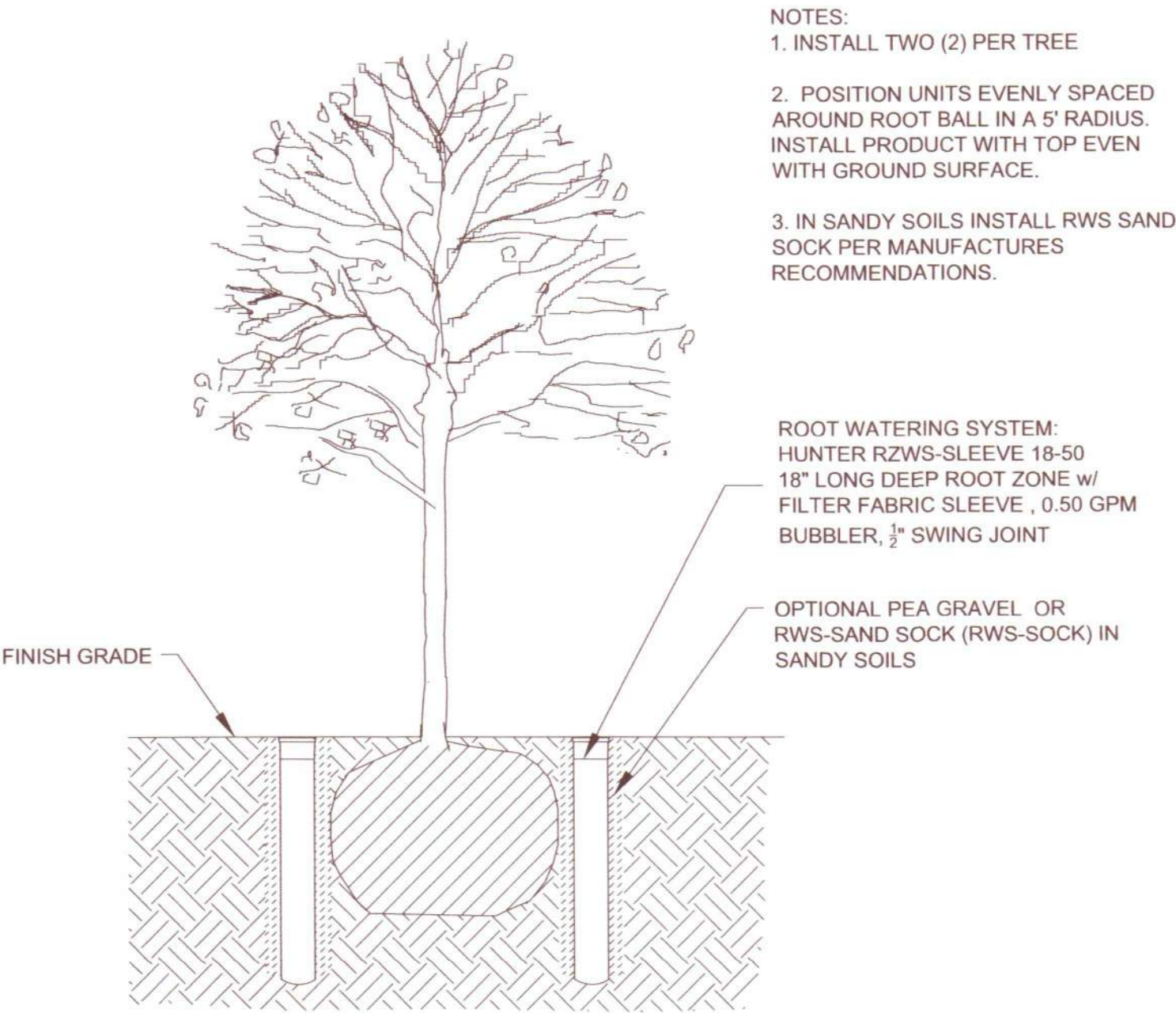
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DEEP ROOT ZONE IRRIGATION DETAILS
STARBUCKS LANDSCAPE &
IRRIGATION



1 TREE ROOT ZONE SYSTEM





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DEEP ROOT ZONE IRRIGATION DETAILS
STARBUCKS LANDSCAPE & IRRIGATION
765 WEST STATE STREET

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LANDSCAPE & IRRIGATION SPECIFICATIONS

STARBUCKS LANDSCAPE & IRRIGATION

GENERAL CONSTRUCTION NOTES:

- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
- PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
- ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3) CLAY: 5 TO 30%
4) ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
- IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
- CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
- THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
- IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
- IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
- ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
- EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.
- ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
- IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
- ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
- USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
- IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

- EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
- BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
- EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
- NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
- CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
- SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
- ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.
- INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.
- ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
- VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.
- CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
 - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
 - NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
 - RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 - BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
- CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
- CONTRACTOR TO INSURE THE FOLLOWING:
 - LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
 - 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
- CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
- CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.



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CHECKED BY CDR

STRATTON LAND HOLDING, INC

LANDSCAPE IRRIGATION
SPECIFICATIONS

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC

2027 N 700 West
West Bountiful, UT
84087



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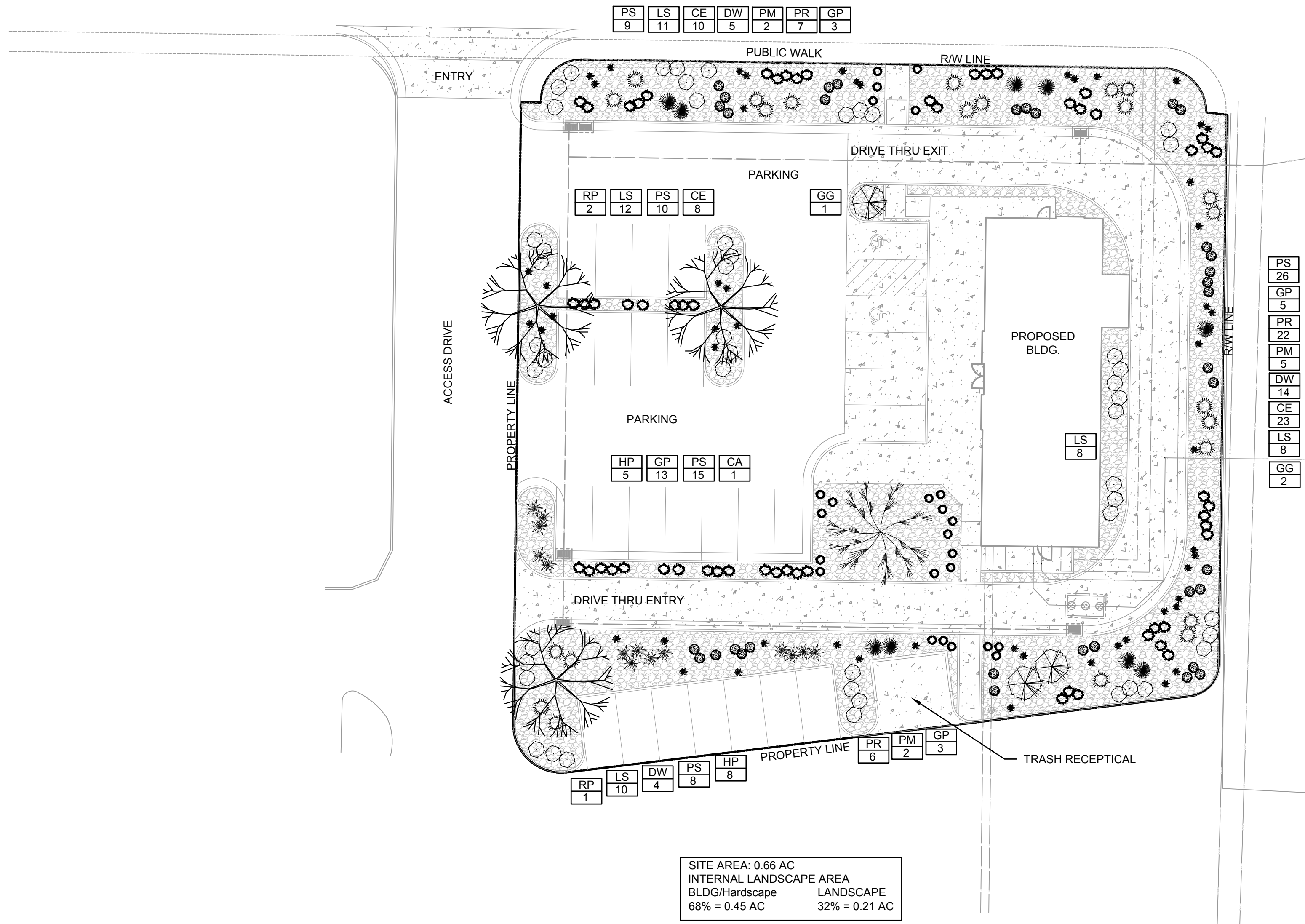
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LANDSCAPE PLAN
STARBUCKS LANDSCAPE &
IRRIGATION



NOTE:

1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK / STONE MULCH 3" / 4" DEEP, UNLESS NOTED ON PLAN. SEE PLANTING NOTE 6 SHEET LA-001
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-001

ATTENTION:

ALL SITE AND RECREATIONAL AMENITIES, FACILITIES, AND STRUCTURES, AND LOCATIONS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY THE OWNER AND APPROVED BY THE COUNTY.

ALL QUANTITIES ARE PROVIDED AS AN AID. FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR

PLANT LEGEND

TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	IRRIGATION TYPE (see irrigation plan)
RP	3	Robina psuedoacacia 'Purple Robe'	Purple Robe Locust	2"-CAL (40Hx30W)	A
CA	1	Cedrus atlantica 'Glauca'	Atlas Blue Cedar	7-8 Feet Tall (40Hx30W)	A

SHRUBS

GG	3	Gesalpinia gillesii	Yellow Bird of Paradise	5 GAL (10Hx8W)	B
DW	23	Dasylyrion wheelerii	Desert Spoon	5 GAL (4Hx5W)	B
PM	9	Pinus Mughus	Mugho Pine	5 GAL (4Hx5W)	B
PR	35	Perovskia atriplicifolia	Russian Sage	1 GAL (4Hx4W)	C
CE	59	Calliandra eriophylla	Fairy Duster	5 GAL (3Hx3W)	B

GROUND COVERS/PERENNIALS

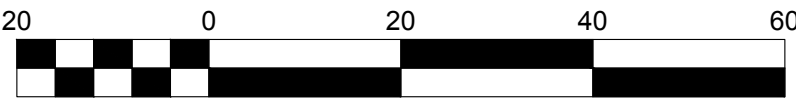
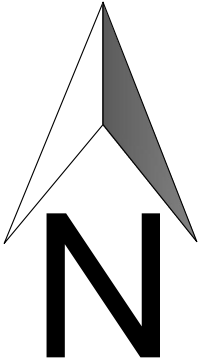
LS	49	Lantana spp.	Lantana	1 GAL (2Hx4W)	B
PS	53	Penstemon spp.	Penstemon	1 GAL (3Hx18"W)	C
GP	24	Gaillardia pinnatifida	Blanket Flower	1 GAL (2Hx2W)	C
HP	14	Hesperaloe parviflora	Red Yucca	1 GAL (2Hx4W)	C

9,062 SF 3/4" - 3/4" Rock Mulch - Color selected by Interstate Rock

D/R: Drought Tolerant

GENERAL NOTES

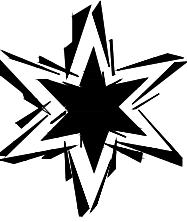
- 1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
- 2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
- 3 ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES



Scale 1" = 20'



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ROCK



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DRAWN BY ____ CDR
CHECKED BY ____ CDR

STRATTON LAND HOLDING, INC

LANDSCAPE PLAN

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC

2027 N 700 West
West Bountiful, UT
84087



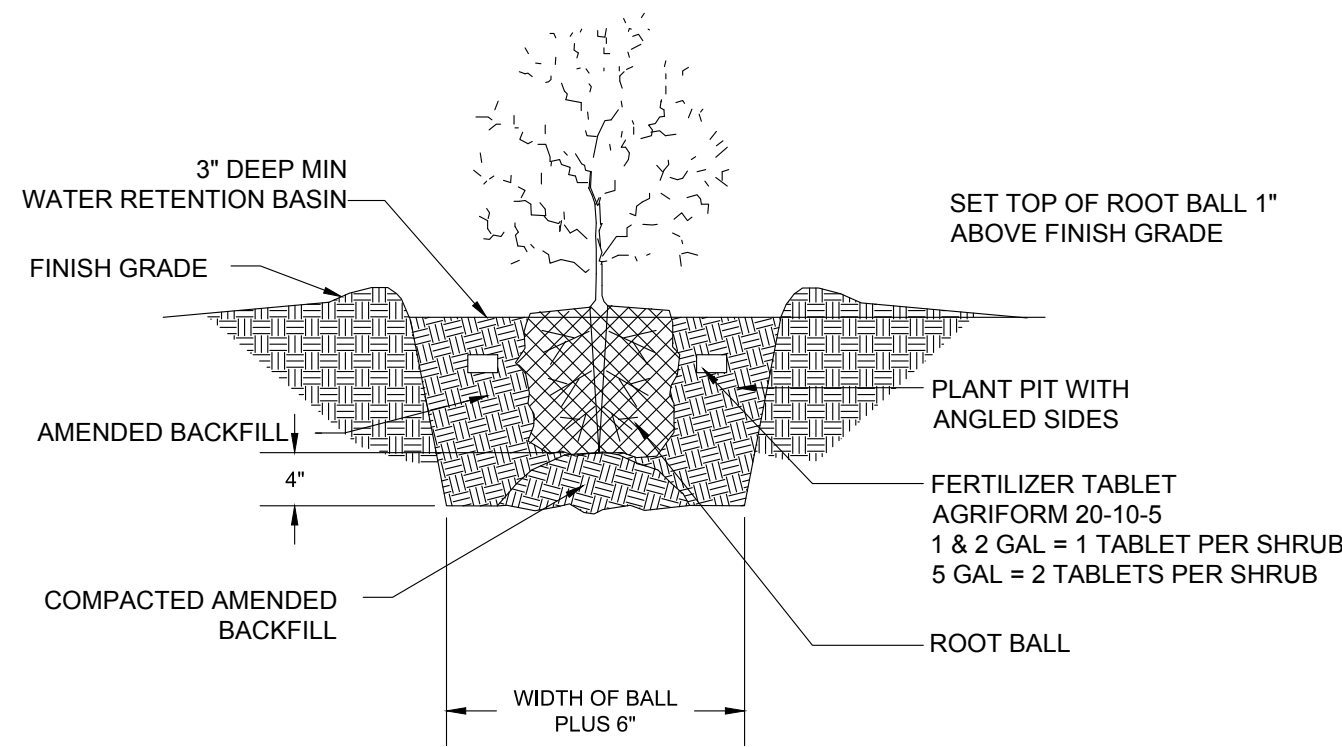
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REV.	REV.	DATE	REV.	REV.	DATE

DATE 18 APRIL 2024

PROJ. # 01.024.054

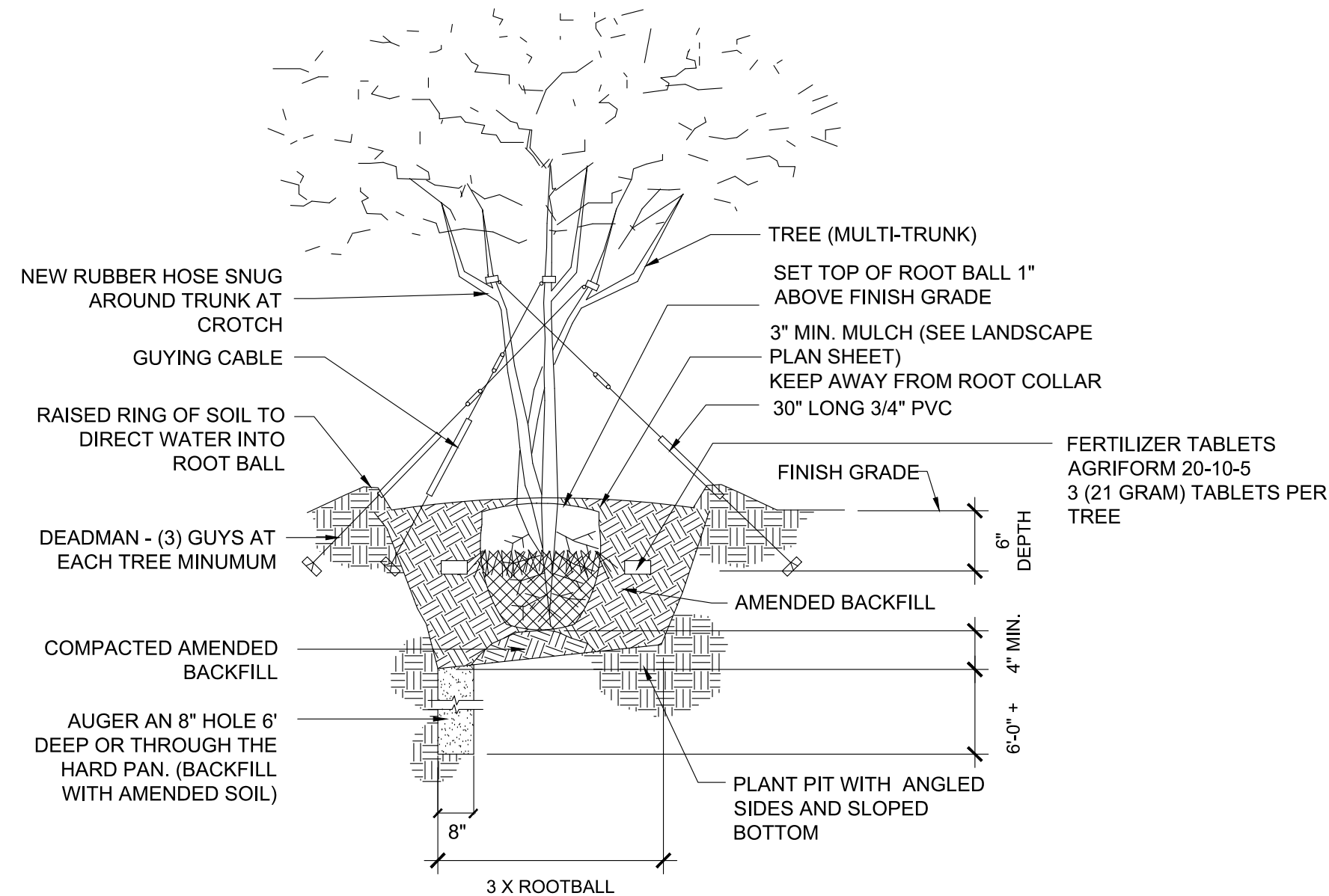
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LANDSCAPE DETAILS
STARBUCKS LANDSCAPE &
IRRIGATION

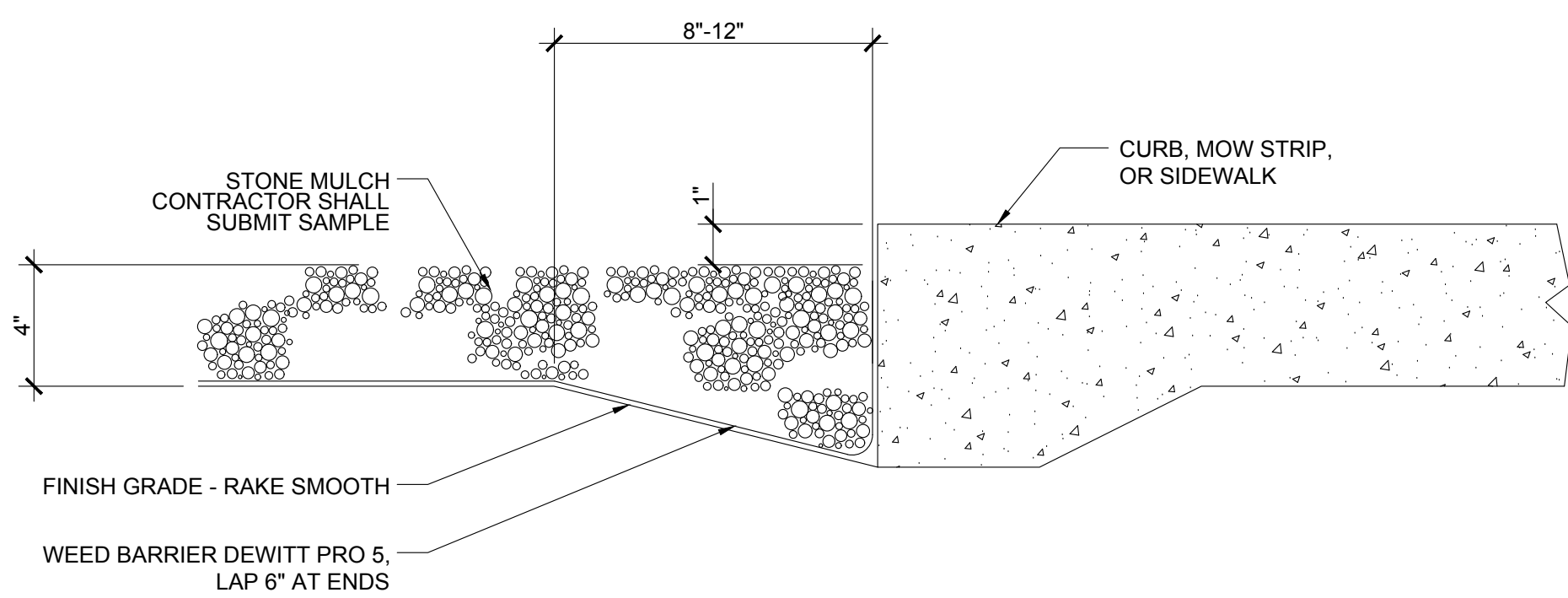


1 SHRUB PLANTING DETAIL

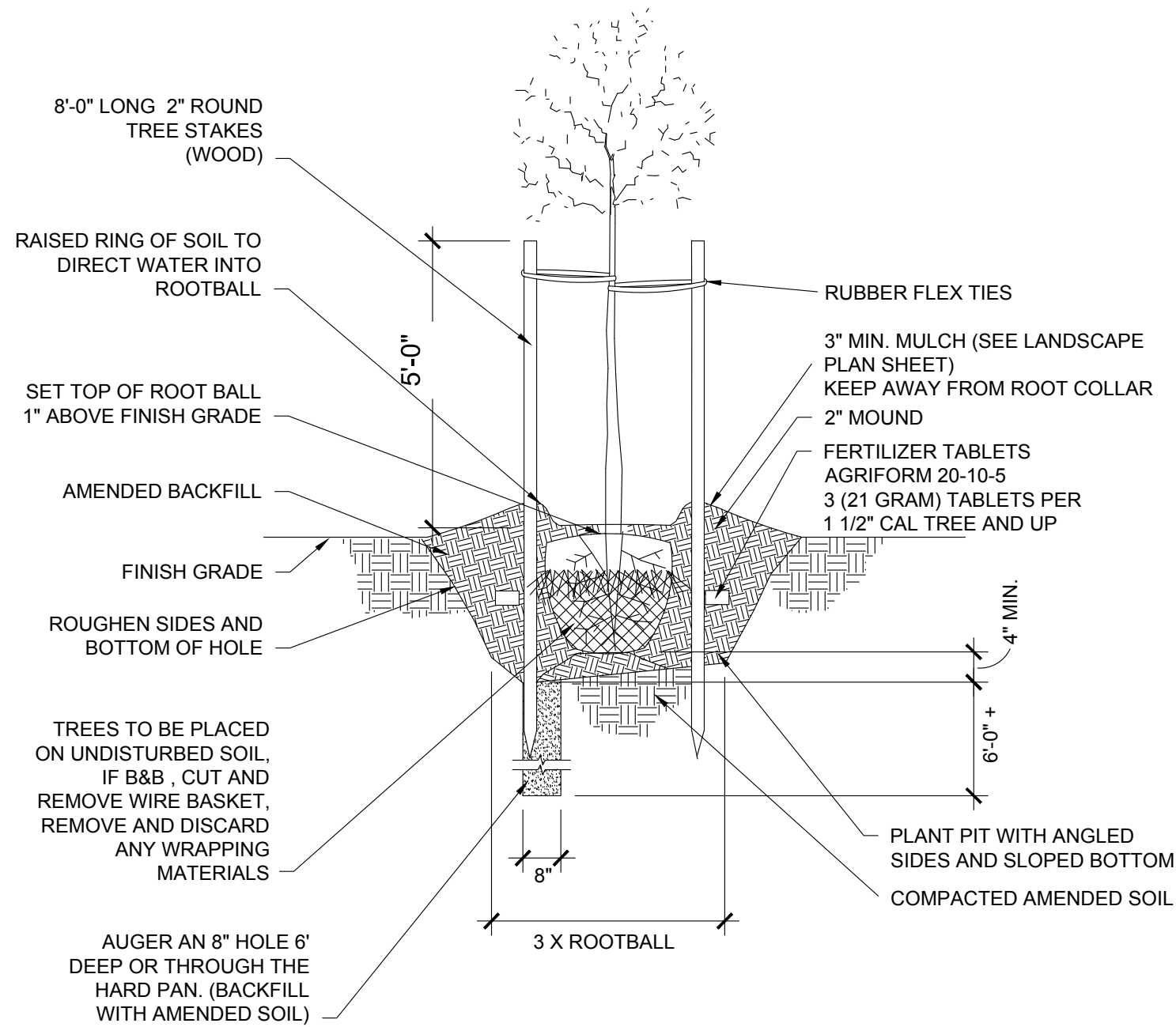
2 NOT USED



3 MULTI - TRUNK TREE PLANTING

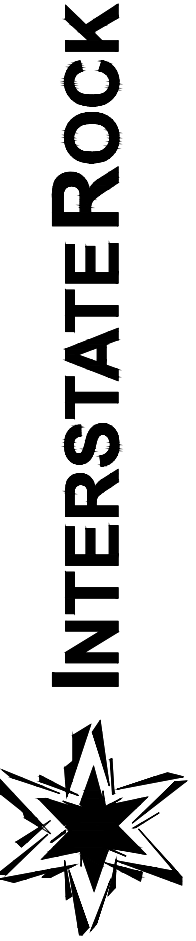


4 STONE MULCH @ EDGE



5 SINGLE TRUNK TREE PLANTING

6 NOT USED



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LANDSCAPE DETAILS

STARBUCKS LANDSCAPE & IRRIGATION

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REV#	REV#	REVISION DESCRIPTION	REVISION DESCRIPTION	REVISION DESCRIPTION	REVISION DESCRIPTION



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PROJ. # 01.024.054
PAGE # LA-03



FILENAME: C:\Projects\Interstate Rock\Starbucks - Hurricane\Design\Sheets\LA_Spec&Details.dwg TAB: Layout1 PLOT DATE AND TIME: 5/20/2024 10:23 AM

PLANT PALETTE
STARBUCKS LANDSCAPE &
IRRIGATION

Trees



Purple Robe Locust



Blue Atlas Cedar

SHRUBS



Fairy Duster



Mugo Pine



Desert Spoon



Yellow Bird of Paradise



Russian Sage

GROUNDCOVERS & PERENNIALS



Blanket Flower



Lantana



Penstemon



Red Yucca



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PLANT PALETTE

STARBUCKS LANDSCAPE & IRRIGATION

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REV.	DATE	DESCRIPTION	BY

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PAGE # LA-04



IRRIGATION PLAN

STARBUCKS LANDSCAPE & IRRIGATION

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM
1/2" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY
PER THE CHART BELOW BY TYPE:

- A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING -
SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT
TOTALING 0.5 GPM
C: MINIMUM WATER TYPE - ONE EMITTER PER PLANT
TOTALING 0.25 GPM

NOTE:

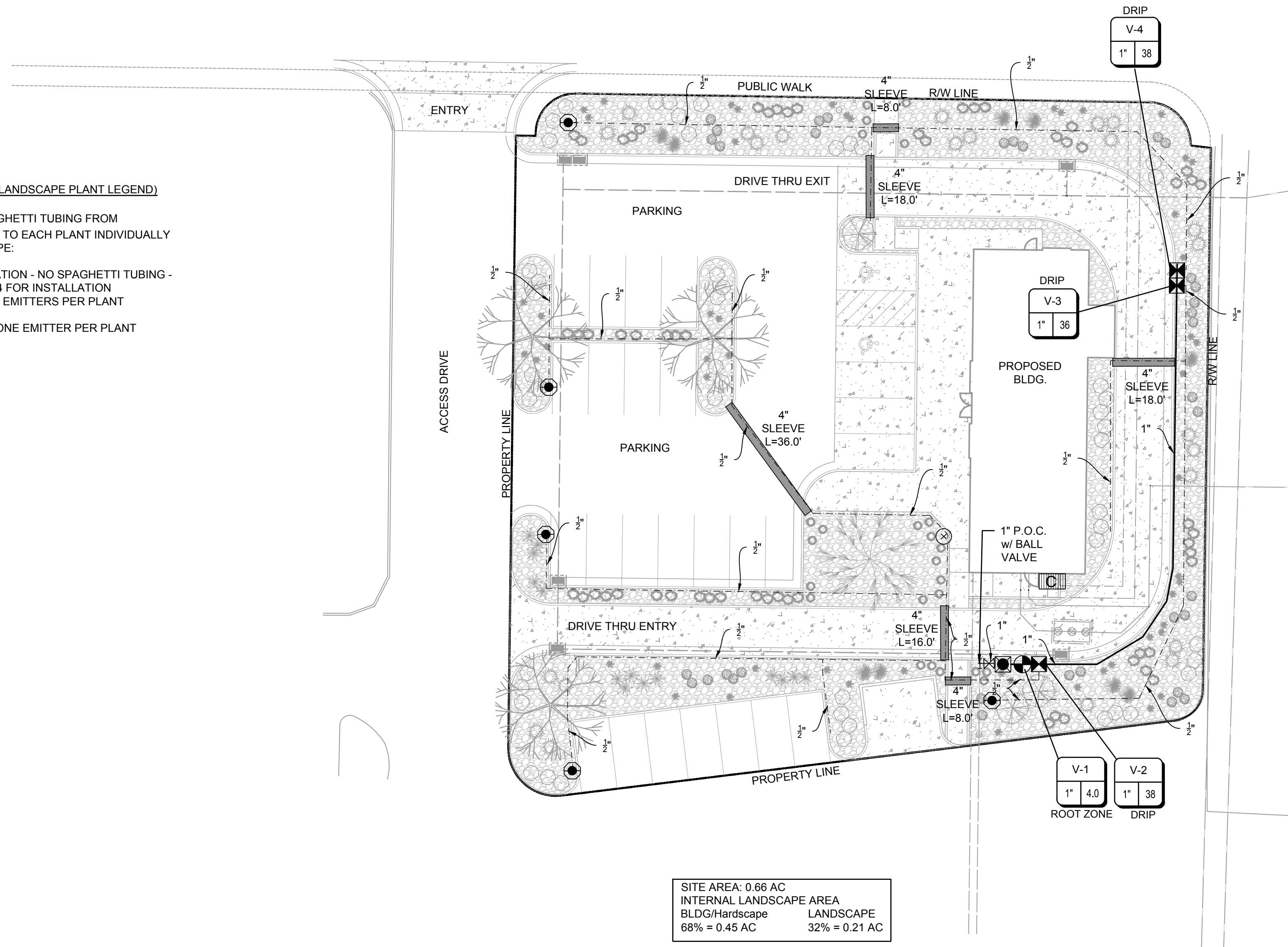
- ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-03 SLEEVING IS FOR PIPE AND WIRE RUNS.
- ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
- IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF

NOTE:

IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

ATTENTION:

ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-03 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

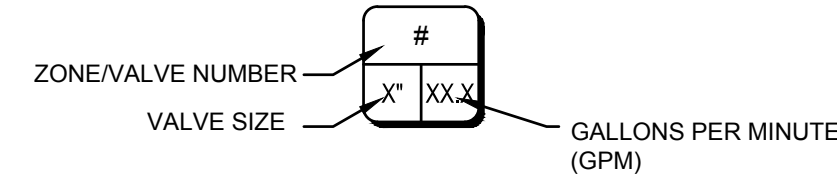


SITE AREA: 0.66 AC
INTERNAL LANDSCAPE AREA
BLDG/Hardscape LANDSCAPE
68% = 0.45 AC 32% = 0.21 AC

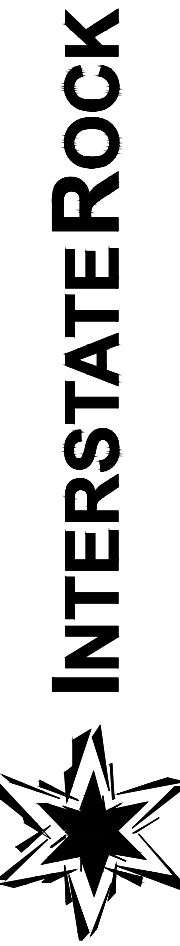
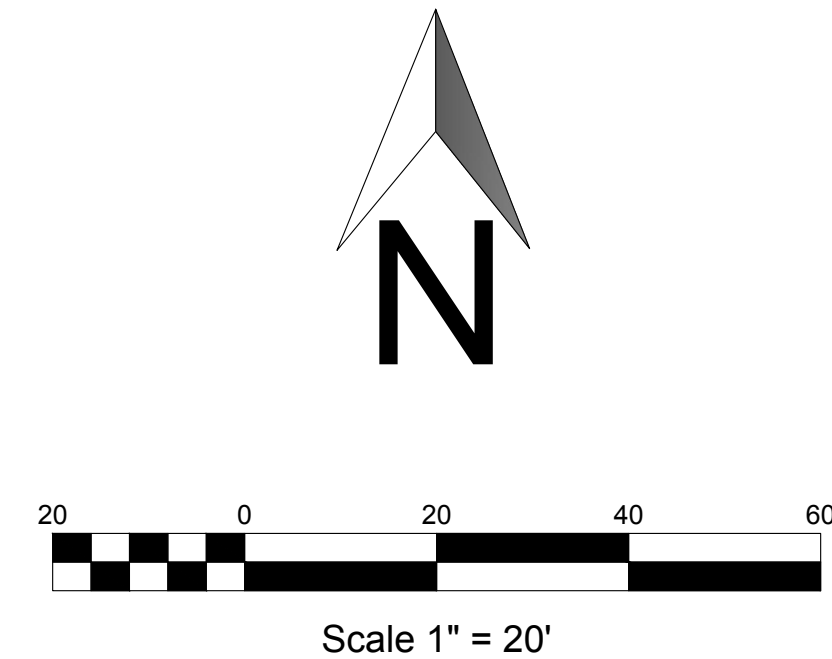
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBC-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
	1" BLOW OFF / DRAINAGE VALVE
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 1/2" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTLET, ACME KEY W/ ANTI-ROTATION WINGS
	SCH. 40 PVC - SIZE PER PLAN
	POLYETHYLENE BLUE STRIP - SIZE PER PLAN
	SCH. 40 PVC SLEEVE

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-04



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IRRIGATION PLAN

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC

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PAGE # IR-01



DEEP ROOT ZONE IRRIGATION PLAN

STARBUCKS LANDSCAPE & IRRIGATION

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM
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B: LOW WATER TYPE - TWO EMITTERS PER PLANT
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C: MINIMUM WATER TYPE - ONE EMITTER PER PLANT
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NOTE:

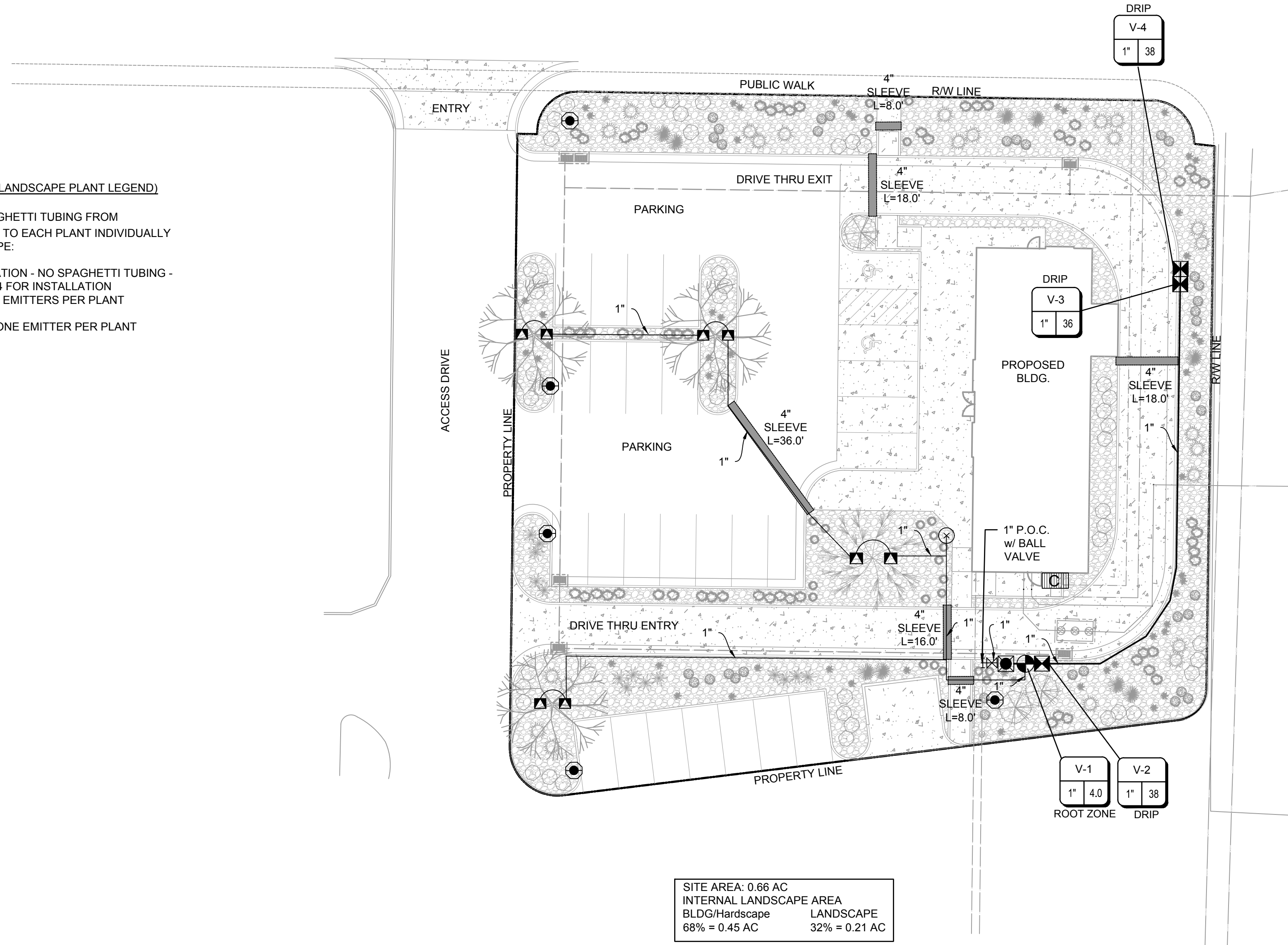
- ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-03 SLEEVING IS FOR PIPE AND WIRE RUNS.
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NOTE:

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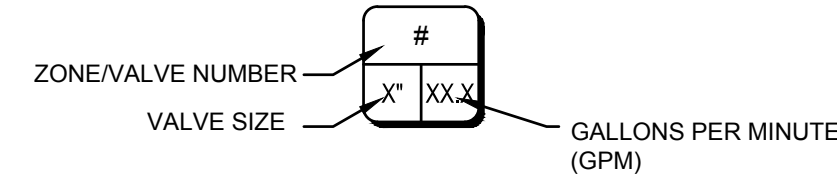


SITE AREA: 0.66 AC
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BLDG/Hardscape LANDSCAPE
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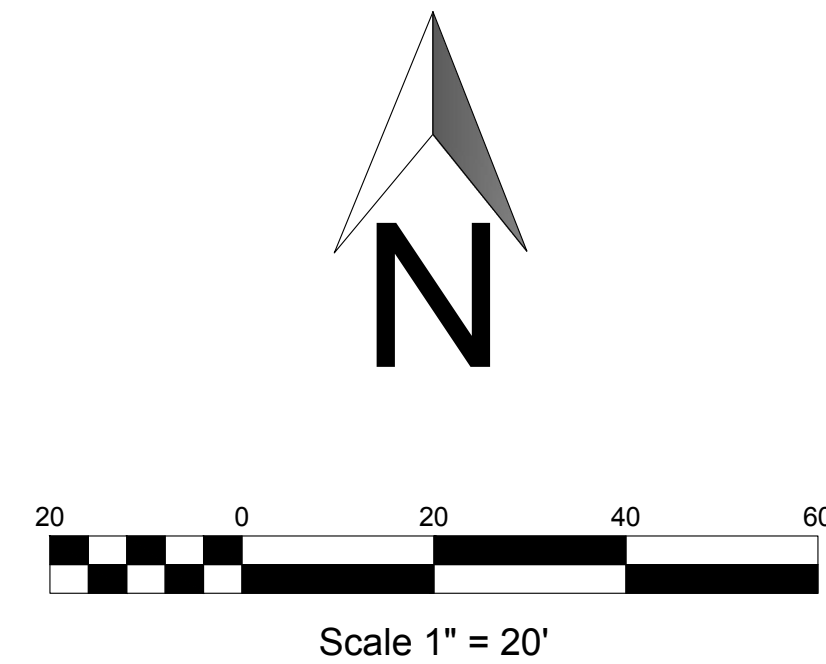
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBC-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
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	SCH. 40 PVC - SIZE PER PLAN
	POLYETHYLENE BLUE STRIP - SIZE PER PLAN
	SCH. 40 PVC SLEEVE

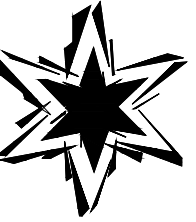
VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-04



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STRATTON LAND HOLDING, INC

DEEP ROOT ZONE IRRIGATION PLAN

STARBUCKS LANDSCAPE & IRRIGATION

765 WEST STATE STREET

CDR CONSULTING, LLC

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West Bountiful, UT
84087

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BY



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DATE

DESCRIPTION

DATE

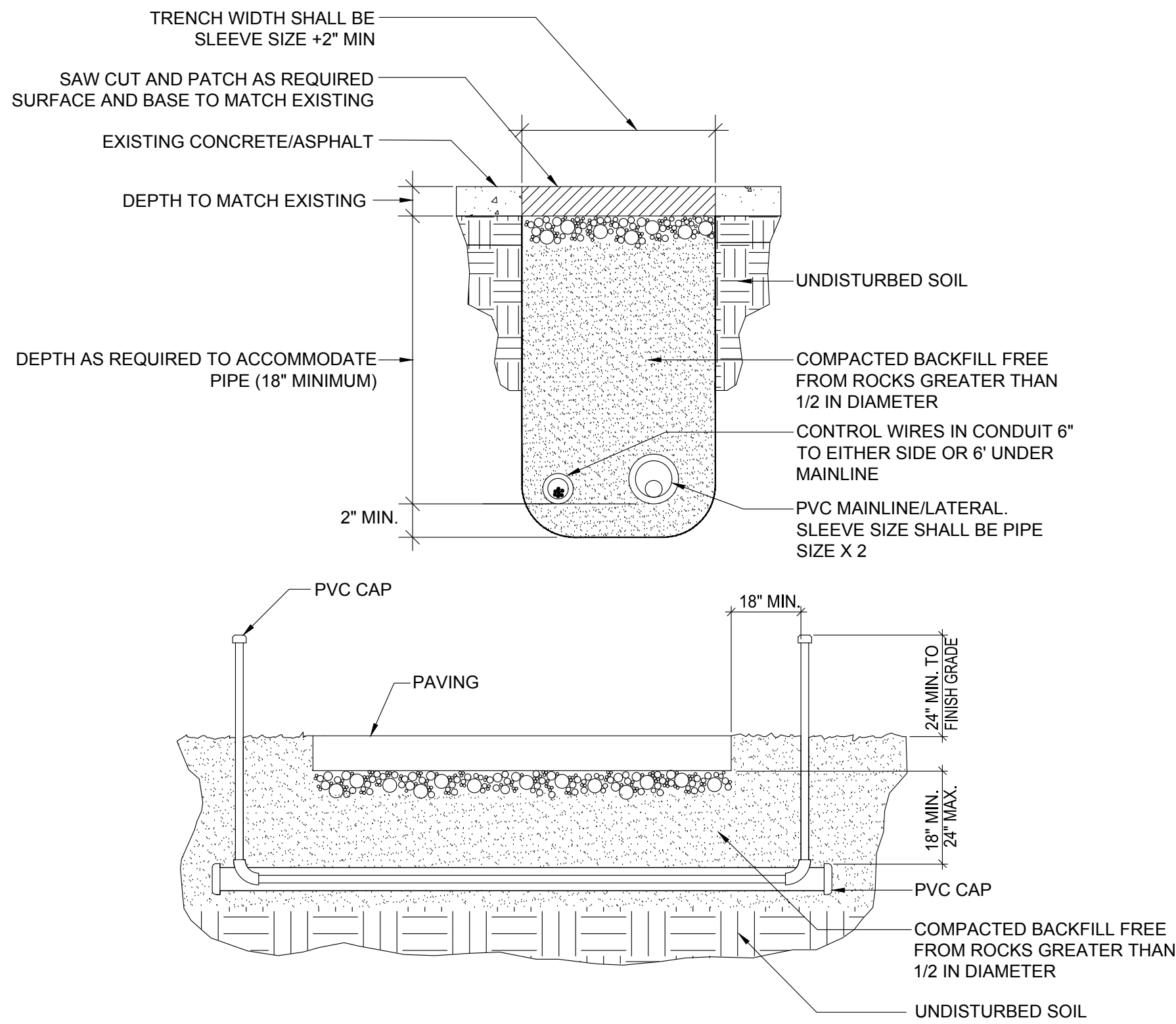
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PAGE #

IR-02

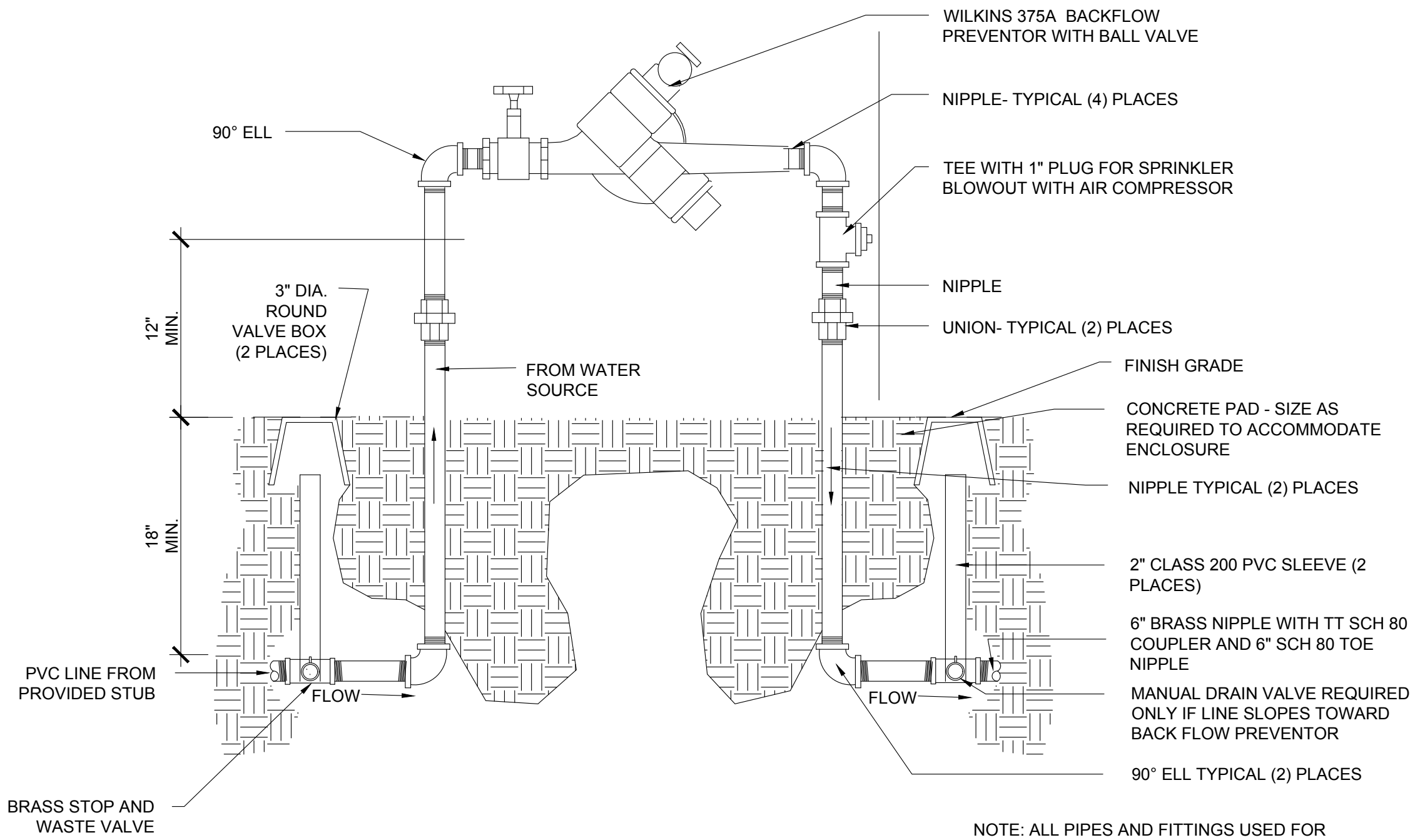


NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24\"/>

1 IRRIGATION SLEEVING

N.T.S.

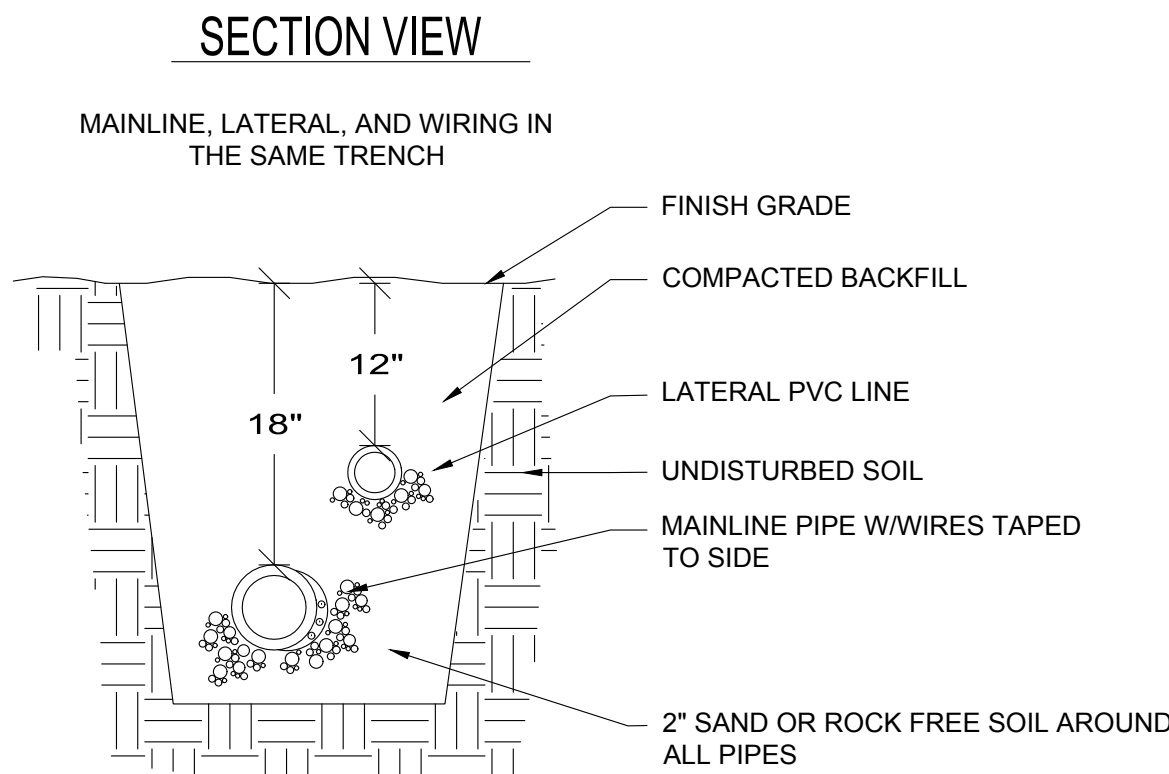


4 BACKFLOW PREVENTOR

N.T.S.

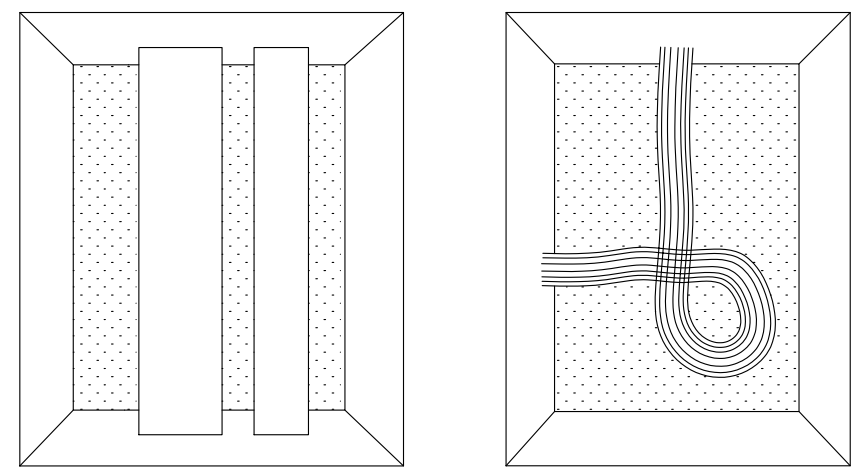
NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

IRRIGATION DETAILS
STARBUCKS LANDSCAPE &
IRRIGATION



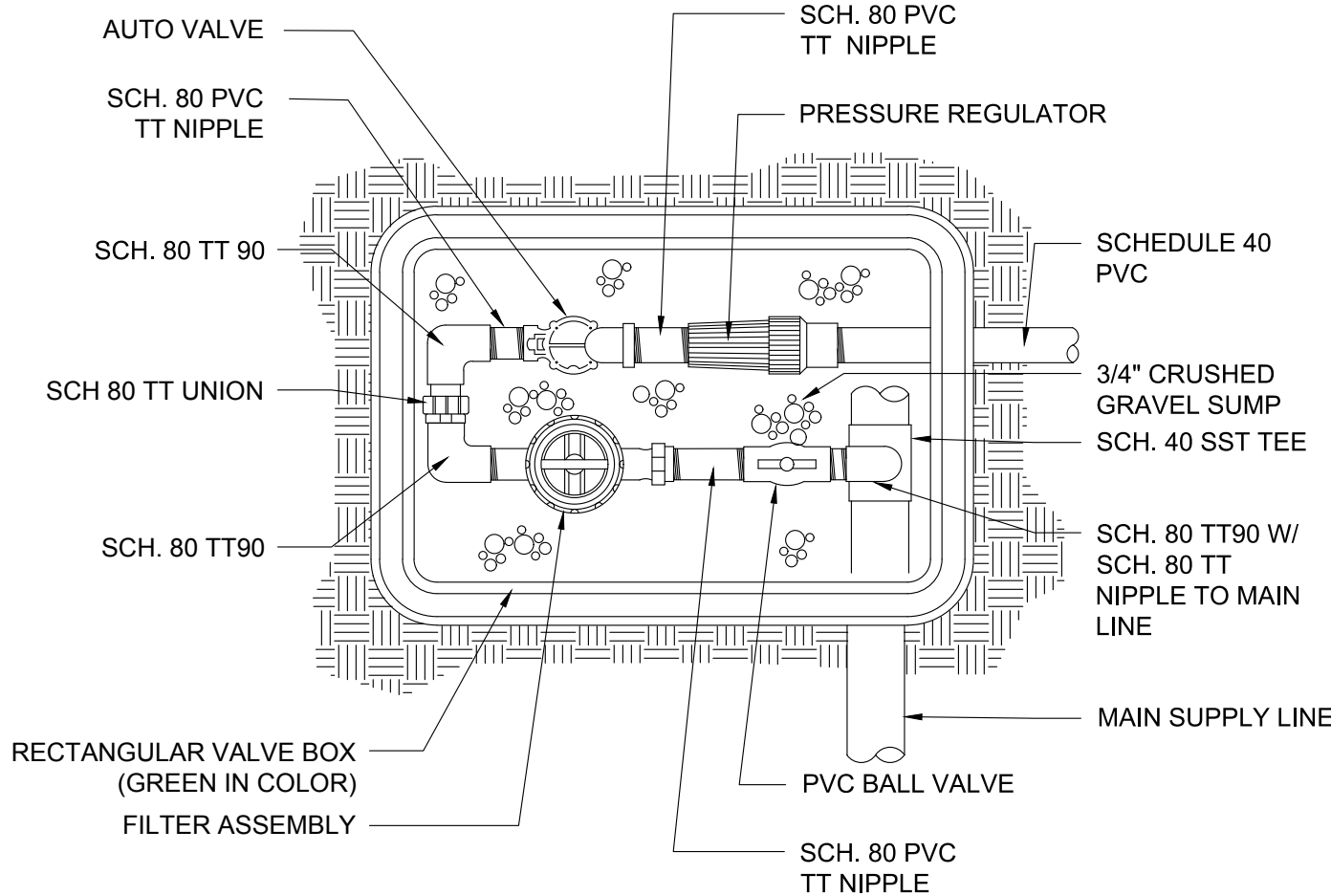
NOTE: SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW



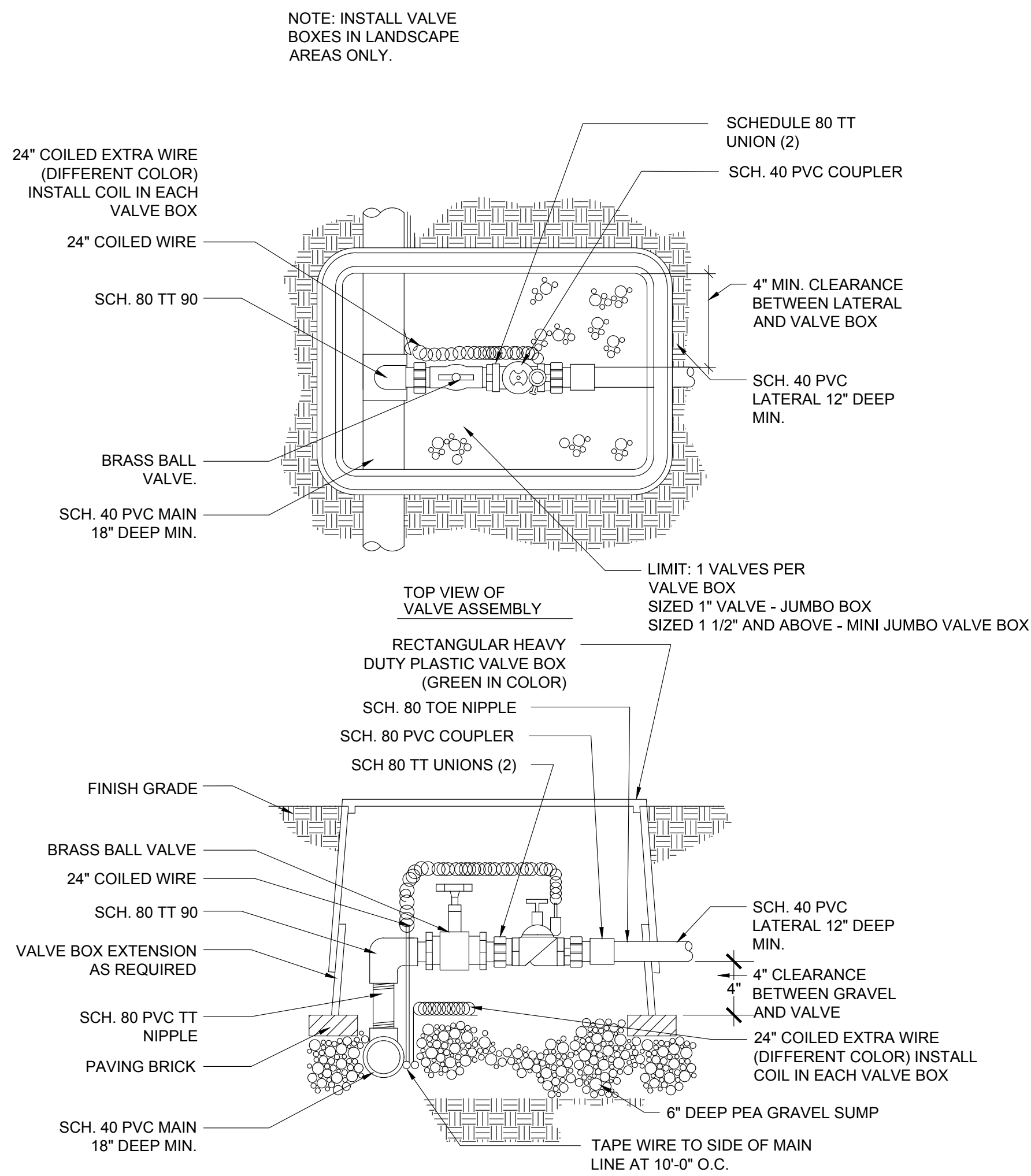
2 PIPE AND WIRE TRENCH

N.T.S.



5 DRIP VALVE ASSEMBLY

N.T.S.



3 LAWN & ROOT ZONE VALVE ASSEMBLY

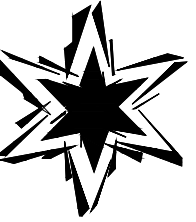
N.T.S.

6 NOT USED

N.T.



INTERSTATE ROCK



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IRRIGATION DETAILS

STARBUCKS LANDSCAPE & IRRIGATION

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DATE

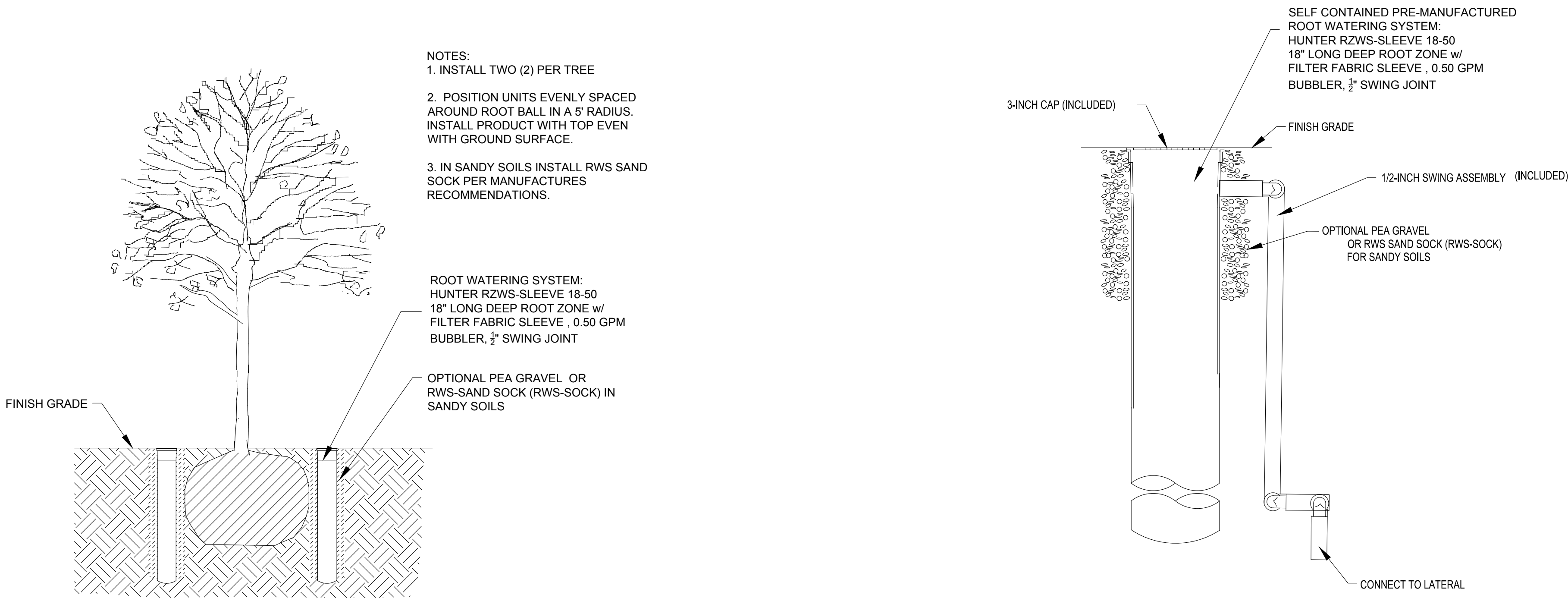
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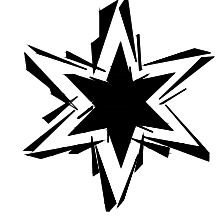
DEEP ROOT ZONE IRRIGATION DETAILS
STARBUCKS LANDSCAPE &
IRRIGATION



1 TREE ROOT ZONE SYSTEM

N.T.S.





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DEEP ROOT ZONE IRRIGATION DETAILS	
STARBUCKS LANDSCAPE & IRRIGATION	
765 WEST STATE STREET	



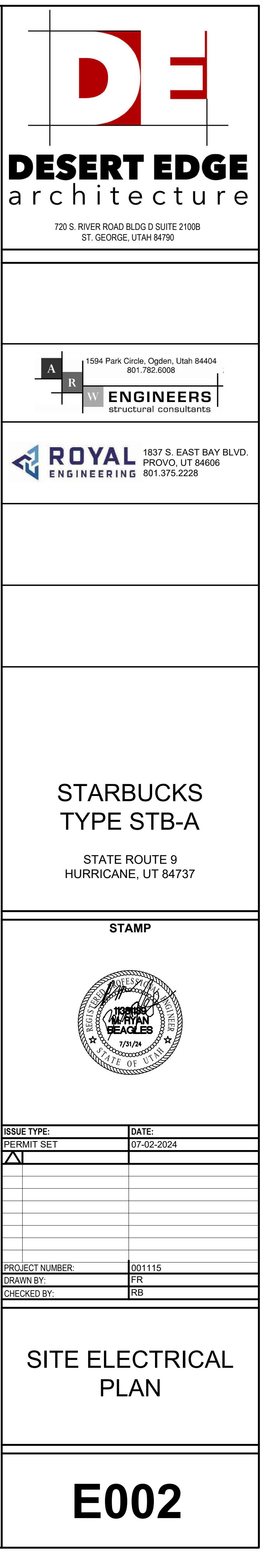
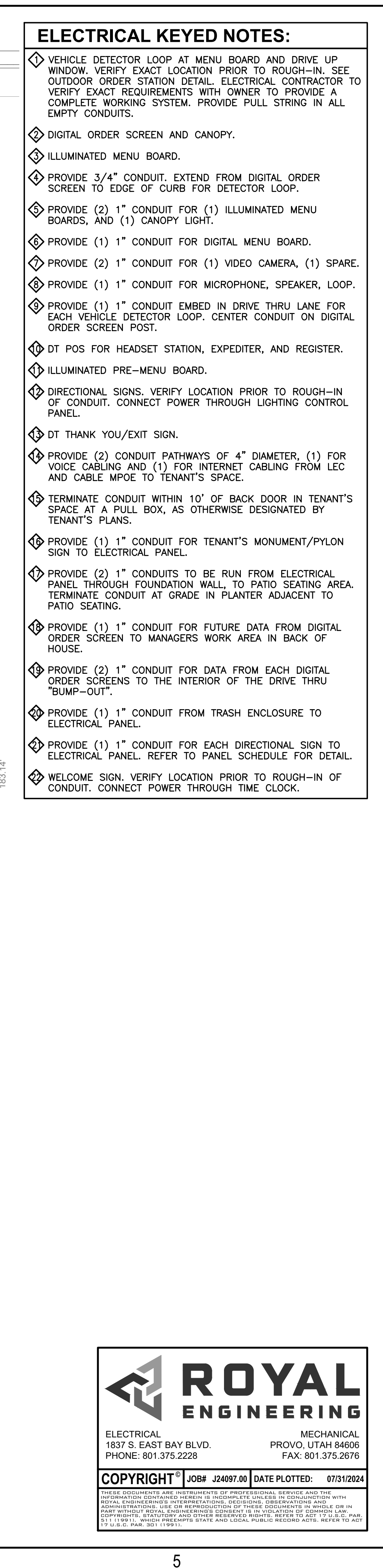
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West Bountiful, UT 84087

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PAGE # IR-04

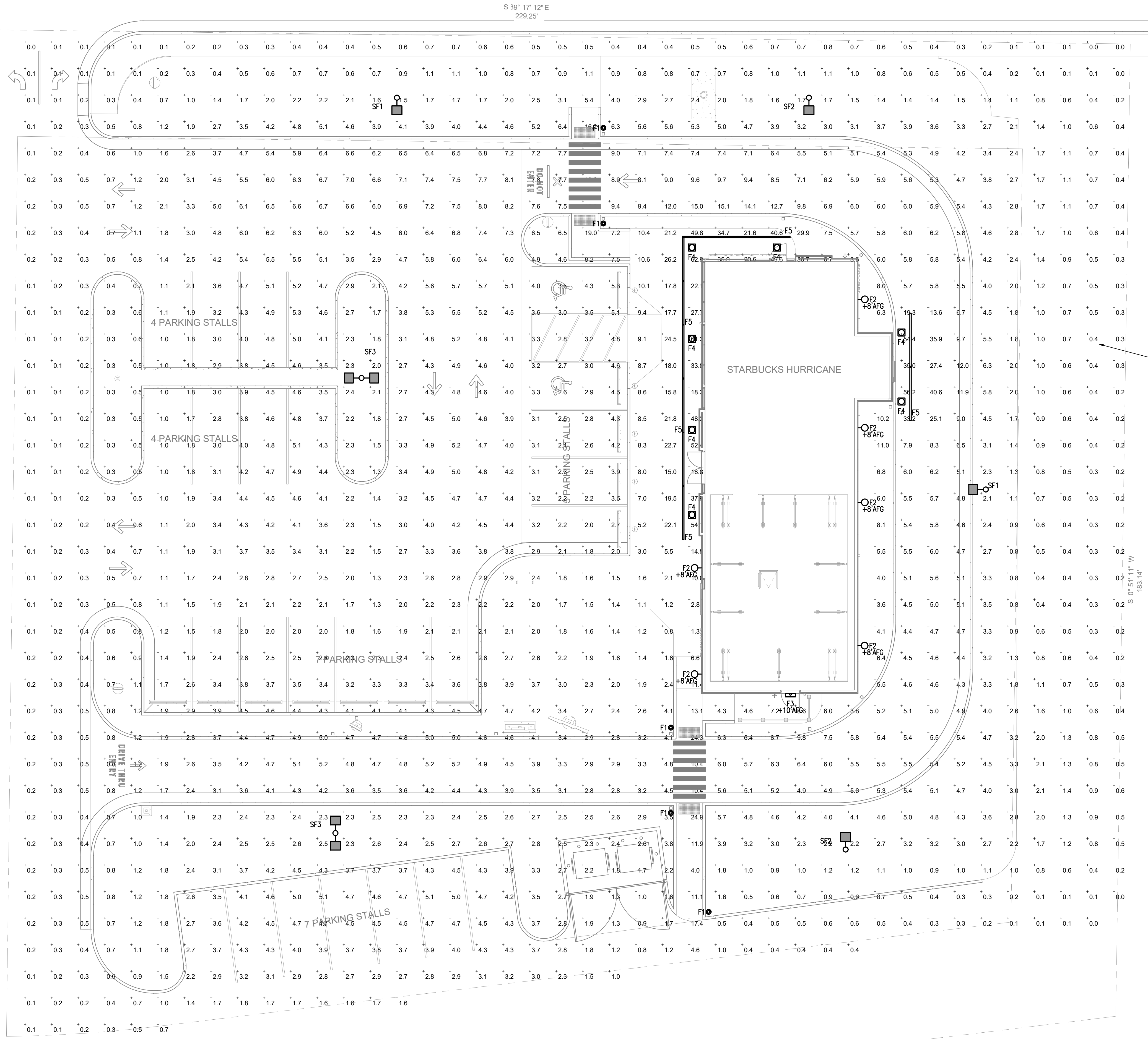


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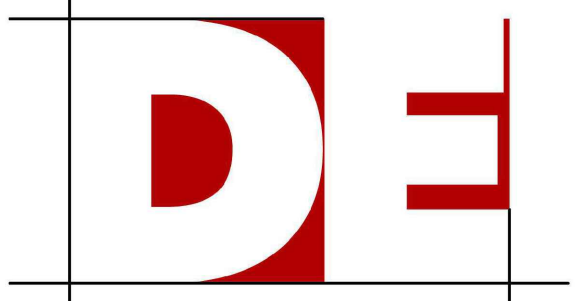
C

B

A



ELECTRICAL KEYED NOTES:
◇ ILLUMINATION LEVELS MEASURED IN FOOTCANDLES.
AVERAGE: 3.9 FC
MAXIMUM: 62.9 FC
MINIMUM: 0.0 FC



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



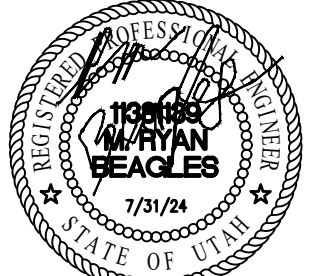
ROYAL
ENGINEERING

1837 S. EAST BAY BLVD.
PROVO, UT 84606
801.375.2228

STARBUCKS
TYPE STB-A

STATE ROUTE 9
HURRICANE, UT 84737

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PROJECT NUMBER:	001115
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CHECKED BY:	RB

SITE PHOTOMETRIC
PLAN

E003



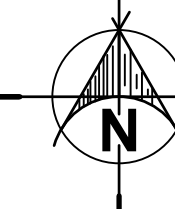
ROYAL
ENGINEERING

ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

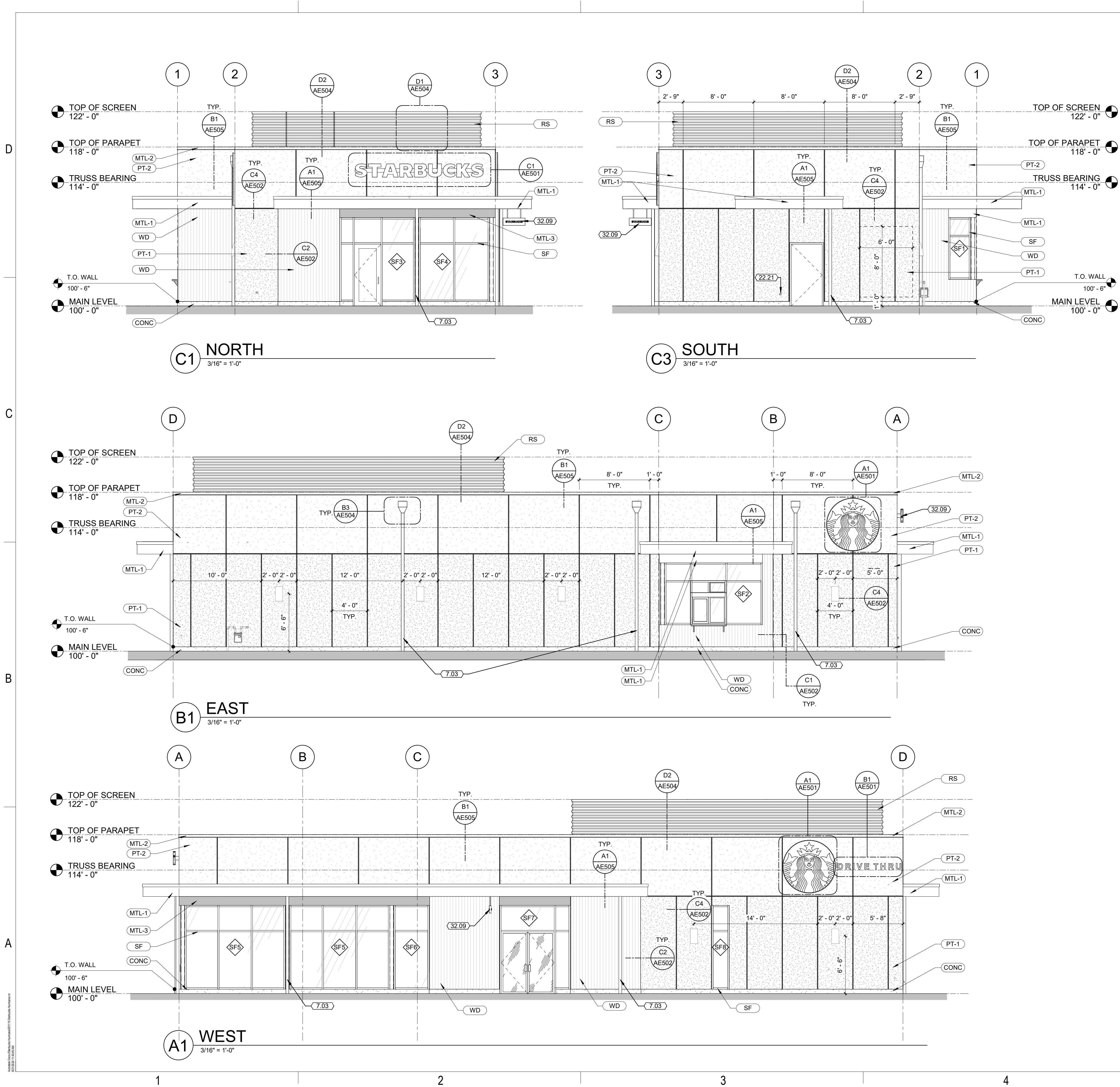
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

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SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
- B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 100'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR
CONC	CONCRETE	EXPOSED CONCRETE
MTL-1	PRE-FINISHED METAL FASCIA	TAMPA BAY BRONZE
MTL-2	PRE-FINISHED PARPET CAP	DARK BRONZE
MTL-3	METAL WALL PANEL	DARK BRONZE
PT-1	EIFS - PRIMARY	SW 7019 GAUNTLET GREY
PT-2	EIFS - SECONDARY	SW 7030 ANEW GRAY
RS	RAIN SCREEN	WALNUT
SF	STOREFRONT	DARK BRONZE, ANODIZED
WD	WOOD COMPOSITE	WALNUT

KEYNOTES

7.03	DOWN SPOUT AND TAPPER SCUPPER. SEE DETAILS. COLOR MATCH TO ADJACENT SURFACE
22.21	HOSE BIBB PER PLUMBING DRAWINGS
32.09	BUILDING SIGNAGE BY OWNER. SEE ELECTRICAL FOR ADDITIONAL REQUIREMENTS



720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



STARBUCKS TYPE STB-A

STATE ROUTE 9
HURRICANE, UT 84737

STAMP

NOT FOR
CONSTRUCTION

ISSUE TYPE:
95% CD REVIEW

DATE:
2024.08.20

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

001115
JA
JA

EXTERIOR ELEVATIONS

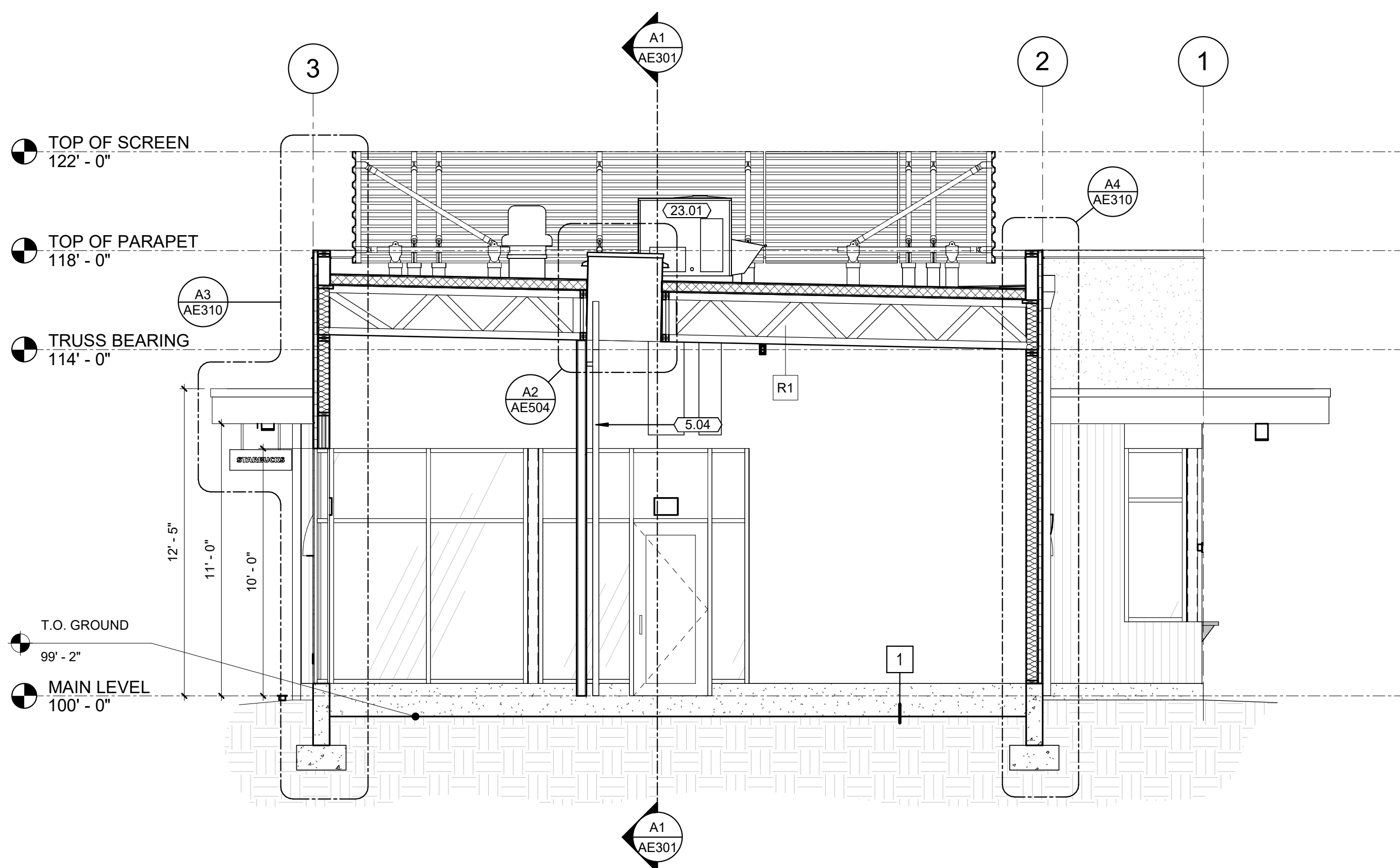
AE201

D

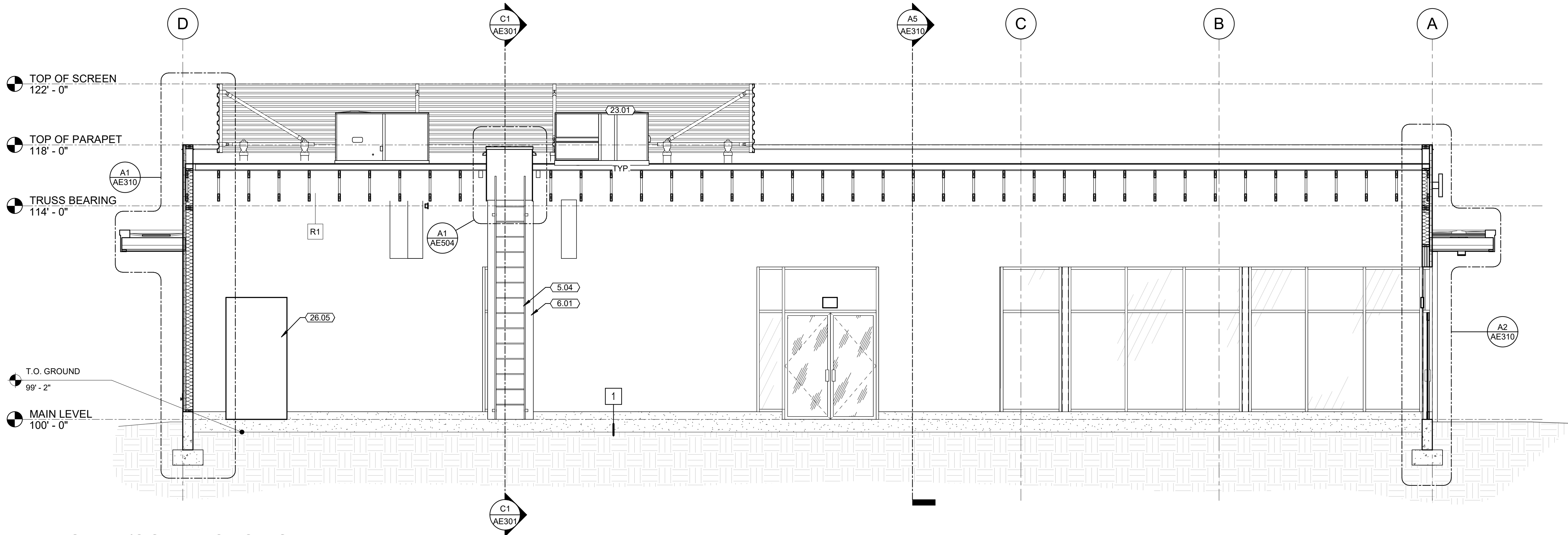
C

B

A



C1 EAST/WEST SECTION
1/4" = 1'-0"



A1 NORTH/SOUTH SECTION
1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
- MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 100'-0"
- ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O.
- SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING
- SEE G1002 FOR HORIZONTAL AND VERTICAL ASSEMBLIES

KEYNOTES

- | | |
|-------|---|
| 5.04 | ROOF ACCESS LADDER. SEE DETAILS. |
| 6.01 | WALL TO SUPPORT ROOF LADDER. COORDINATE LOCATION WITH TI BUILDOUT |
| 23.01 | MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS. |
| 26.05 | ELECTRICAL EQUIPMENT. SEE ELECTRICAL. |



720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



1556 W. PARK CIRCLE
OGDEN, UTAH 84404
+1 801 762 6006
arwengineers.com



1837 S. EAST BAY BLVD.
PROVO, UT 84606
801.375.2228

STARBUCKS TYPE STB-A

STATE ROUTE 9
HURRICANE, UT 84737

STAMP

**NOT FOR
CONSTRUCTION**

ISSUE TYPE:	DATE:
95% CD REVIEW	2024.08.20

PROJECT NUMBER:	001115
DRAWN BY:	JA
CHECKED BY:	JA

BUILDING SECTIONS

AE301

A





Application

Application Accepted Date: 10/10/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description: 180 Unit		Planning Fee		\$	250.00					
Tenant / Project Name: Canyon Villas		Sub Total:		\$	250.00					
Bldg. Address: 2800 West		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00					
Subdivision: Canyon Villas Phase:		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-3-1-32-44071										
Zone: MH/RV with PDO										
Property Owner: Sunwood Homes of Southern Utah Inc										
Permit Contact: Brandee Walker P:(435) 668-4023										
Email: bwalker@civilsience.com										
CONTACT INFORMATION										
Engineer of Record: Civil Science										
Email: bwalker@civilsience.com P: (435) 668-4023										
General Contractor: Sunwood Homes										
License #: P: (435) 668-4023										
City: State: Zip:										
Email: james@mysunwoodhomes.com										
APPLICATION DETAILS										
										
APPROVALS										
DATE										
INFO										
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP24-68										
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: Brandee Walker										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

Canyon Villas

(Formally Canyon Del Sol)

Final Site Plan

Canyon Villas is a 180 unit manufactured/mobile home and recreational vehicle park which received preliminary site plan approval for the use. The site is 16.47 acres located at approximately 240 North 2800 West. The site is currently mass graded and ready to move forward with development improvements upon the final site plan approval.

All utilities and other development related engineering has been resolved and construction drawings received approvals in October 2024.



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	FSP24-68
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Sunwood Homes
Agent:	Brandee Walker
Request:	Approval of a Final Site Plan.
Location:	250 N 2800 W
Zoning:	MH/RV (PDO)
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking approval of a final site plan for the Canyon Villas, a 180 unit park model development located along 2800 W along with associated open space and amenities. This project was approved under the “park model development” classification that has been removed from our code, however this development is still reviewed under those standards. This project received preliminary site plan approval in December of 2022. The site is zoned Mobile Home/RV Park with a planned development overlay.

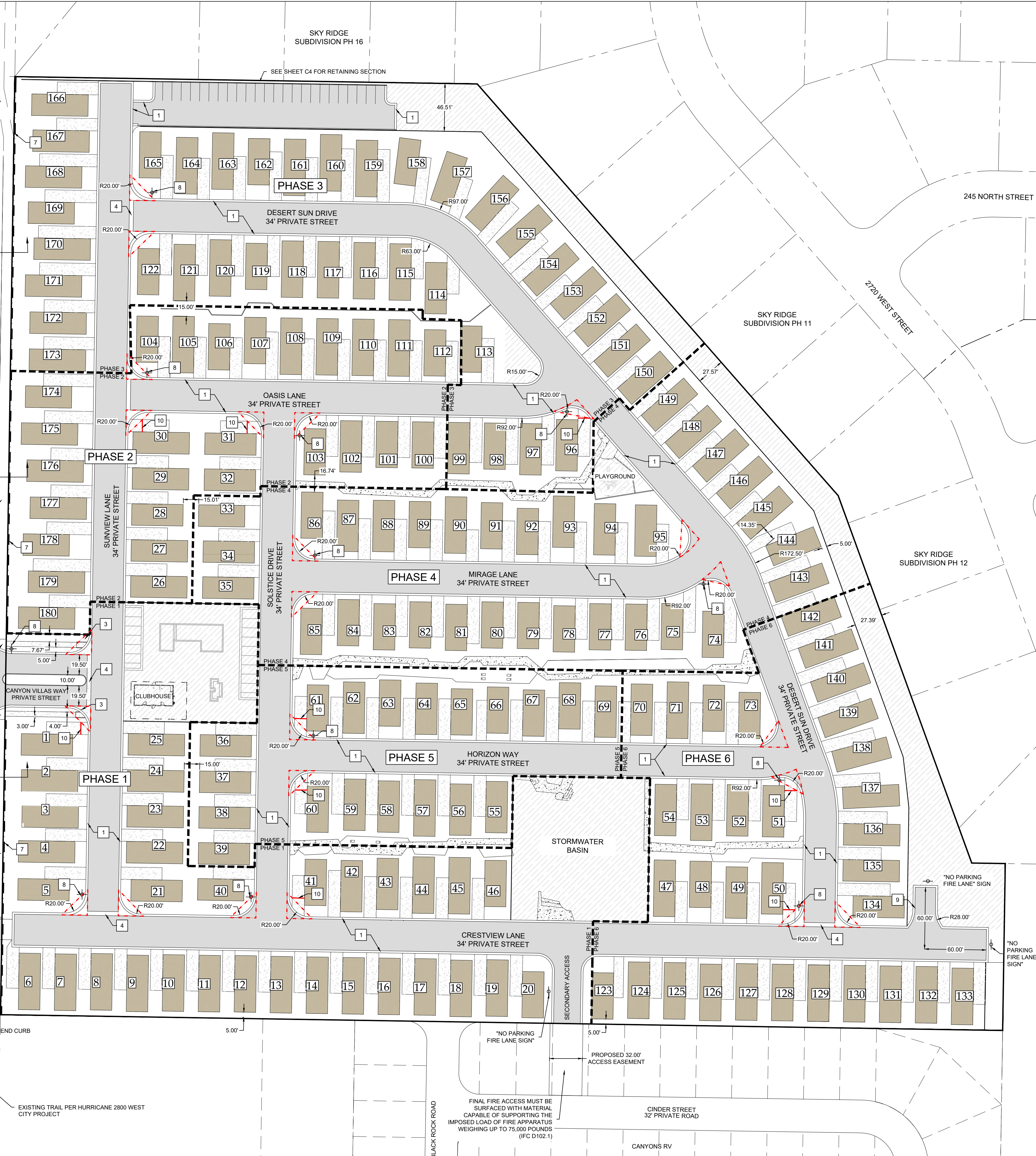
3. **Parking:** Per city code HCC 10-43-6(C)(7) one space is required per unit. Tandem parking for two vehicles has been provided per unit as well as overflow parking to meet this code.
4. **Landscaping:** A landscape plan has been submitted. Per HCC 10-43-6: *“Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan.”* The proposed landscaping plan shows this code being met with landscaping provided on a per-unit basis as well as landscaping provided with the retention area.
5. Building elevations have been provided. All units will be under 35’ tall.

Recommendation: The Planning Commission should review this application based on standards within Hurricane City Code. HCC 10-43-5 states that final approval for park model developments is a City Council decision after a Planning Commission recommendation. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

PATH: L:\UTAH\PROJECTS\ACTIVE 2022\F22290.00 - CANYON DEL SOL\700 - CAD\DESIGN\22290.MPD.DWG

PARAISO DEVELOPMENT

CONNECT TO EXISTING CURB
2800 WEST STREET
90' PRIVATE STREET
8.00" ASPHALT
8.5" LANDSCAPE
END CURB
EXISTING TRAIL PER HURRICANE 2800 WEST CITY PROJECT



KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 24" MODIFIED CURB & GUTTER (PER DETAIL SHEET)
 - 30" HIGH BACK CURB & GUTTER (PER CITY STD)
 - CORNER PEDESTRIAN RAMP (PER CITY STD)
 - 4" WATERWAY (PER DETAIL SHEET)
 - 8" WATERWAY (PER CITY STD)
 - EXISTING 10' TRAIL
 - PRIVACY WALL (PER DETAIL THIS SHEET)
 - INSTALL STREET & STOP SIGN (PER CITY STD.)
 - INSTALL FIRE TURNAROUND (PER IFC APPENDIX D103)
 - INSTALL NO PARKING INDICATOR TO RESTRICT PARKING WITHIN SIGHT TRIANGLES

LEGEND

- PROPERTY LINE
EDGE OF ASPHALT
PROPOSED PAD LINES
EXISTING LOT LINES
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
SIGHT TRIANGLE
6' SOLID PRIVACY WALL
SIGN PER PLAN
STREET & STOP SIGN
COMMON/AMENITY AREA
NEW ASPHALT

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

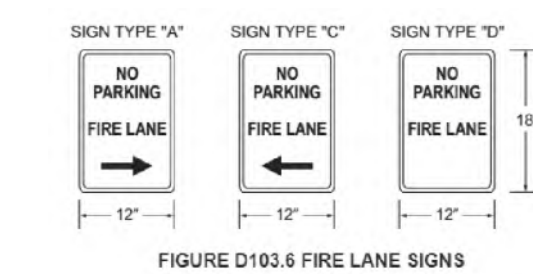
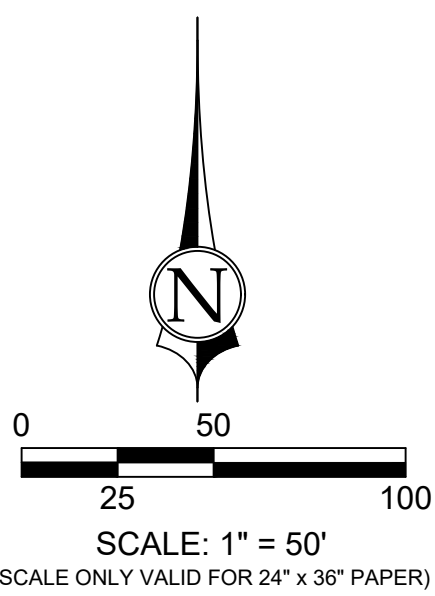
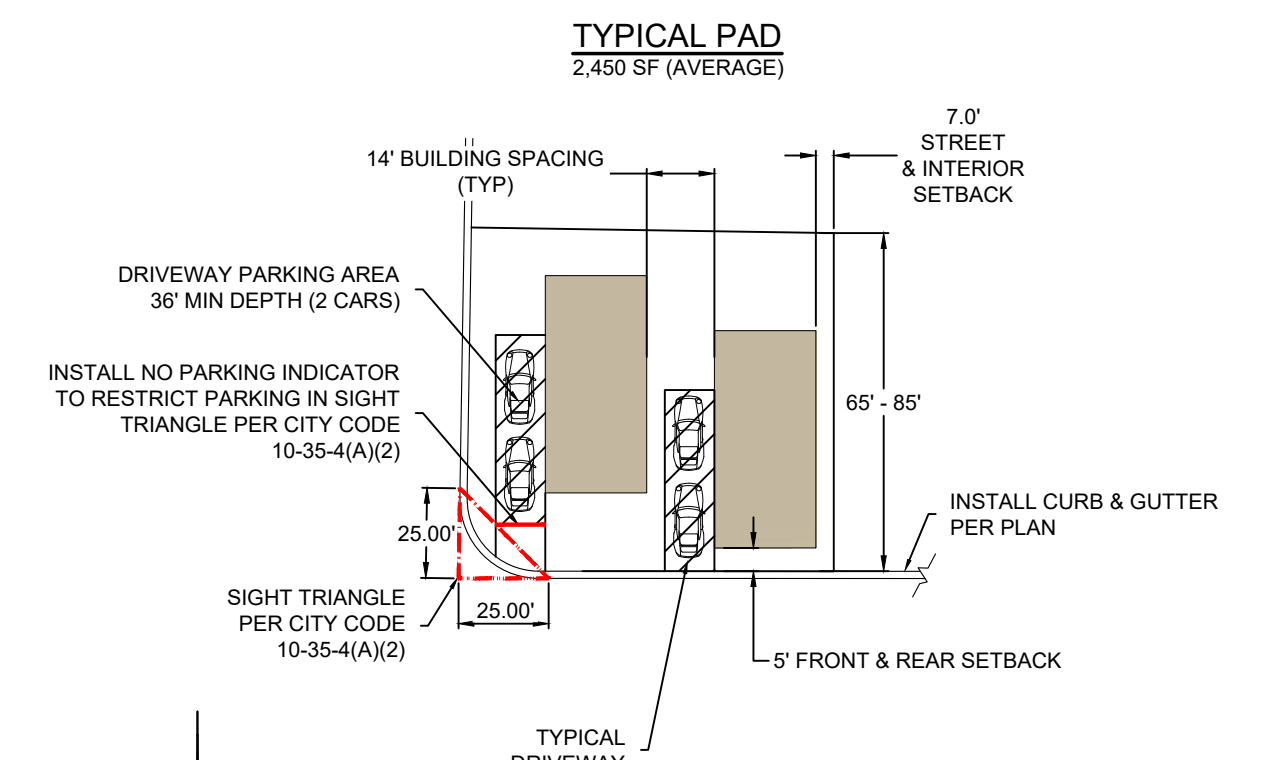
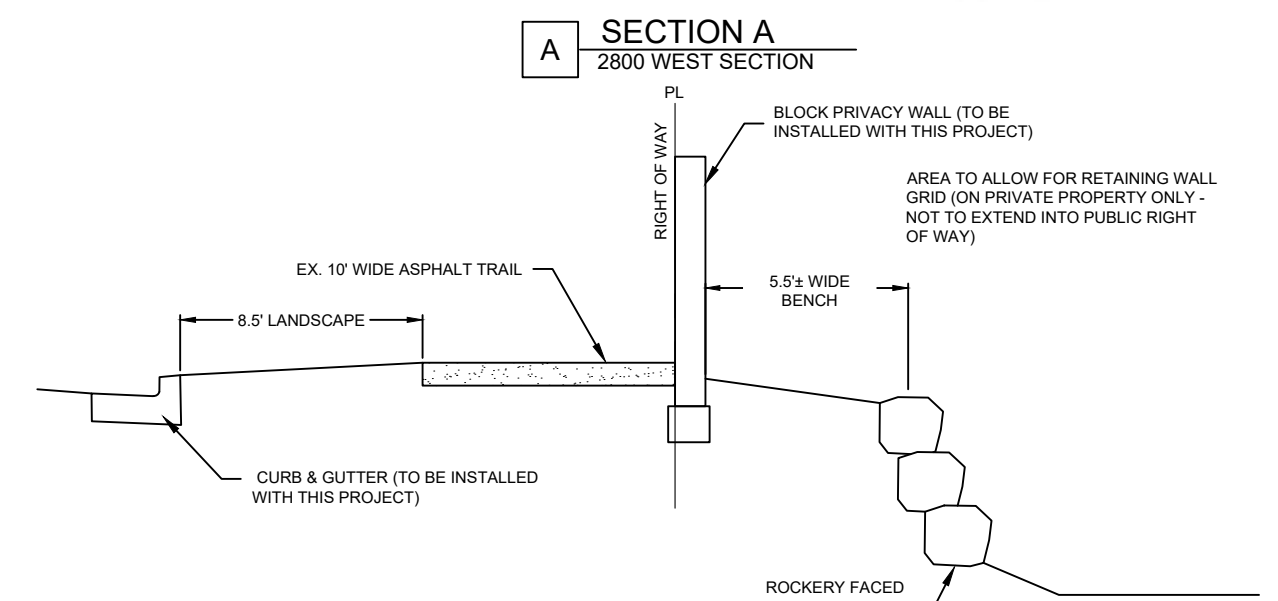
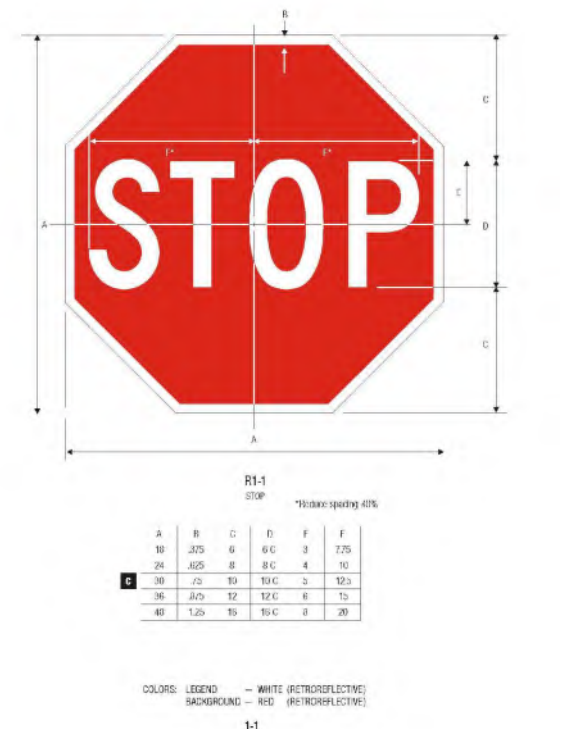
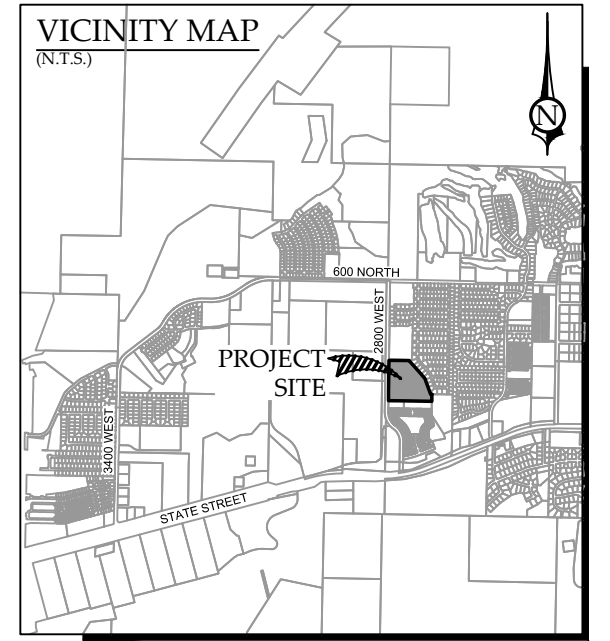


FIGURE D103.6 FIRE LANE NO PARKING SIGNS (PER IFC APPENDIX D103.6)



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NO.	DESCRIPTION	BY	DATE

SITE & SIGNAGE PLAN
CANYON VILLAS
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx 22290
DATE:	10/07/2024
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	1" = 50'
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	

CANYON VILLAS

PHASES 1-6 CONSTRUCTION DRAWINGS

LOCATED IN HURRICANE, UTAH

SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN - NORTH
C5	GRADING & DRAINAGE PLAN - SOUTH
C6	PLAN & PROFILE - CANYON VILLAS WAY & DESERT SUN DRIVE STA: 0+00 - 3+75
C7	PLAN & PROFILE - DESERT SUN DRIVE - CONT. STA: 3+75 - END
C8	PLAN & PROFILE - SUNVIEW LANE
C9	PLAN & PROFILE - SOLSTICE DRIVE & SECONDARY ACCESS
C10	PLAN & PROFILE - CRESTVIEW LANE STA: 0+00 - 8+50
C11	PLAN & PROFILE - HORIZON WAY & CRESTVIEW LANE STA: 8+00 - END
C12	PLAN & PROFILE - MIRAGE LANE
C13	PLAN & PROFILE - OASIS LANE
C14	PLAN & PROFILE - 2800 WEST
C15	SEWER & WATER PLAN - NORTH
C16	SEWER & WATER PLAN - SOUTH
C17	POWER, GAS & COMMUNICATIONS PLAN
C18	STANDARD DETAILS
C19	STANDARD DETAILS
C20	STANDARD DETAILS
C21	STANDARD DETAILS
C22	STANDARD DETAILS

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS & ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

SEWER NOTE:

- THIS DEVELOPMENT IS RELYING ON OTHER PROJECTS FOR CONNECTION TO EXISTING SEWER (OFF-SITE SEWER). IF OFF-SITE SEWER IS NOT COMPLETE BUILDING PERMITS WILL NOT BE SIGNED BY ASH CREEK SANITARY SEWER DISTRICT.

DUST CONTROL

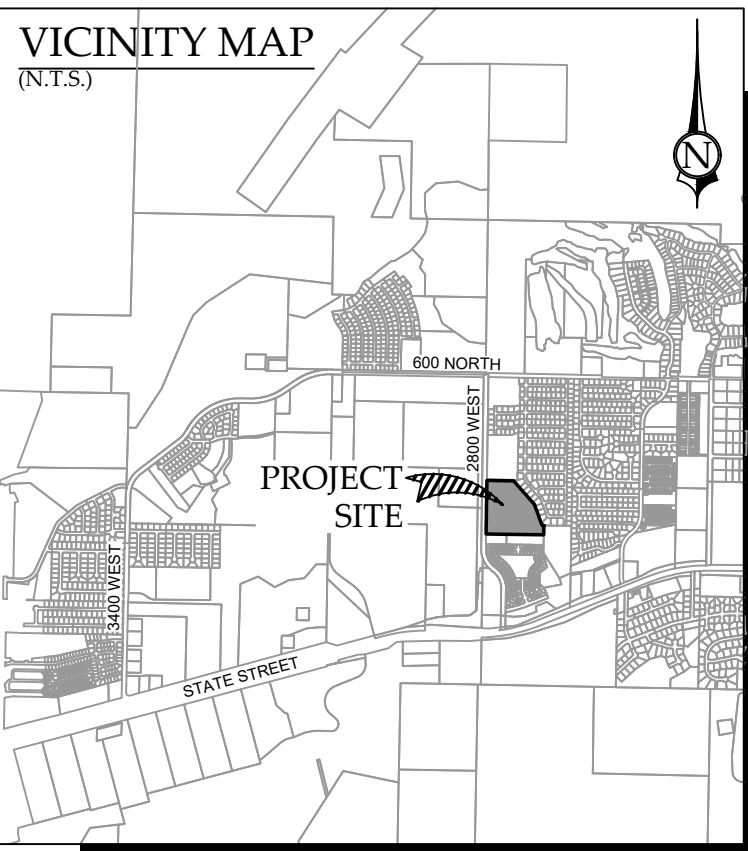
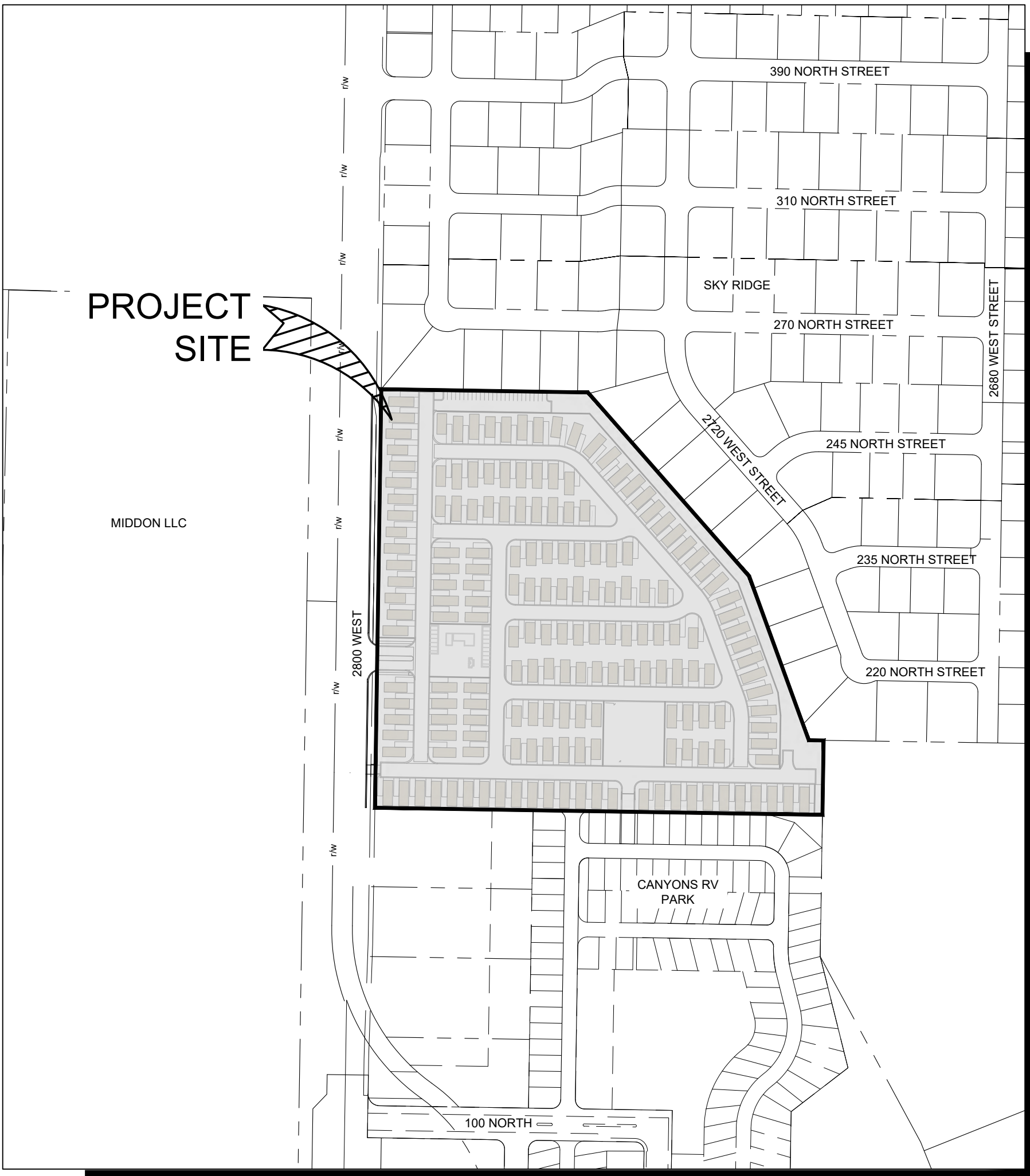
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES

EARTH MOVING ACTIVITIES

- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



APPROVALS		UTILITIES	
<i>Mike Vencik</i>	10/9/24	<i>Walden</i>	10/9/24
PUBLIC WORKS	DATE	PHONE	DATE
<i>James Hickey</i>	10-9-24	<i>AB</i>	10-9-24
CITY ENGINEERING	DATE	GAS	DATE
<i>Tom R. II</i>	10-9-24	<i>Shawn Turner</i>	10-9-24
PLANNING & ZONING	DATE	CABLE	DATE
<i>Damen Bannay</i>	10/9/24	<i>John Bisset</i>	10-9-24
PARKS & RECREATION	DATE	FIBER	DATE
<i>W.E. WEA</i>	10-9-24	<i>Freddie Brown</i>	10-9-24
STREETS DEPARTMENT	DATE	HURRICANE VALLEY FIRE DISTRICT	DATE
<i>Benjamin Hickey</i>	10/9/24	<i>Amber Hulttle</i>	10/9/24
WATER DEPARTMENT	DATE	WASHINGTON COUNTY WATER CONS DISTRICT	DATE
GIS	DATE	ASH CREEK SPECIAL SERVICE DISTRICT	DATE
<i>M. P.</i>	10-9-24		
POWER	DATE		



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

OWNER CONTACT
SUNWOOD HOMES OF SOUTHERN UTAH INC
1791 NUTEAM CIRCLE
WASHINGTON, UT 84780



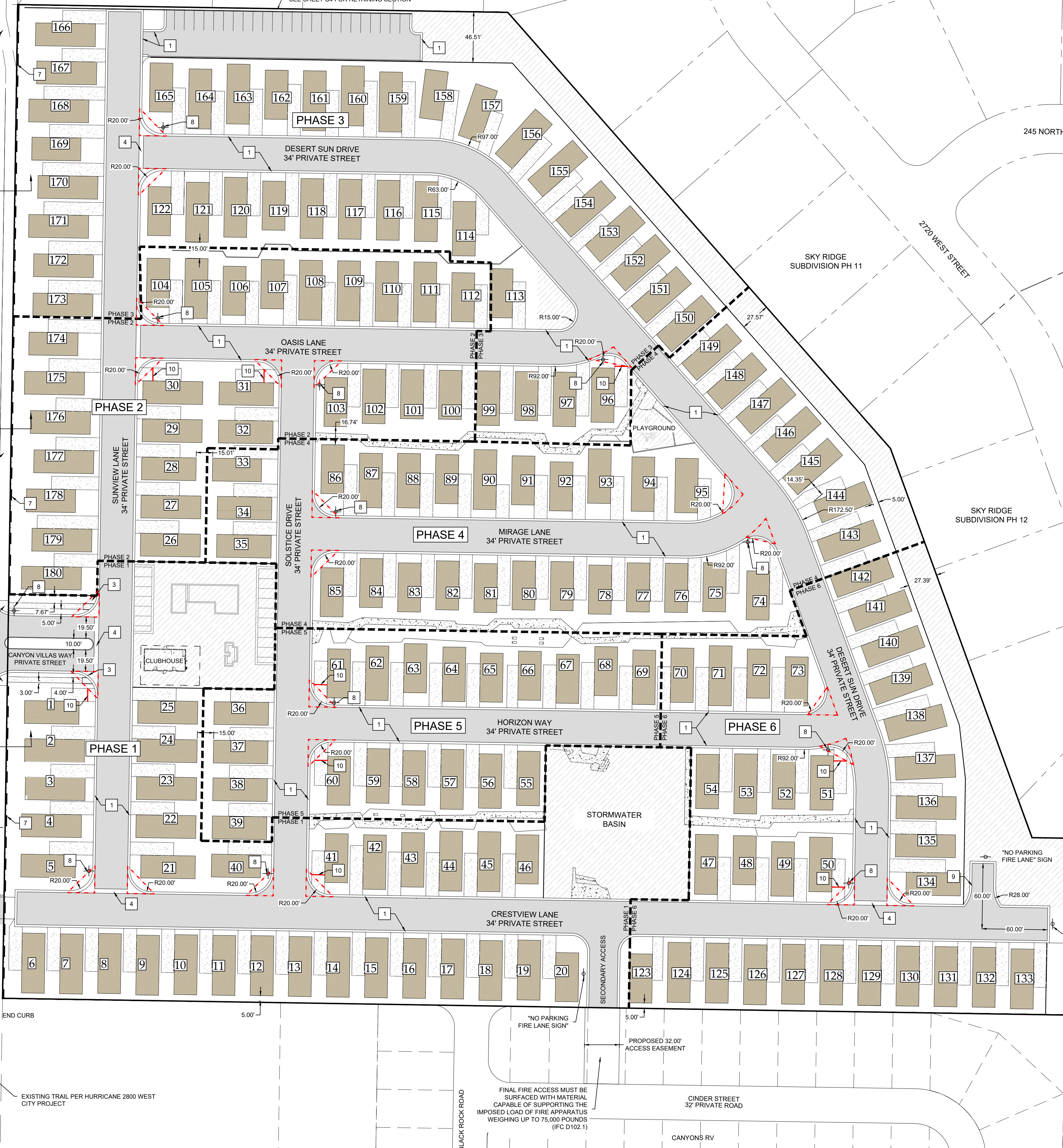
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PARAISO DEVELOPMENT

CONNECT TO EXISTING CURB
2800 WEST STREET
90' PRIVATE STREET
8.00' ASPHALT
8.5' LANDSCAPE
END CURB
EXISTING TRAIL PER HURRICANE 2800 WEST CITY PROJECT



- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 24" MODIFIED CURB & GUTTER (PER DETAIL SHEET)
 - 30" HIGH BACK CURB & GUTTER (PER CITY STD)
 - CORNER PEDESTRIAN RAMP (PER CITY STD)
 - 4" WATERWAY (PER DETAIL SHEET)
 - 8" WATERWAY (PER CITY STD)
 - EXISTING 10' TRAIL
 - PRIVACY WALL (PER DETAIL THIS SHEET)
 - INSTALL STREET & STOP SIGN (PER CITY STD.)
 - INSTALL FIRE TURNAROUND (PER IFC APPENDIX D103)
 - INSTALL NO PARKING INDICATOR TO RESTRICT PARKING WITHIN SIGHT TRIANGLES

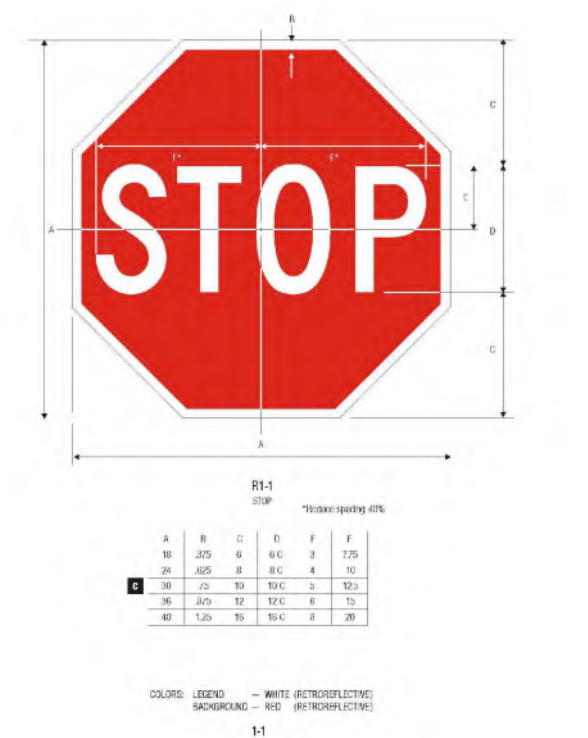
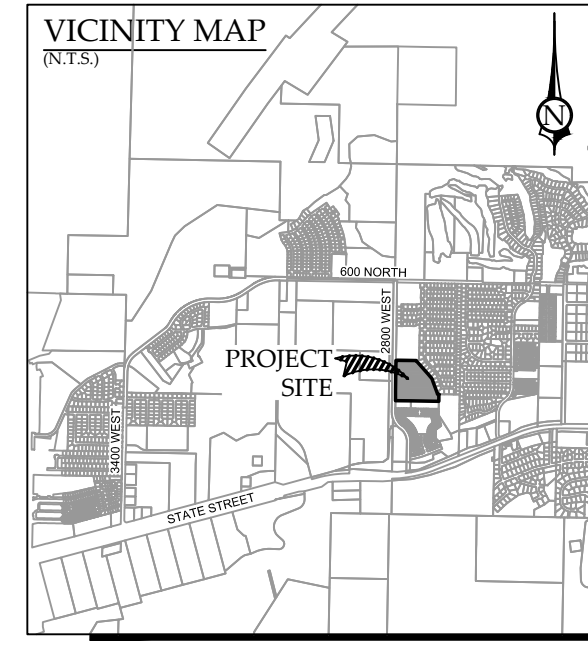
- LEGEND**
- PROPERTY LINE
 - EDGE OF ASPHALT
 - PROPOSED PAD LINES
 - EXISTING LOT LINES
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - SIGHT TRIANGLE
 - 6' SOLID PRIVACY WALL
 - SIGN PER PLAN
 - STREET & STOP SIGN
 - COMMON/AMENITY AREA
 - NEW ASPHALT

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.



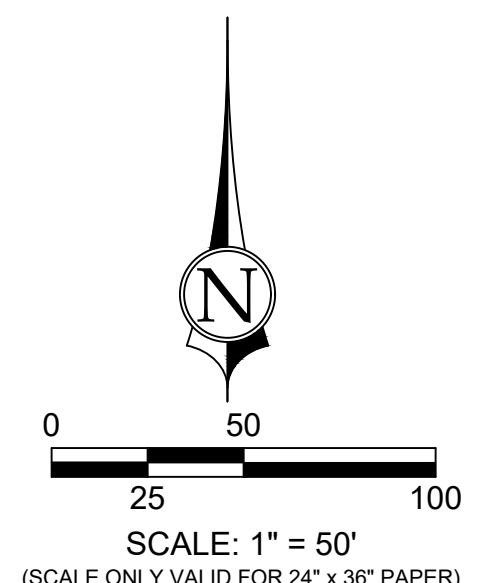
FIGURE D103.6 FIRE LANE SIGNS

FIRE LANE NO PARKING SIGNS (PER IFC APPENDIX D103.6)



SECTION A
2800 WEST SECTION

TYPICAL PAD
2450 SF (AVERAGE)



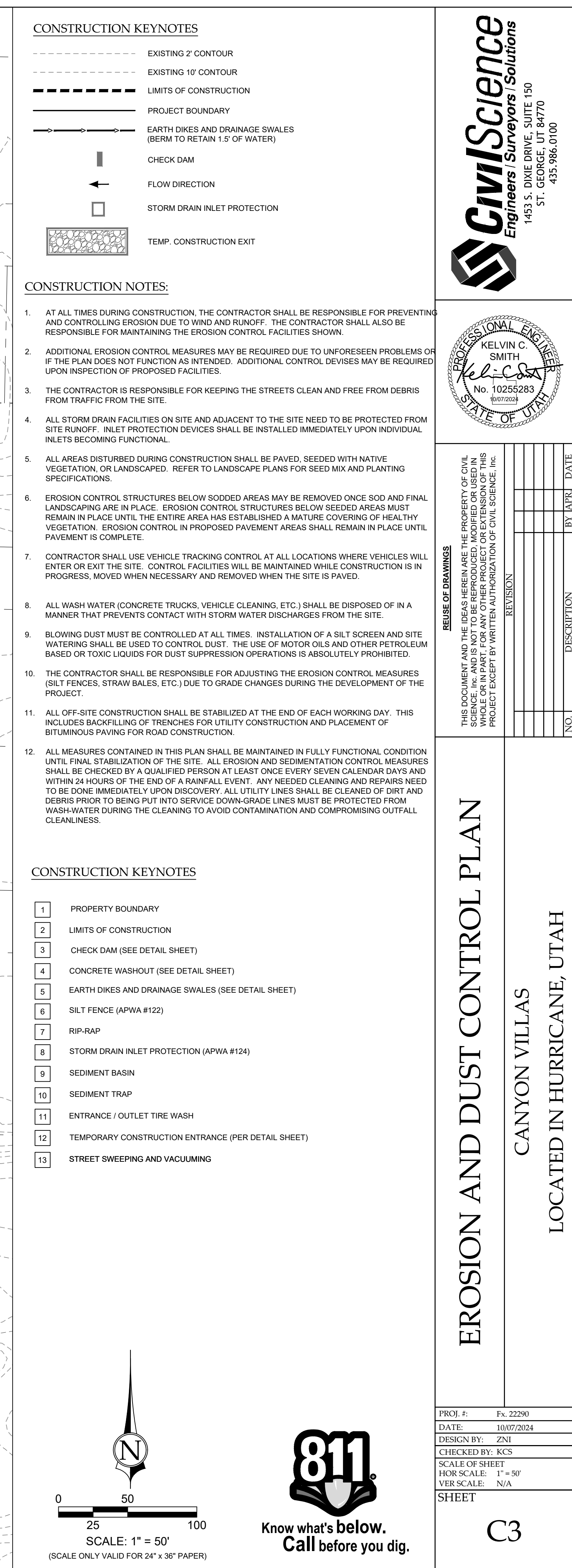
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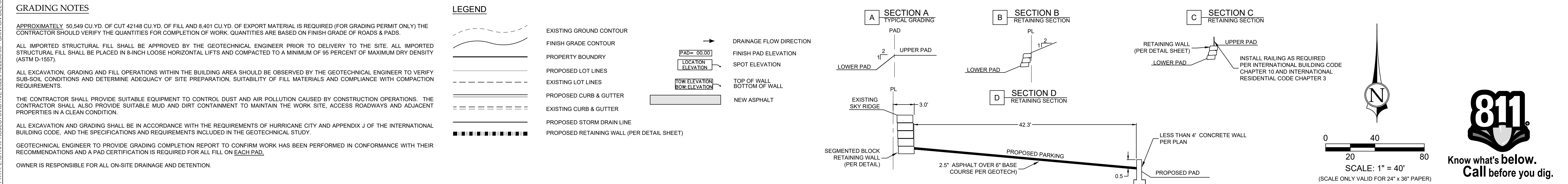
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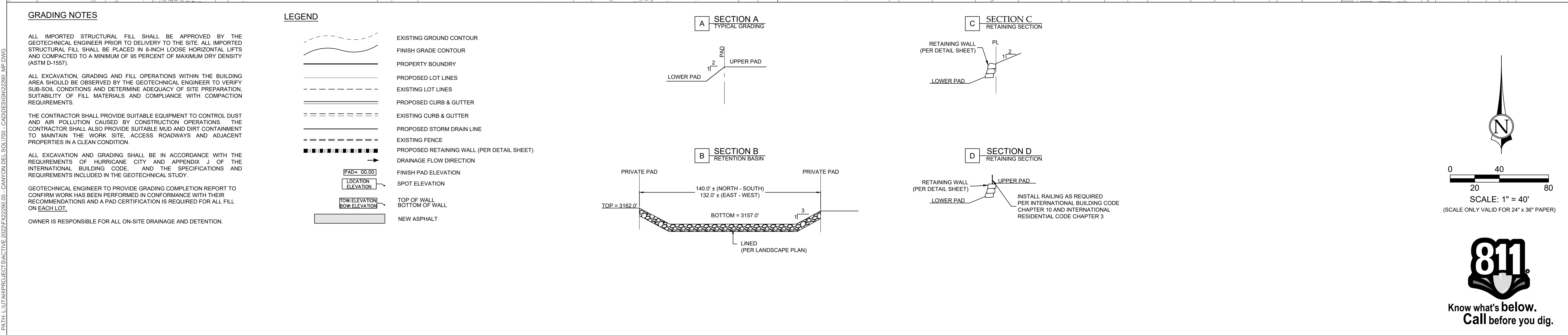
CANYON VILLAS

LOCATED IN HURRICANE, UTAH

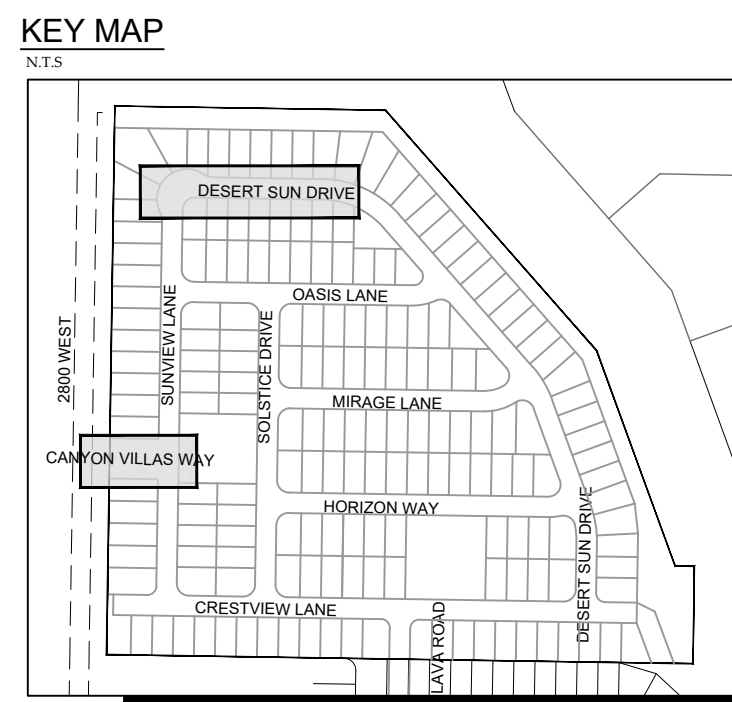
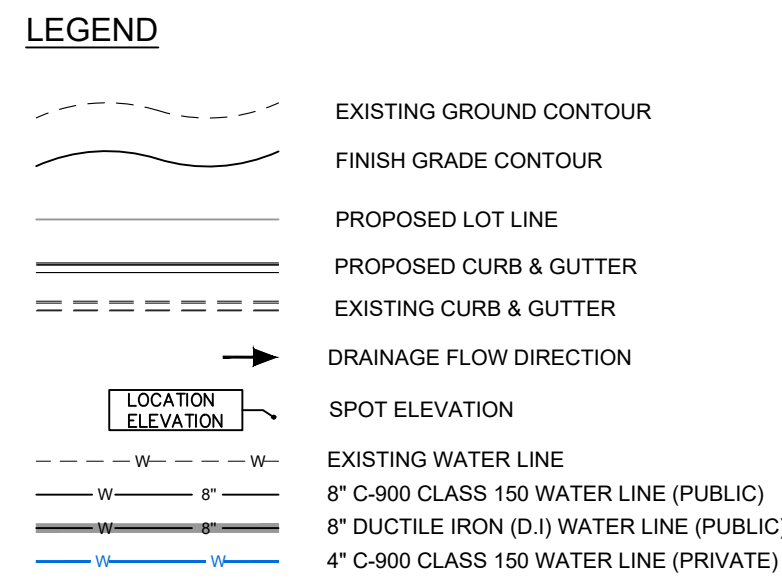
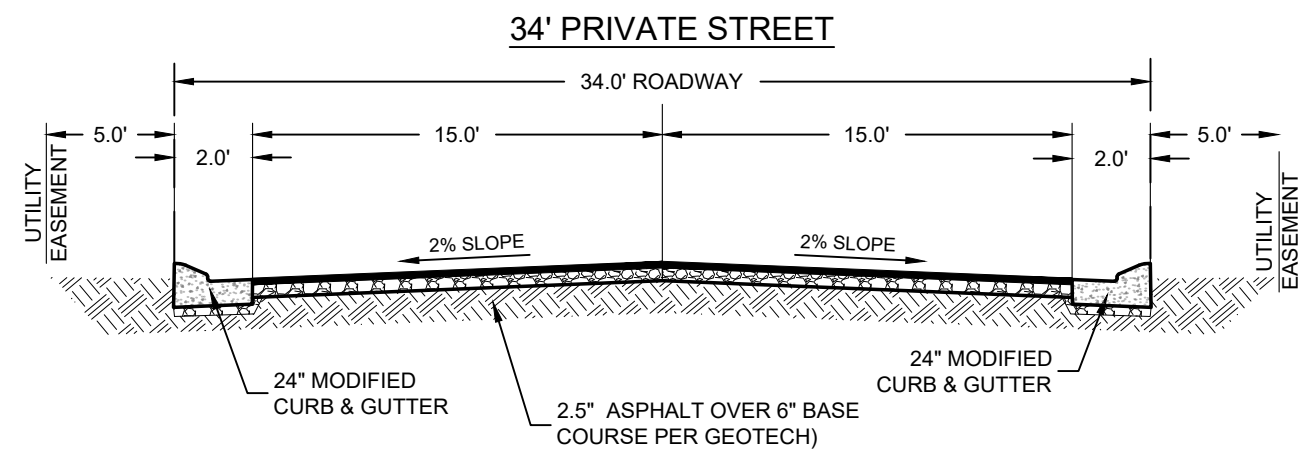
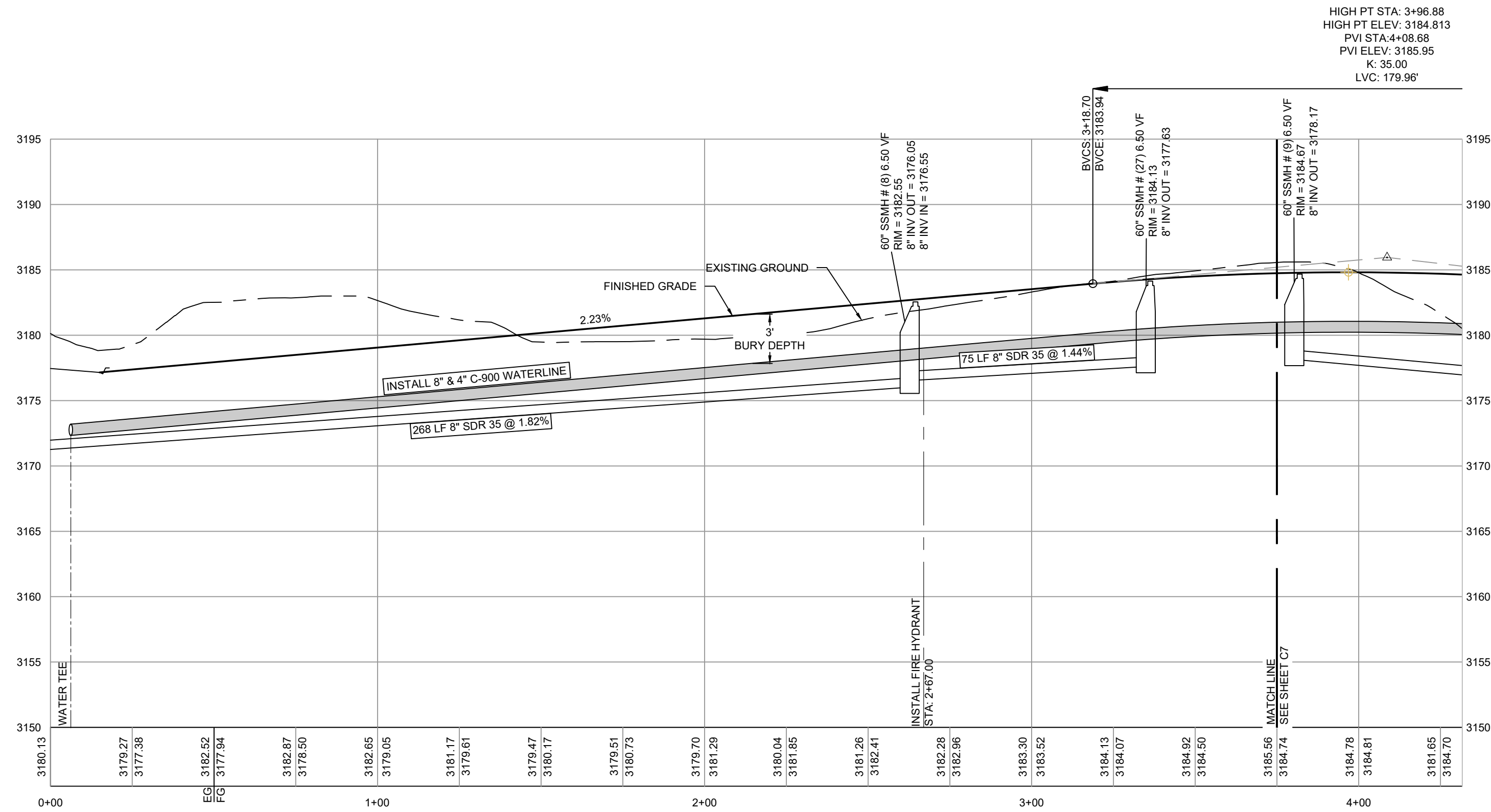
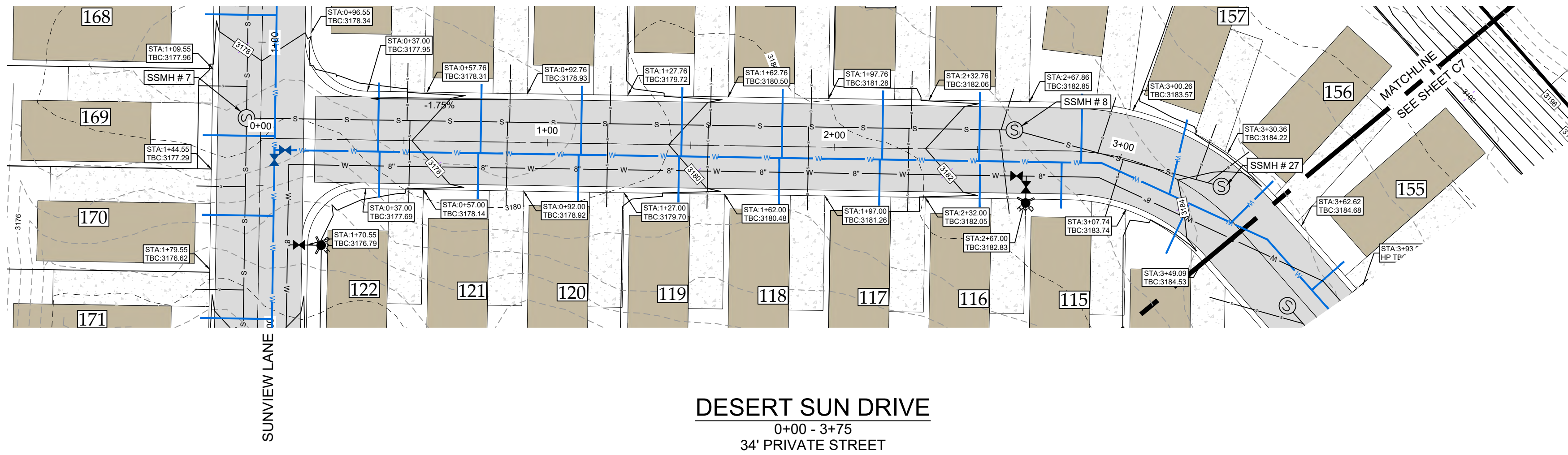
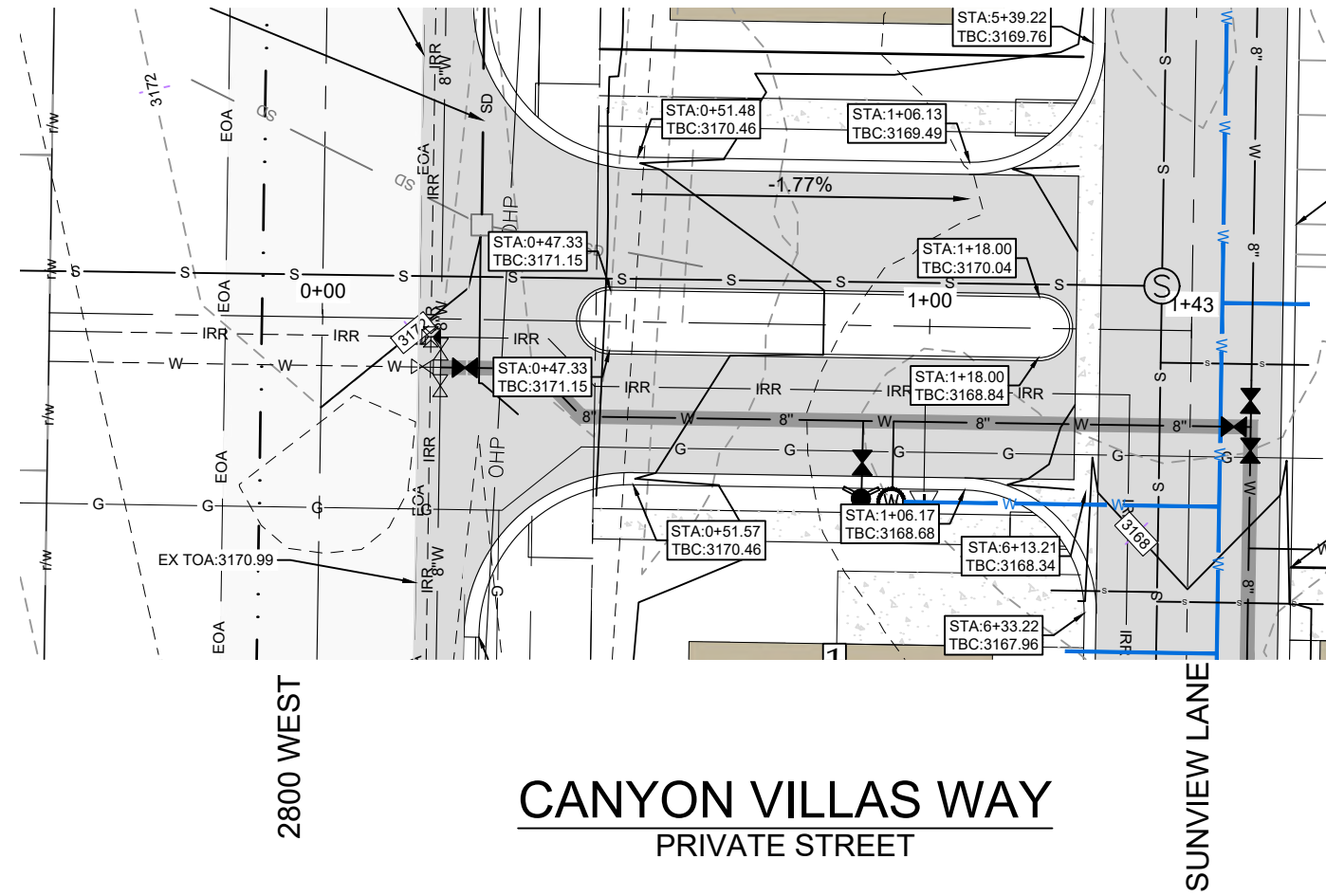
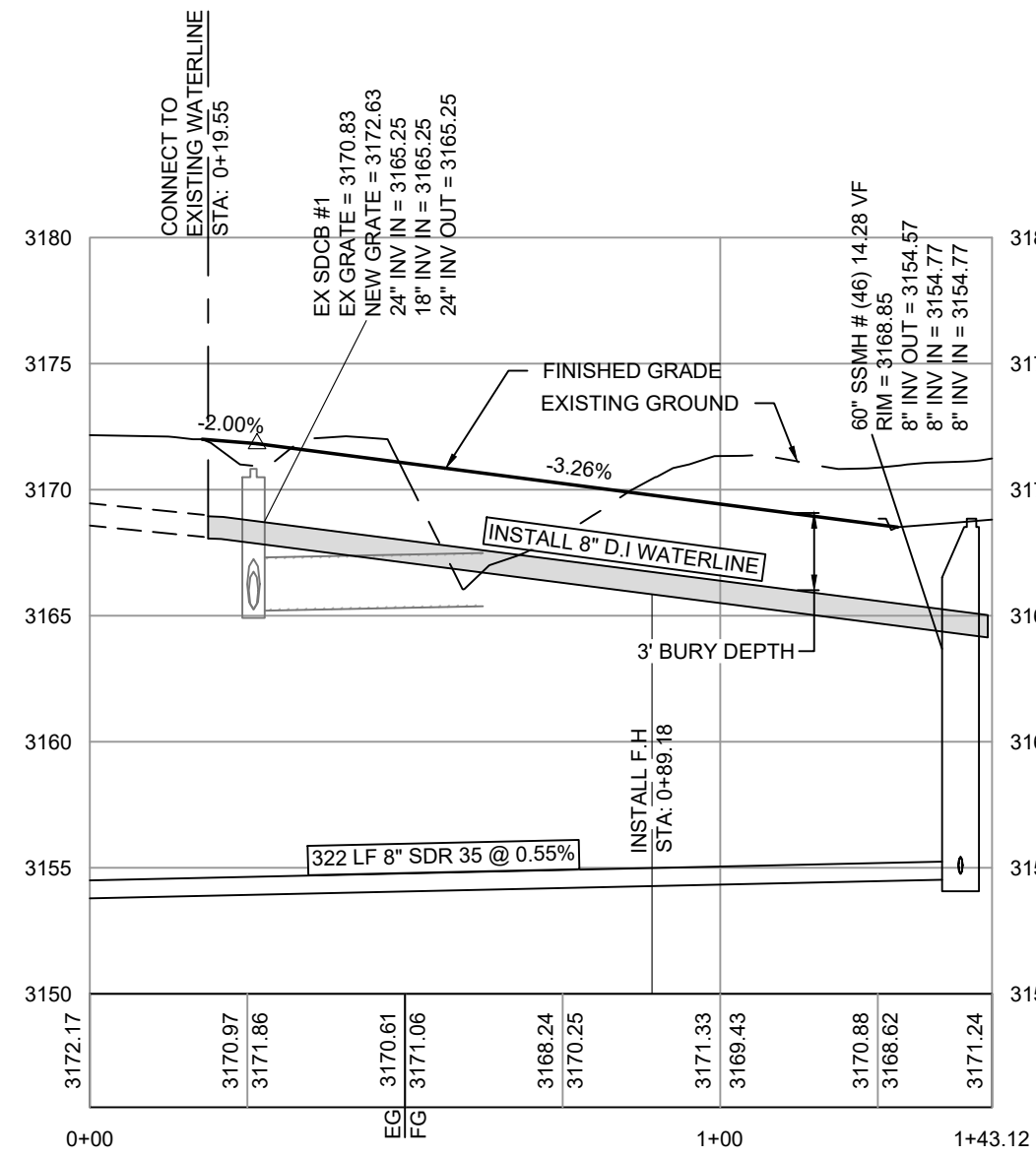
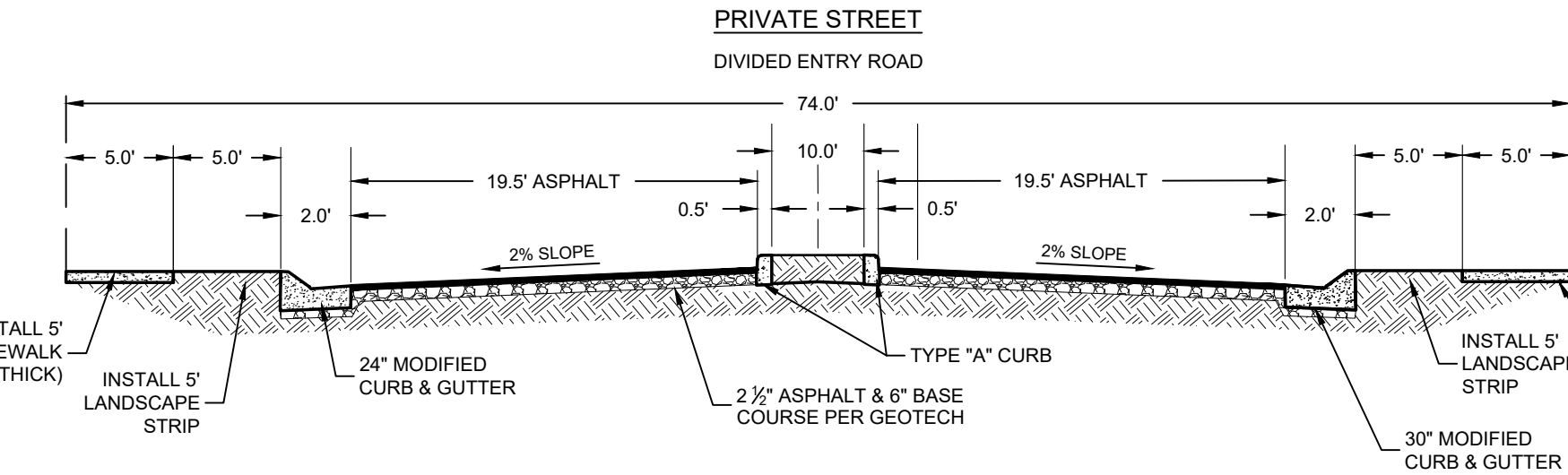
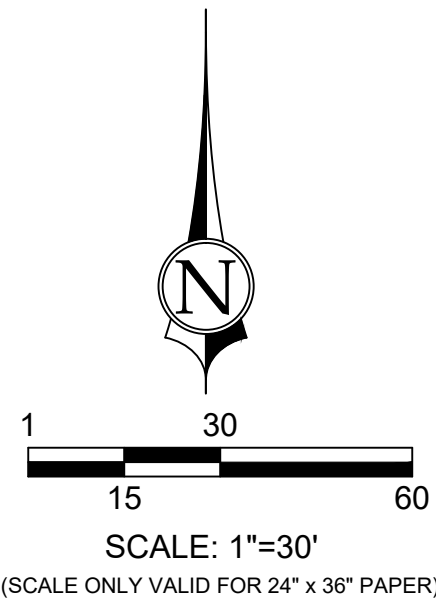
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DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET: 1" = 50'
HOR SCALE: N/A
VER SCALE: N/A
SHEET







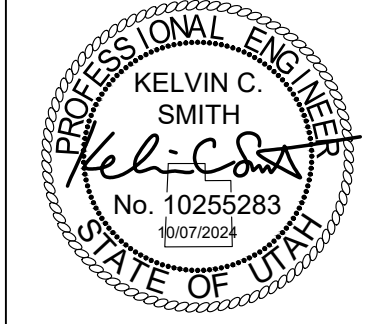
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PLAN & PROFILE
CANYON VILLAS WAY + DESERT SUN DRIVE
CANYON VILLAS
LOCATED IN HURRICANE, UTAH

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NO.	DESCRIPTION	BY	DATE

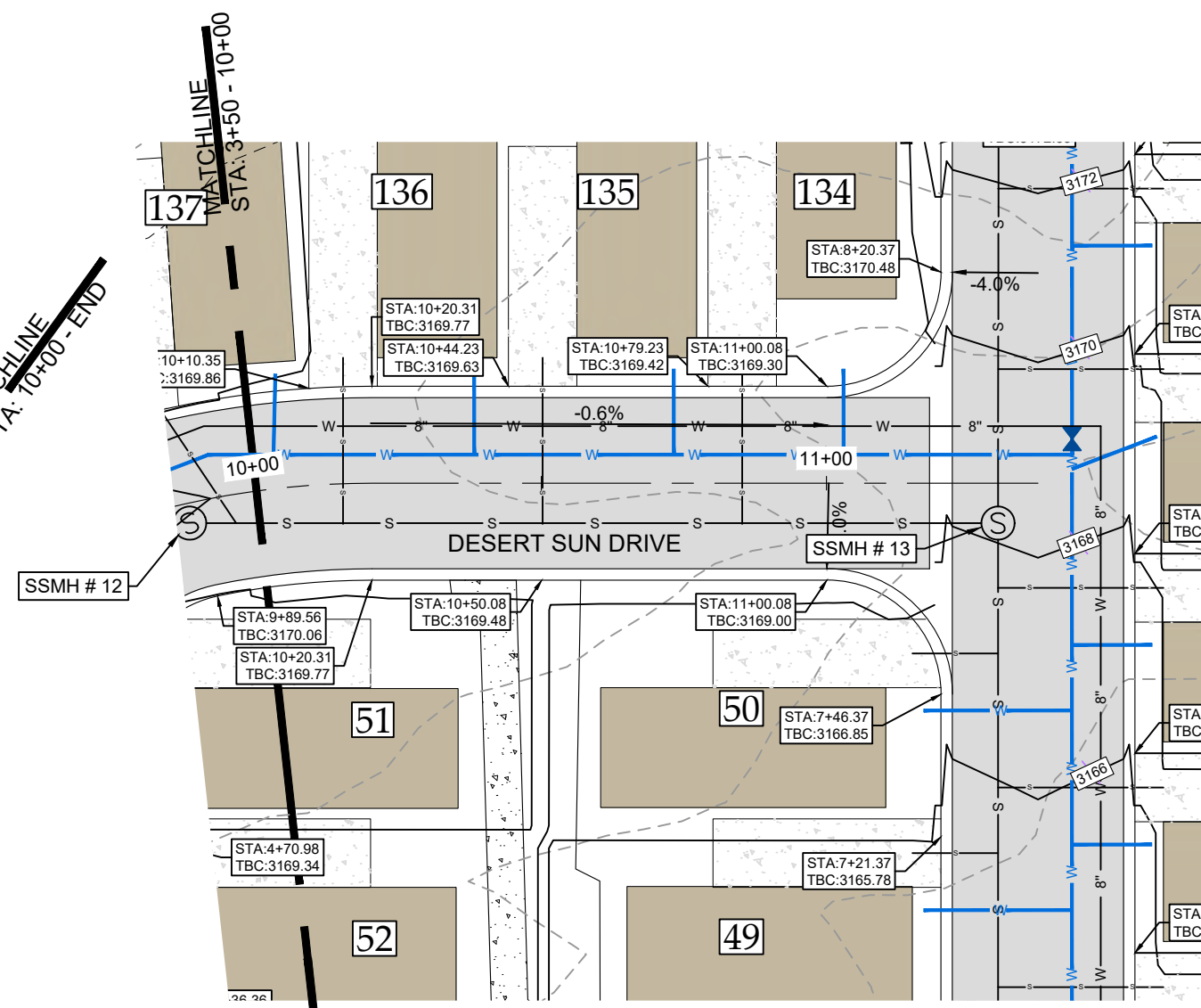
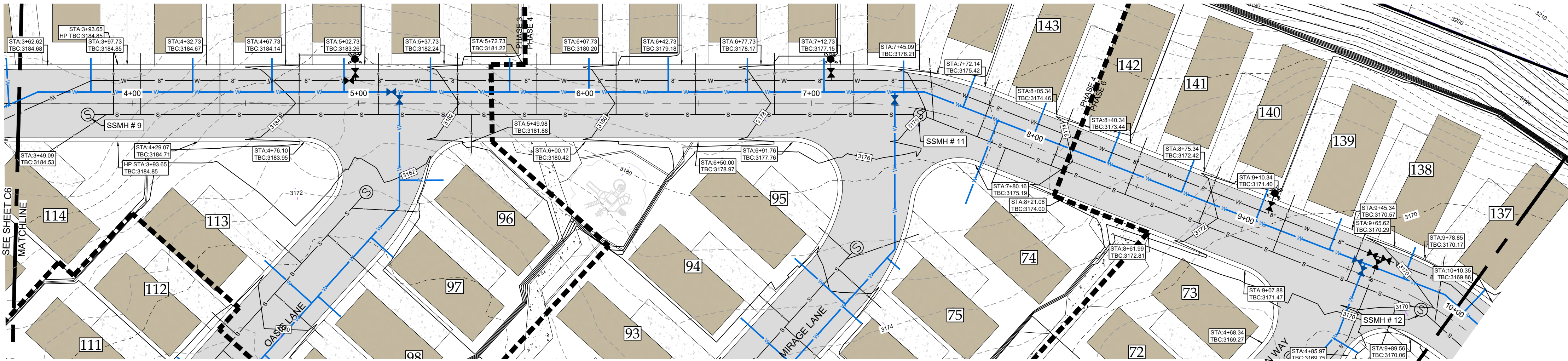


CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROJ. #: Fx 22290
DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
SHEET

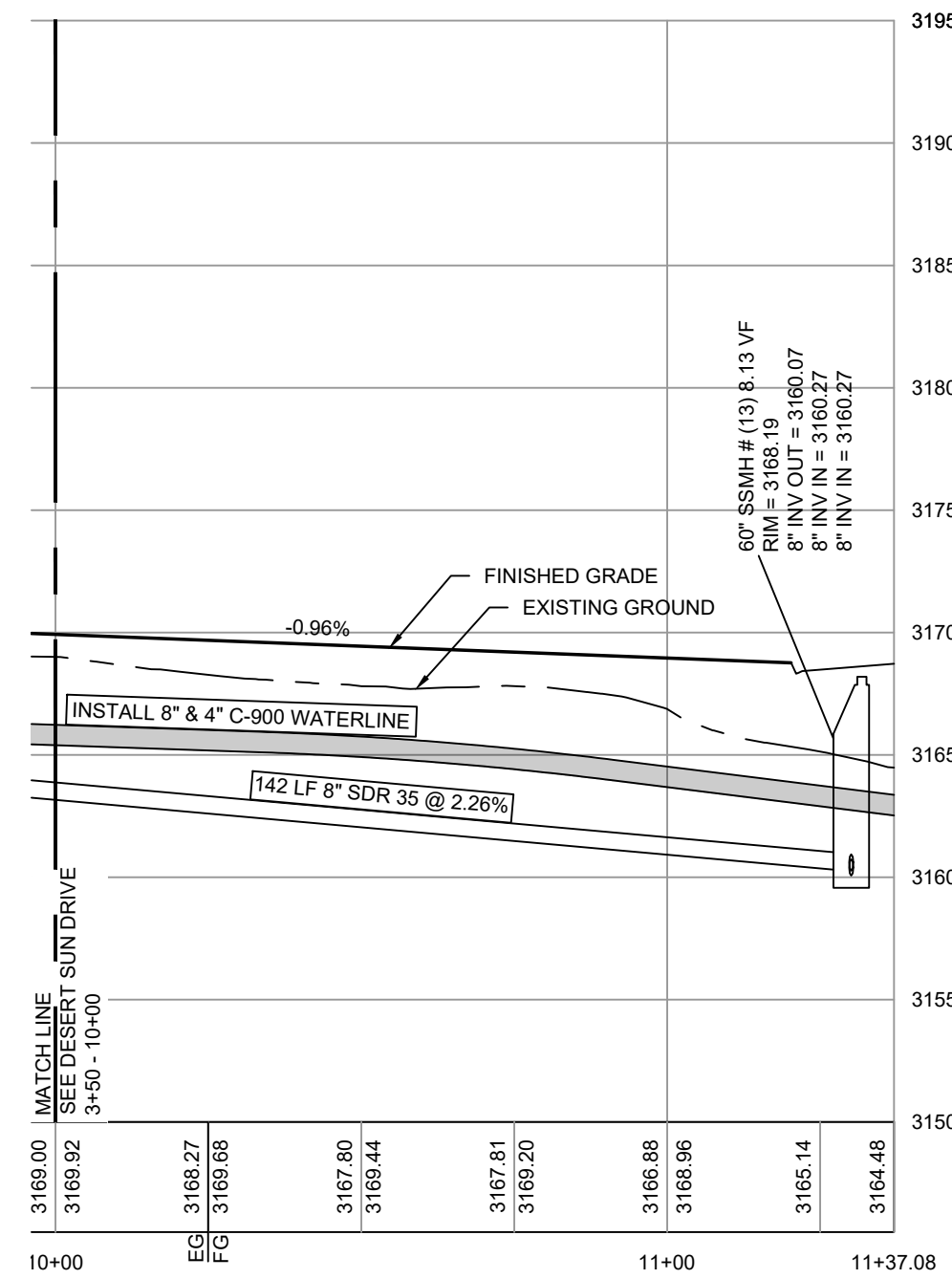
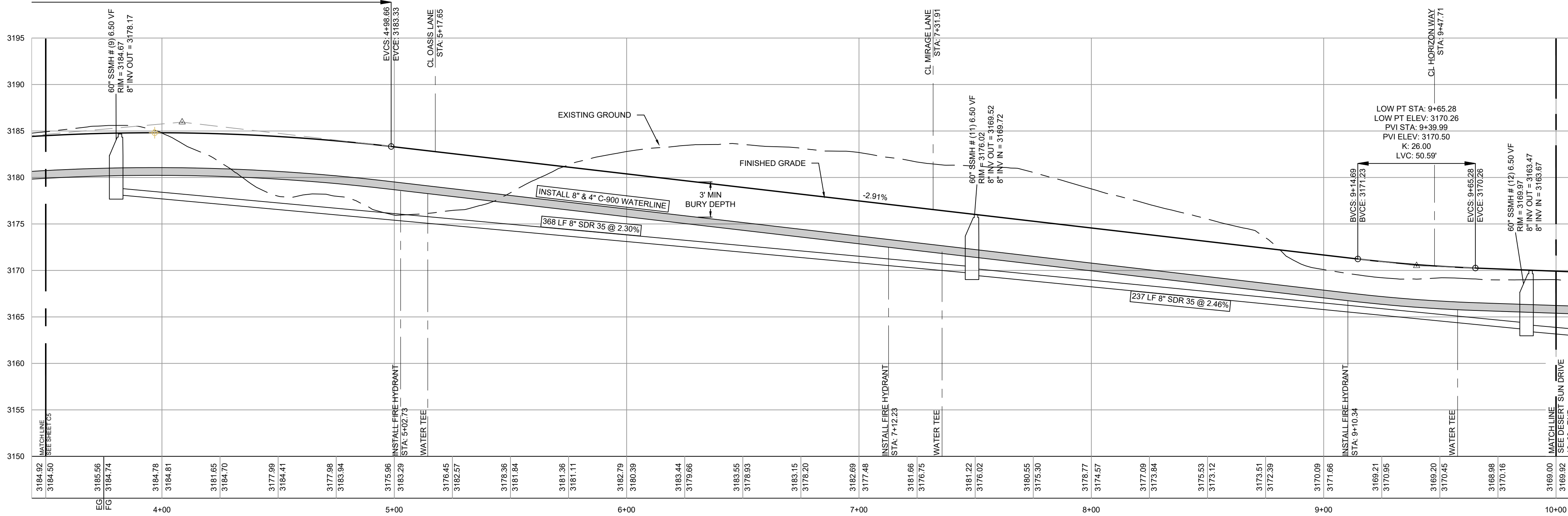
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HIGH PT STA: 3+96.88
HIGH PT ELEV: 3184.813
PVI STA: 4+08.68
PVI ELEV: 3185.95
K: 35.00
LVC: 179.96'

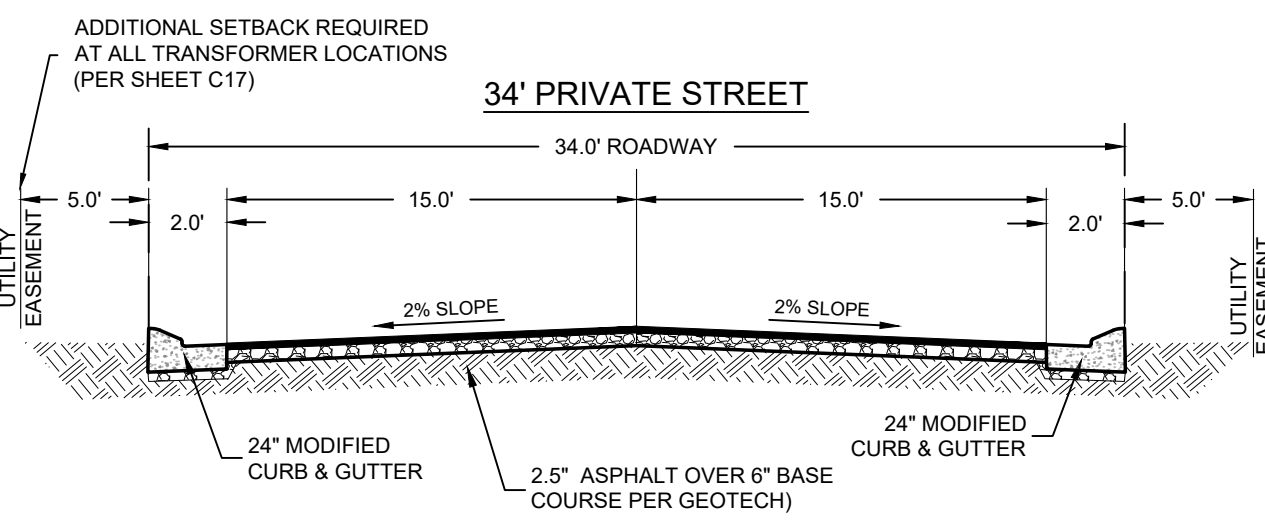
DESERT SUN DRIVE
3+50 - 10+00
34' PRIVATE STREET



1 30
15 60
SCALE: 1"=30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



KEY MAP



Know what's below.
Call before you dig.

PLAN & PROFILE
DESERT SUN DRIVE - CONT.

CANYON VILLAS

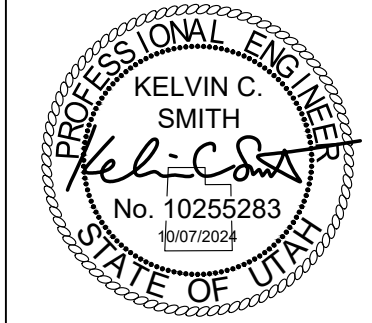
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REVISION

NO.	DESCRIPTION	BY	DATE



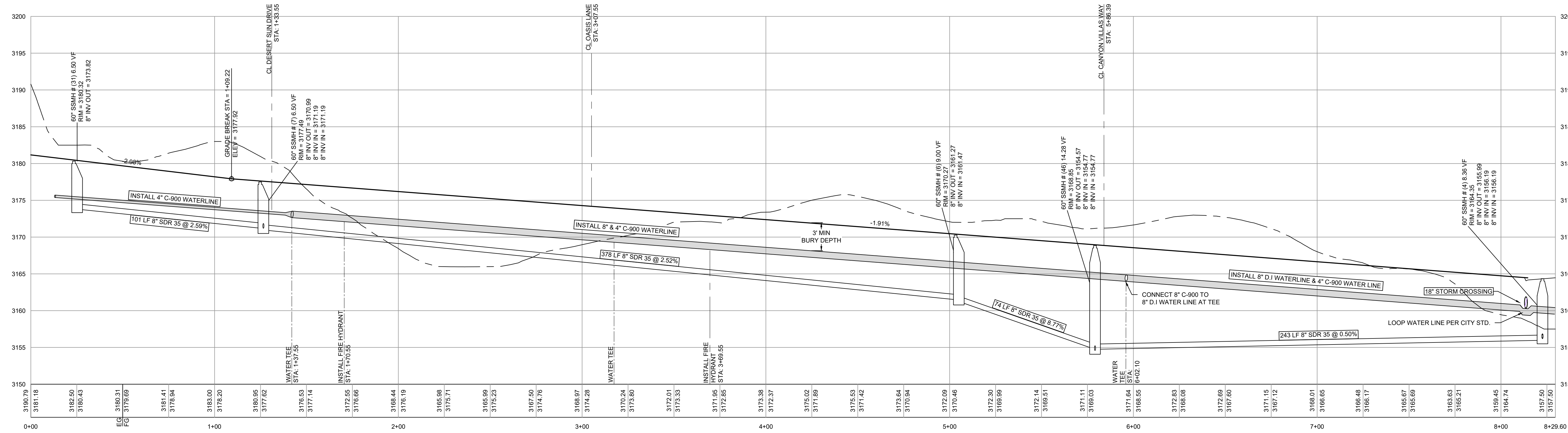
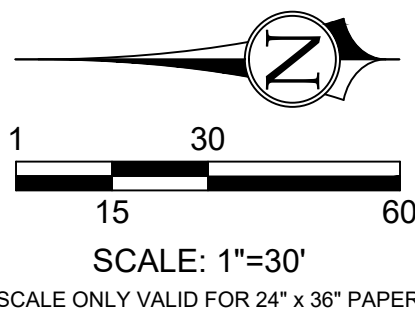
CivilScience
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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROJ. #: Fx 22290
DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'

SHEET

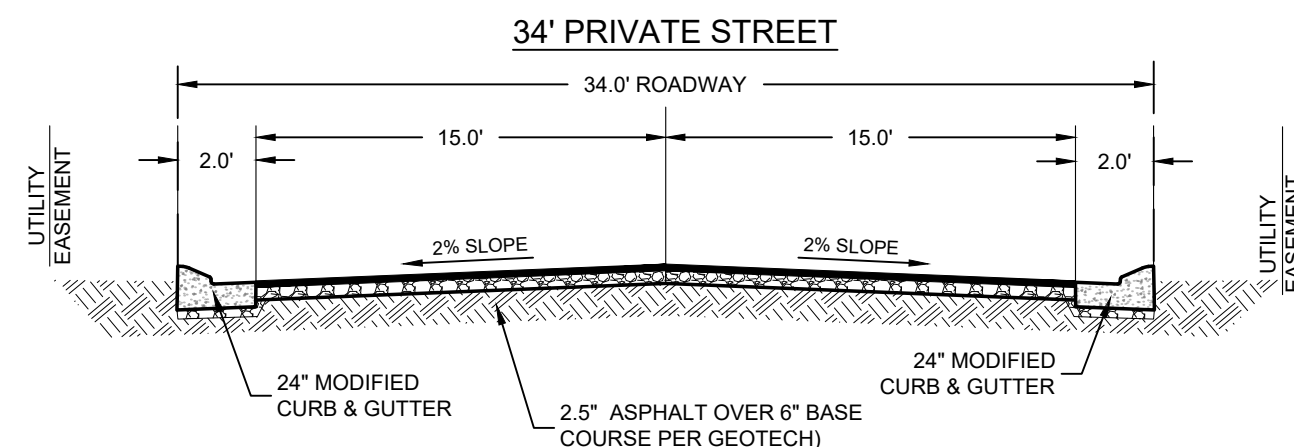
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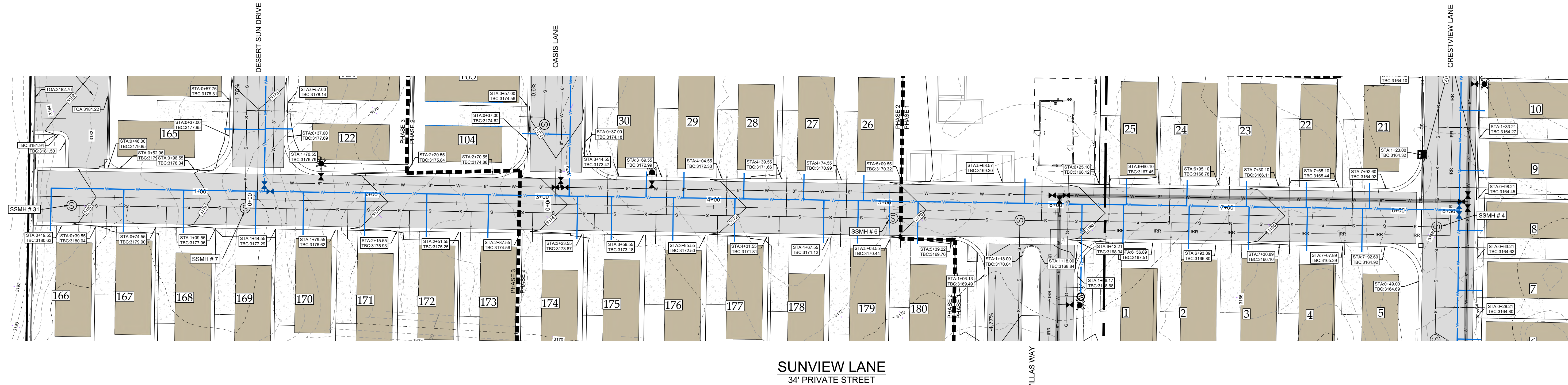
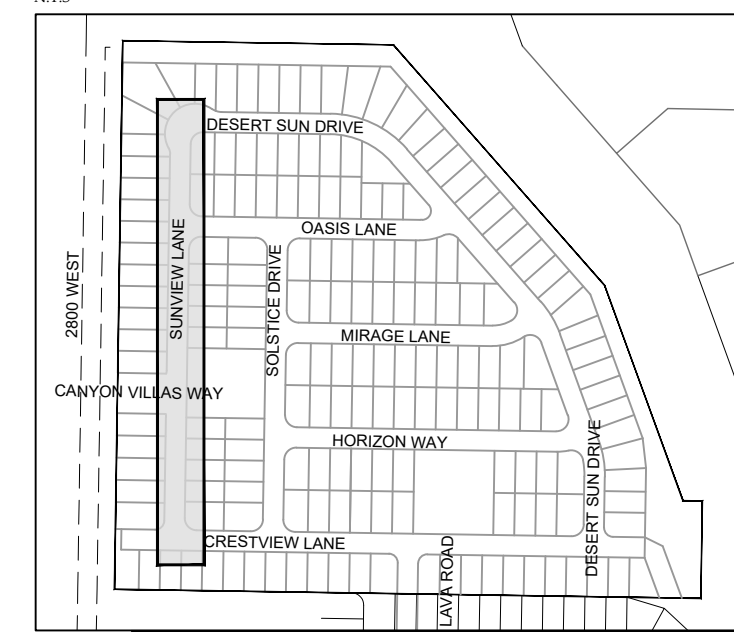


LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D I) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



KEY MAP



PLAN & PROFILE

SUNVIEW LANE

CANYON VILLAS
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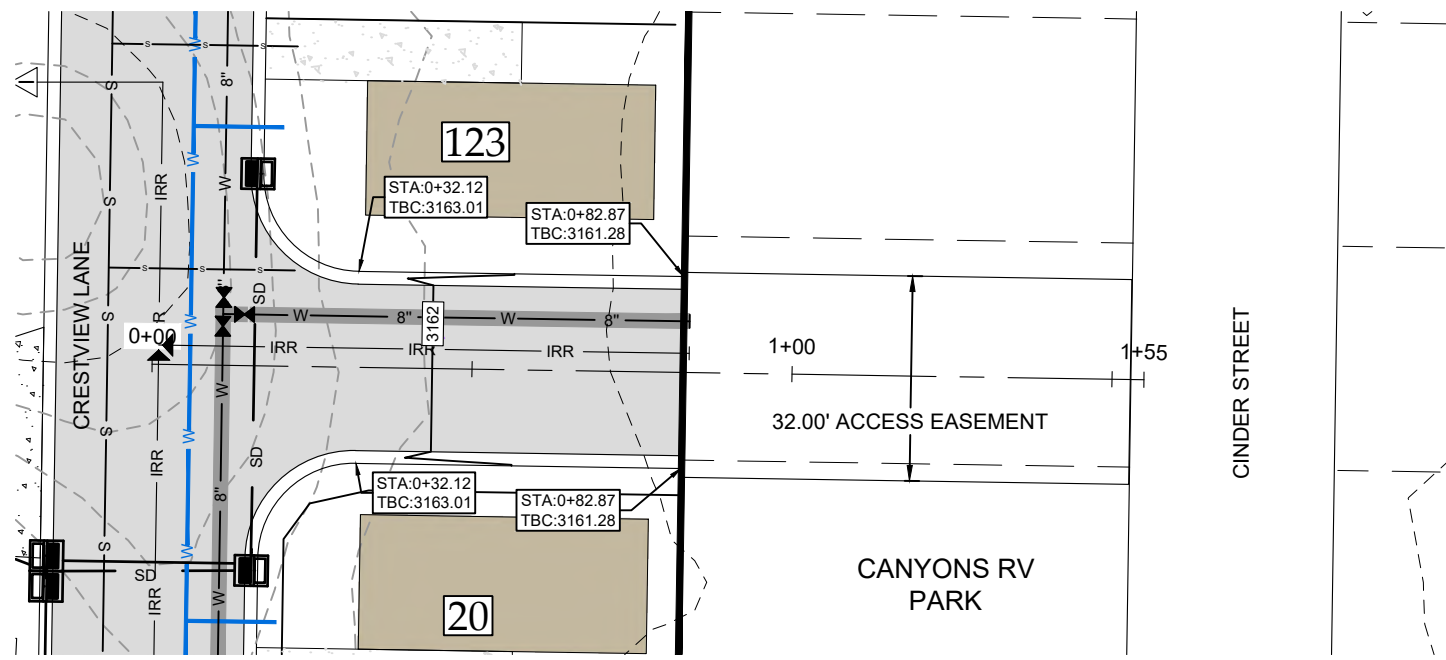


Know what's below.
Call before you dig.

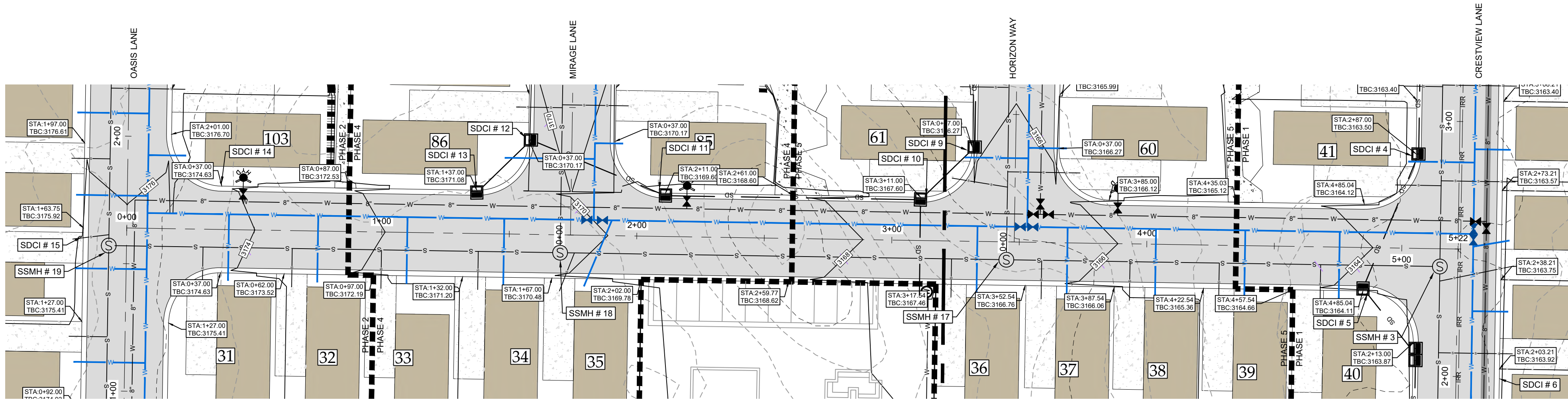
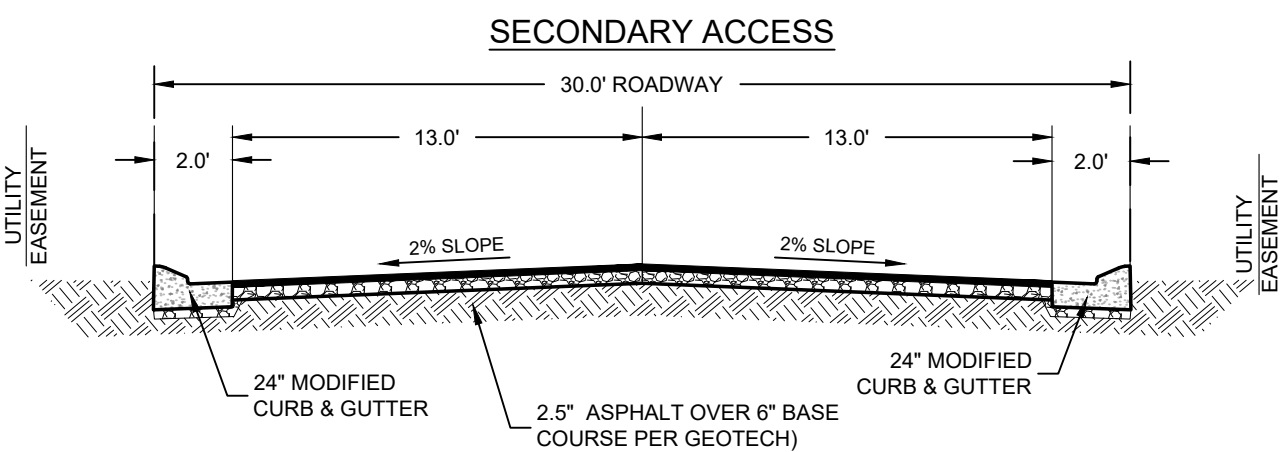
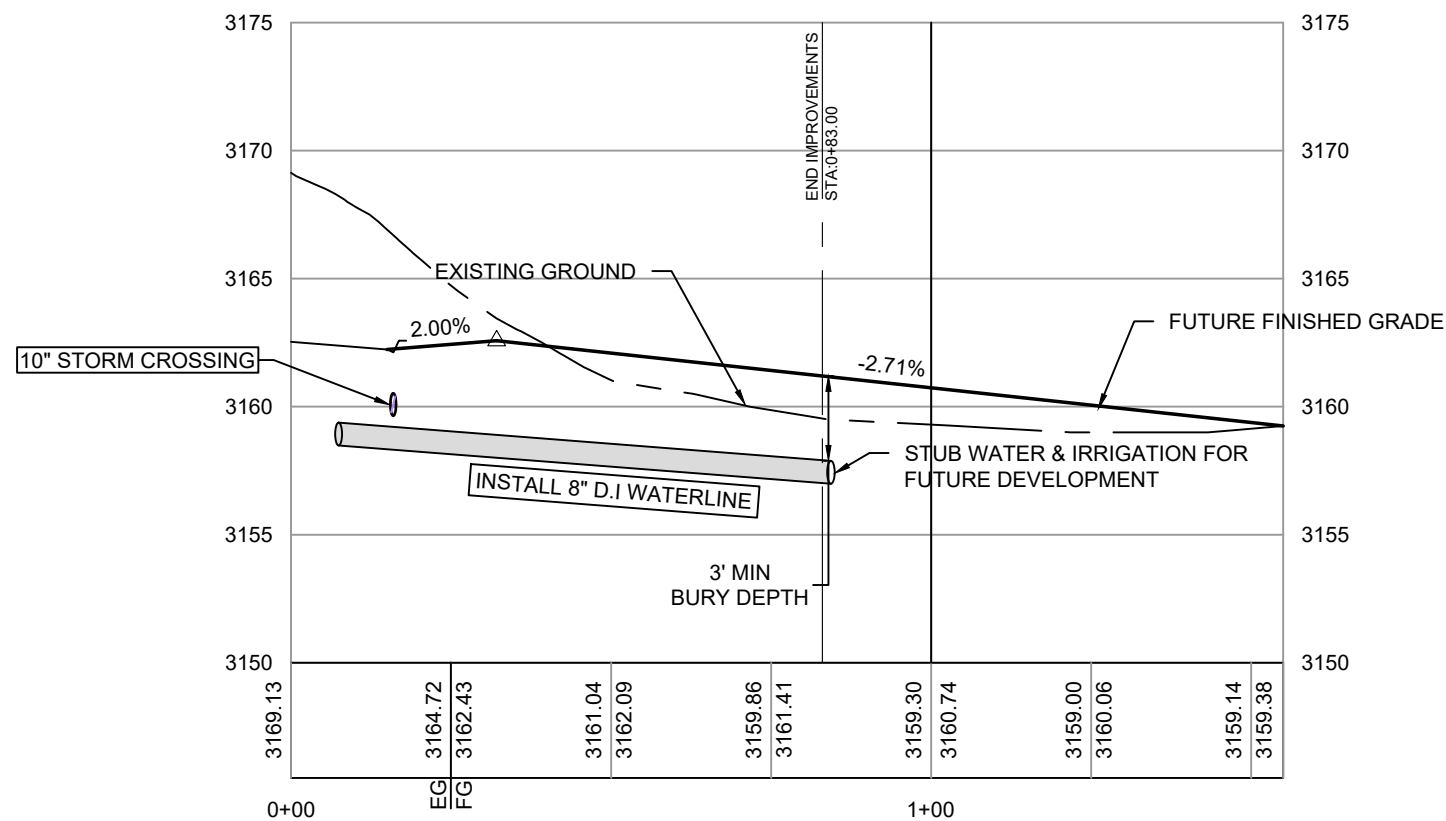
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DESIGN BY: ZNI
CHECKED BY: KCS
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HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'

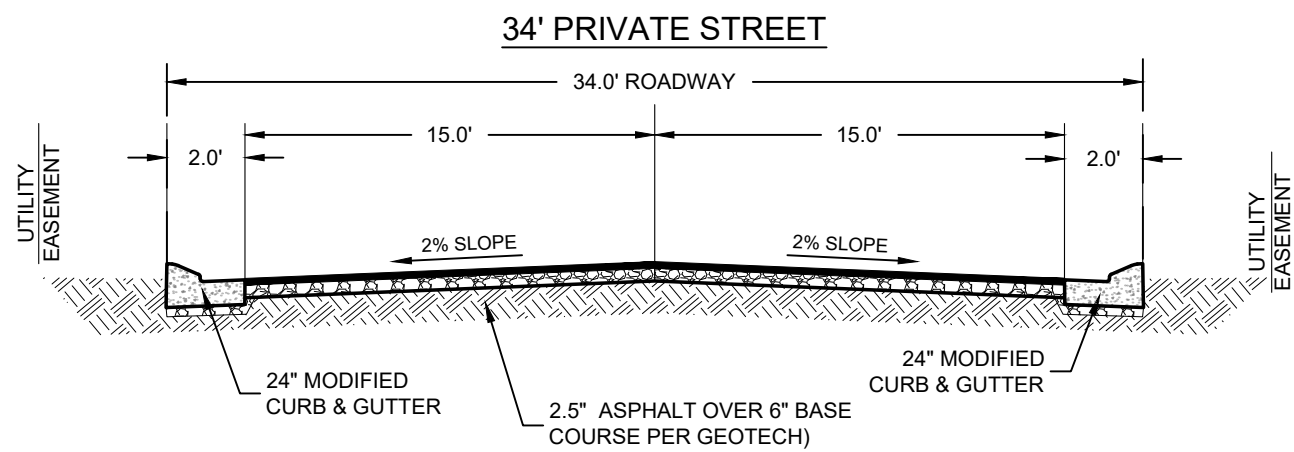
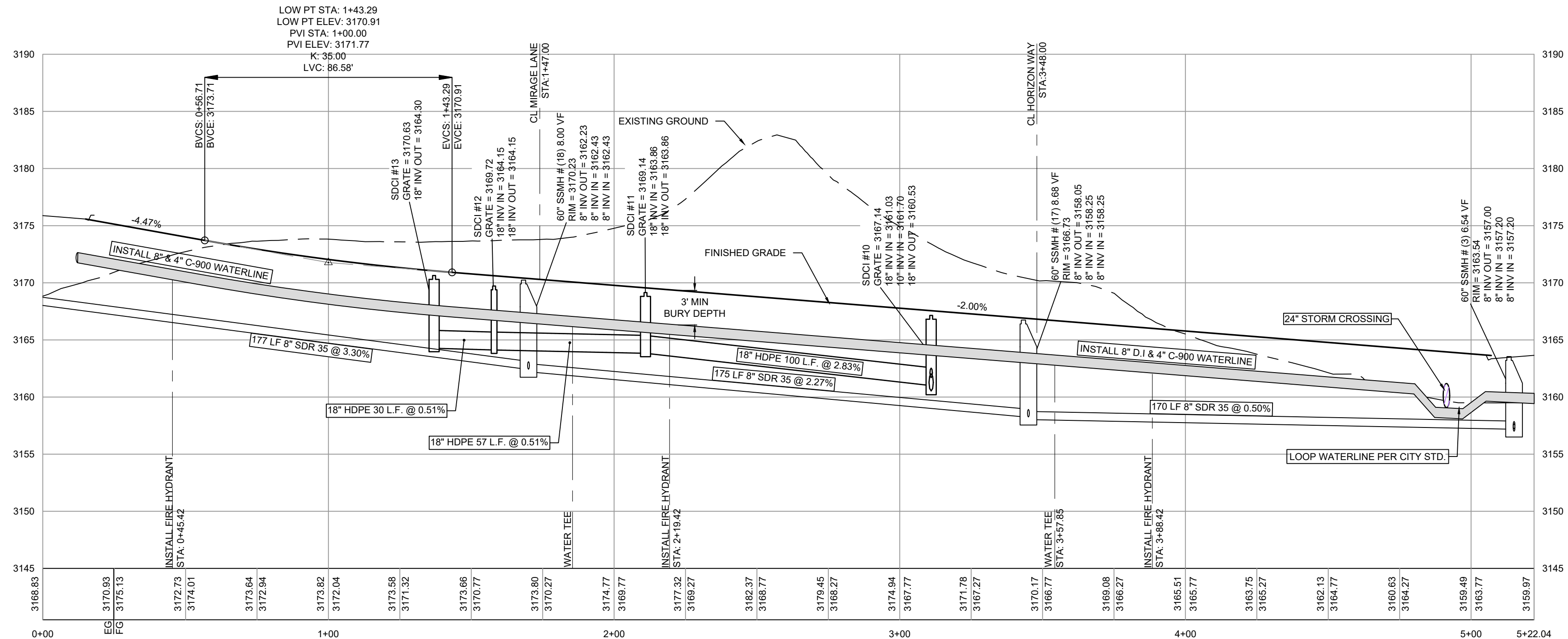
SHEET



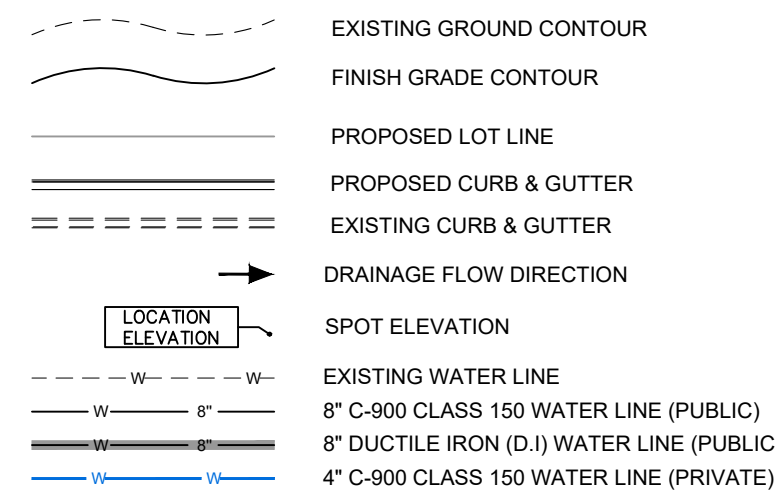
SECONDARY ACCESS
30' PRIVATE DRIVE



SOLSTICE DRIVE
34' PRIVATE STREET



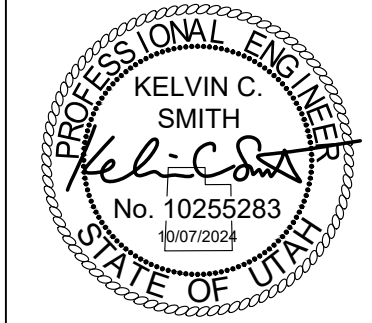
LEGEND



KEY MAP



PLAN & PROFILE
SOLSTICE DRIVE + 30' PRIVATE DRIVE
CANYON VILLAS
LOCATED IN HURRICANE, UTAH



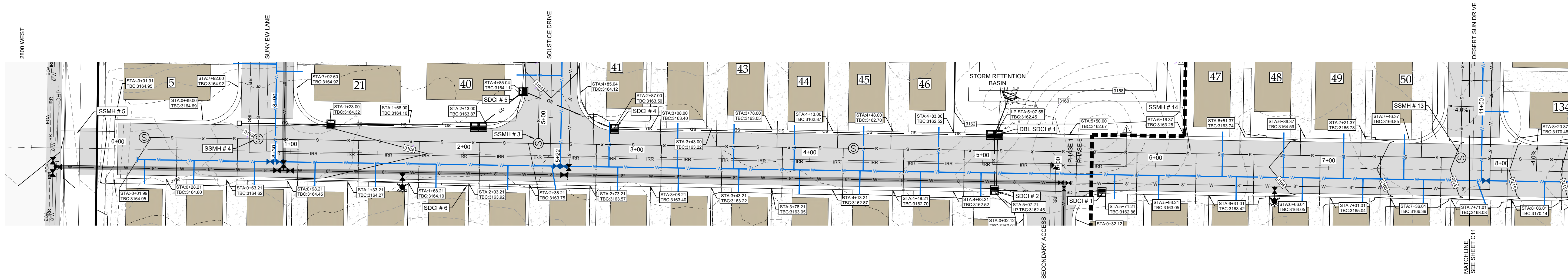
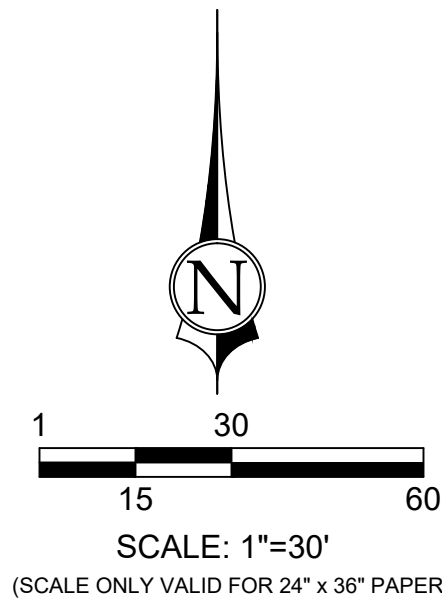
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NO.	DESCRIPTION	BY	DATE

PROJ. #:	Fx 22290
DATE:	10/07/2024
DESIGN BY:	ZNI
CHECKED BY:	KCS
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VER SCALE:	1" = 10'
SHEET	

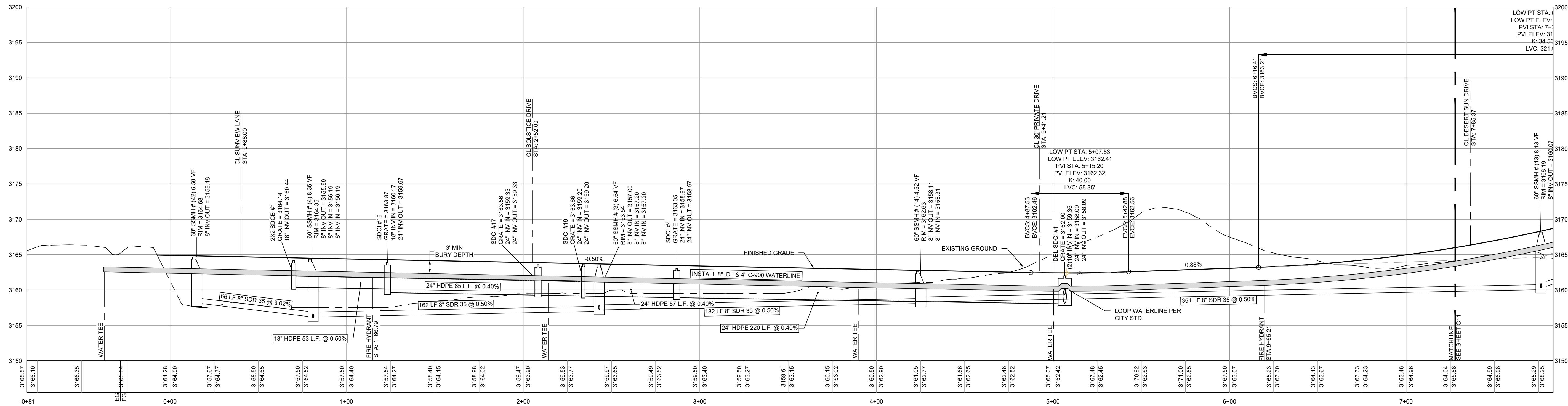
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OCT 08 2024

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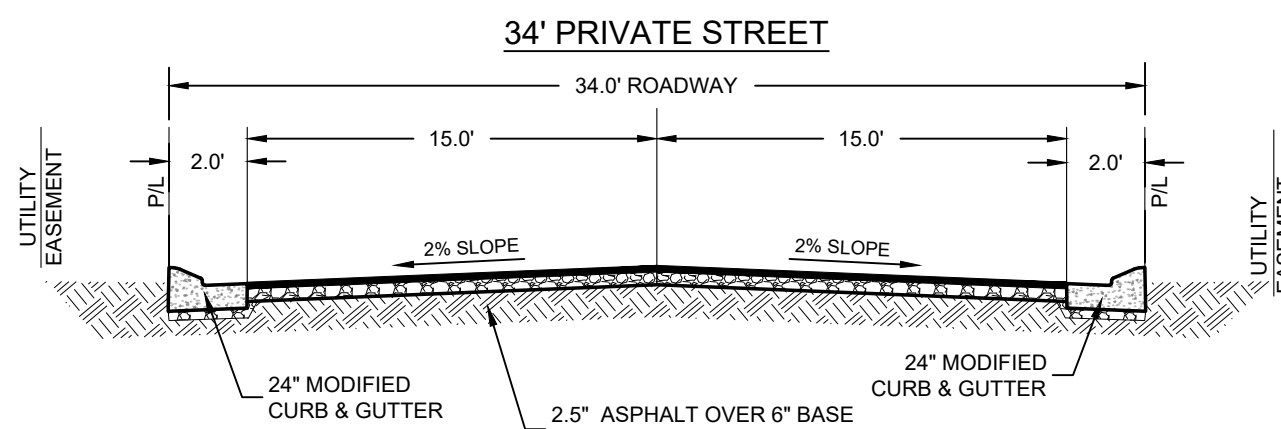


CRESTVIEW LANE
34' PRIVATE STREET

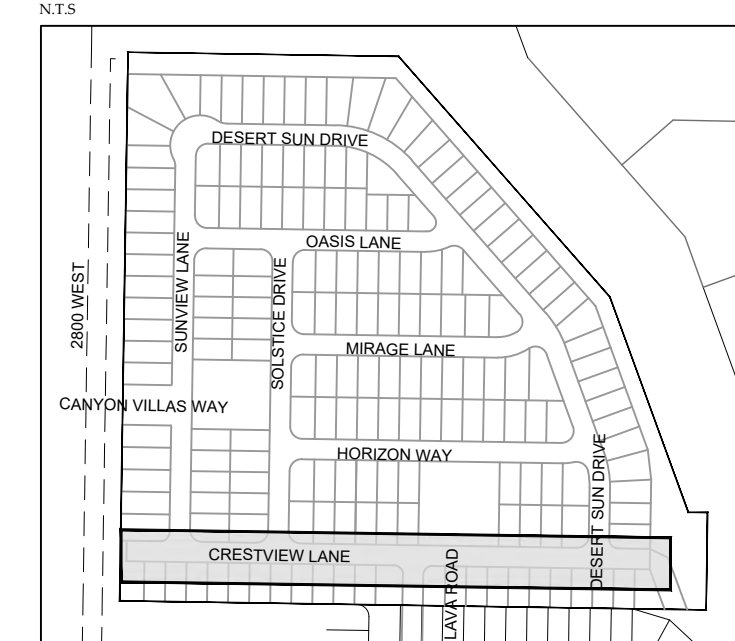


LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



KEY MAP



PLAN & PROFILE
CRESTVIEW LANE
CANYON VILLAS
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 22290
DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET: 1" = 30'
VER SCALE: 1" = 10'
SHEET

C10

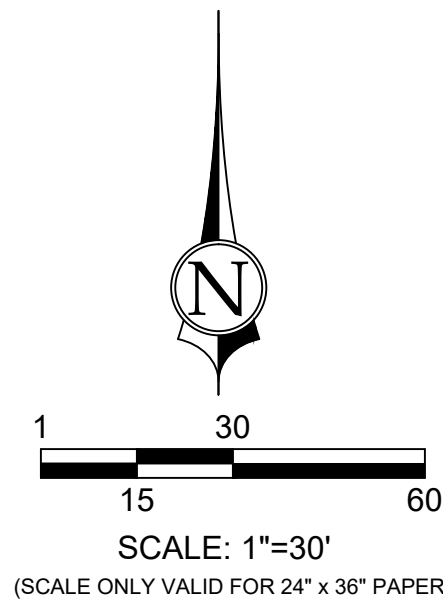
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NO.	DESCRIPTION	BY	DATE



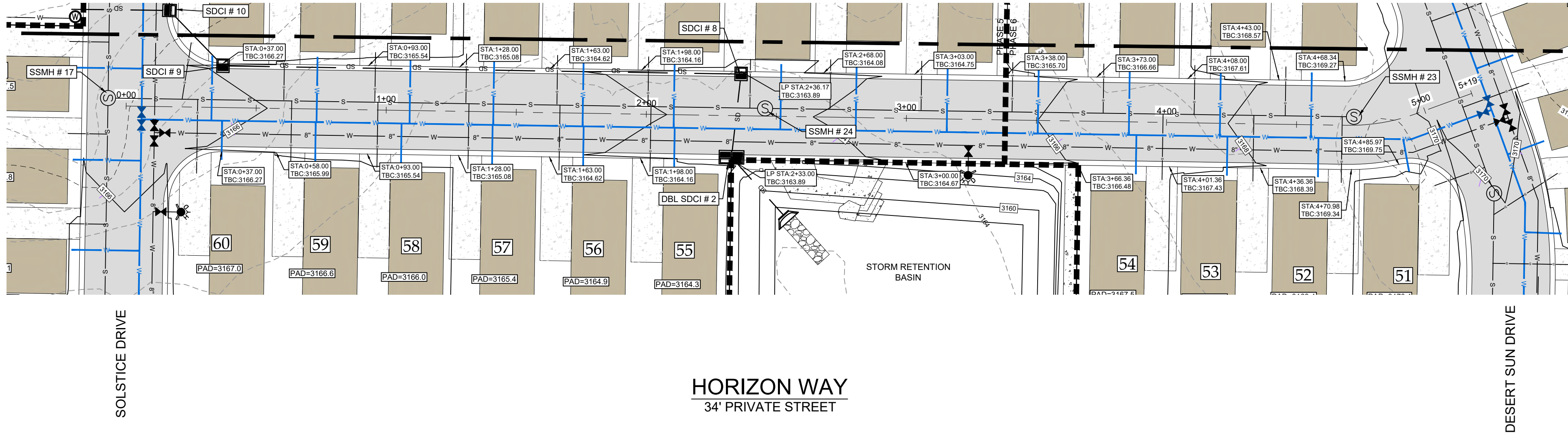
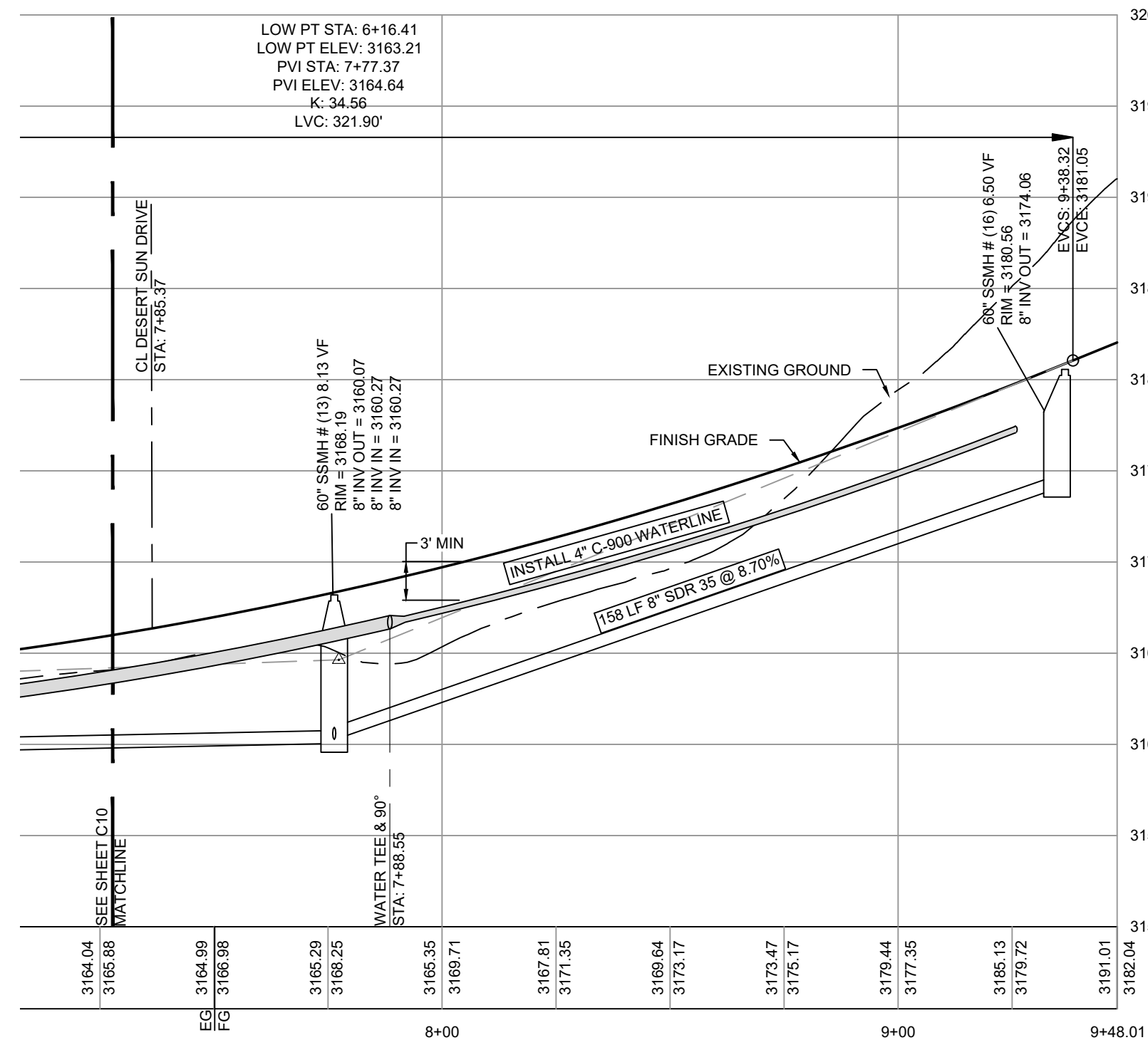
CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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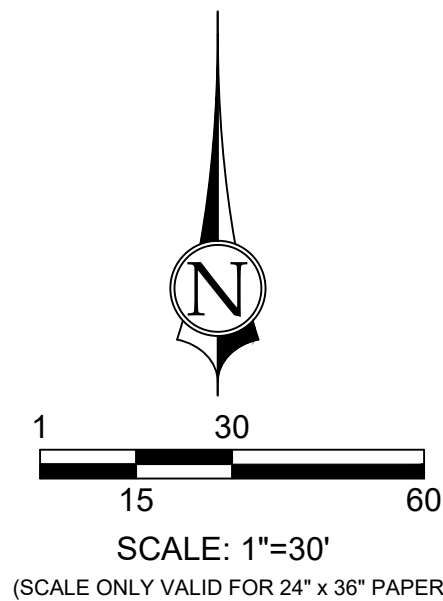


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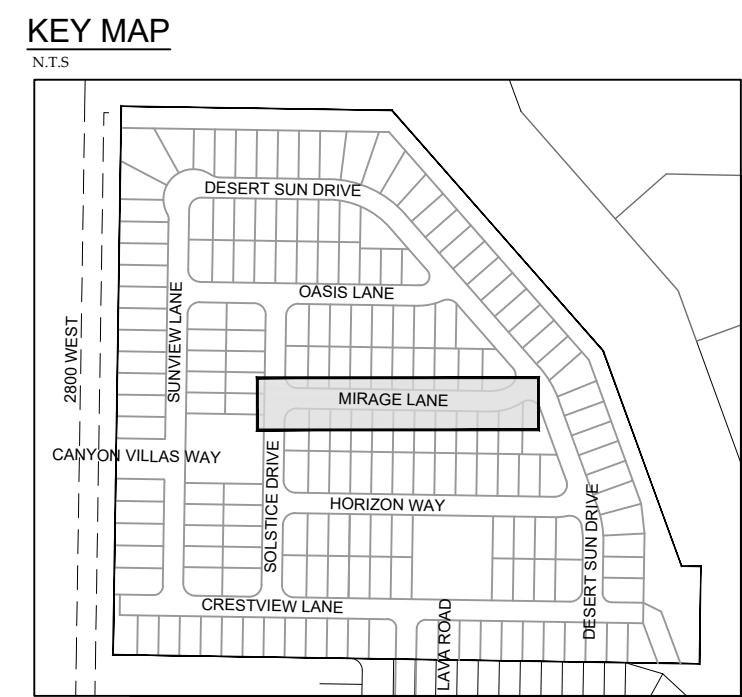
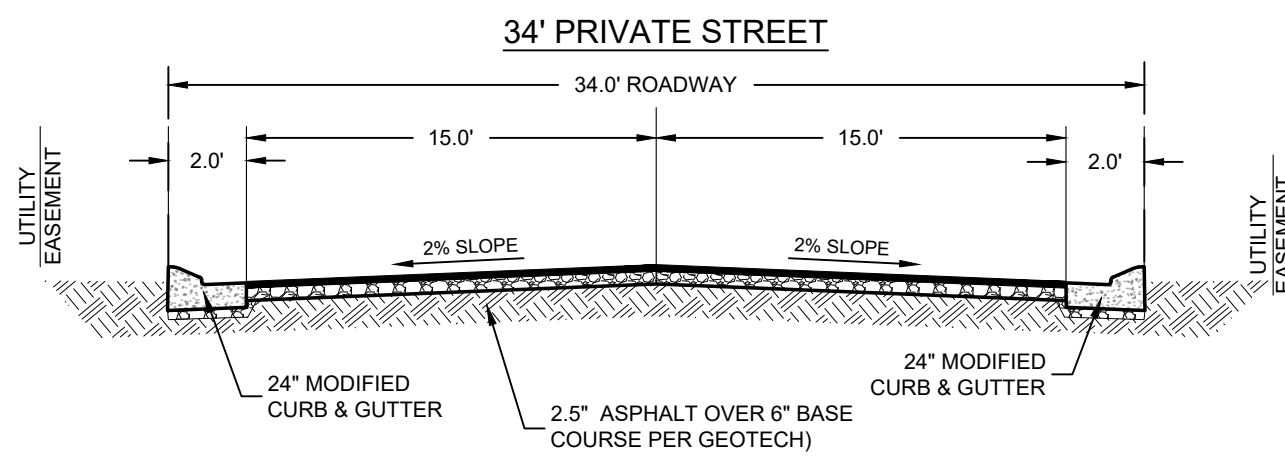
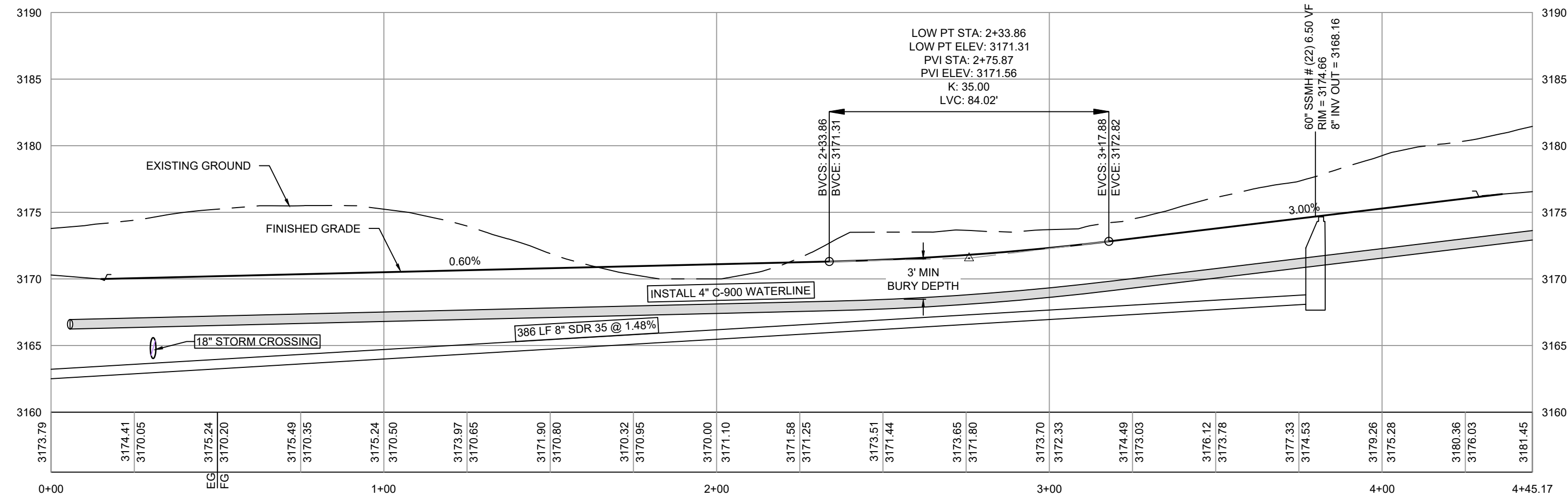
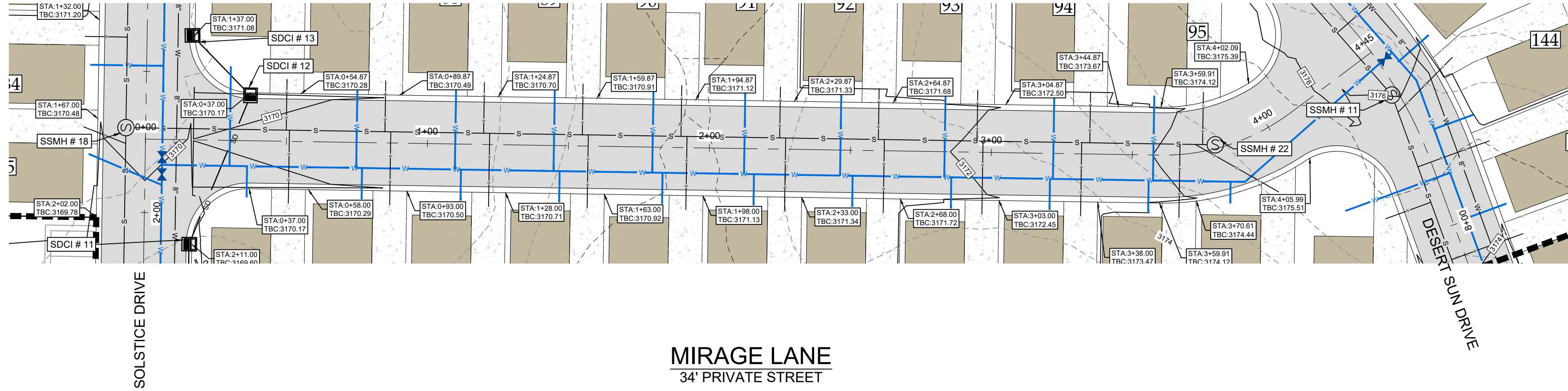
- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- LOCATION ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



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- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - DRAINAGE FLOW DIRECTION
 - SPOT ELEVATION
 - EXISTING WATER LINE
 - 8" C-900 CLASS 150 WATER LINE (PUBLIC)
 - 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
 - 4" C-900 CLASS 150 WATER LINE (PRIVATE)



PLAN & PROFILE

MIRAGE LANE

CANYON VILLAS

LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 22290
DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'

SHEET

C12

REUSE OF DRAWINGS

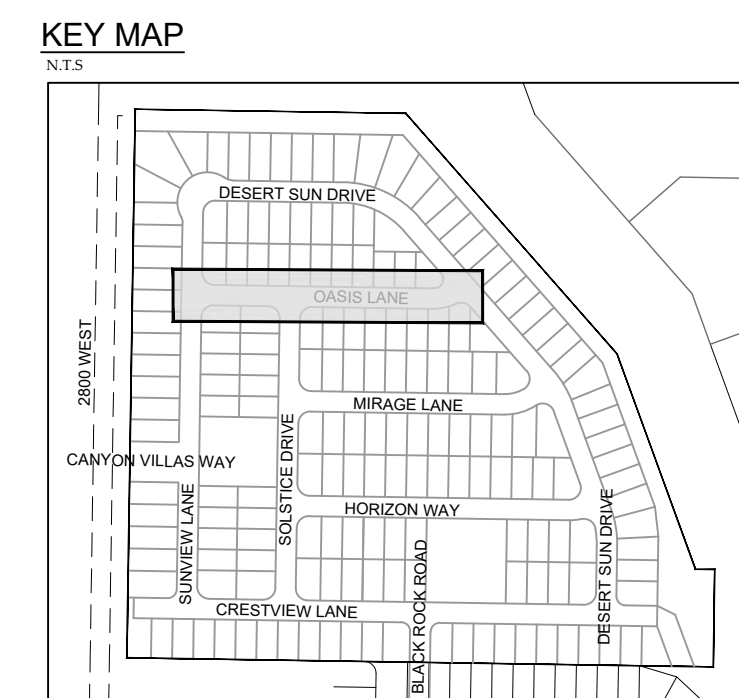
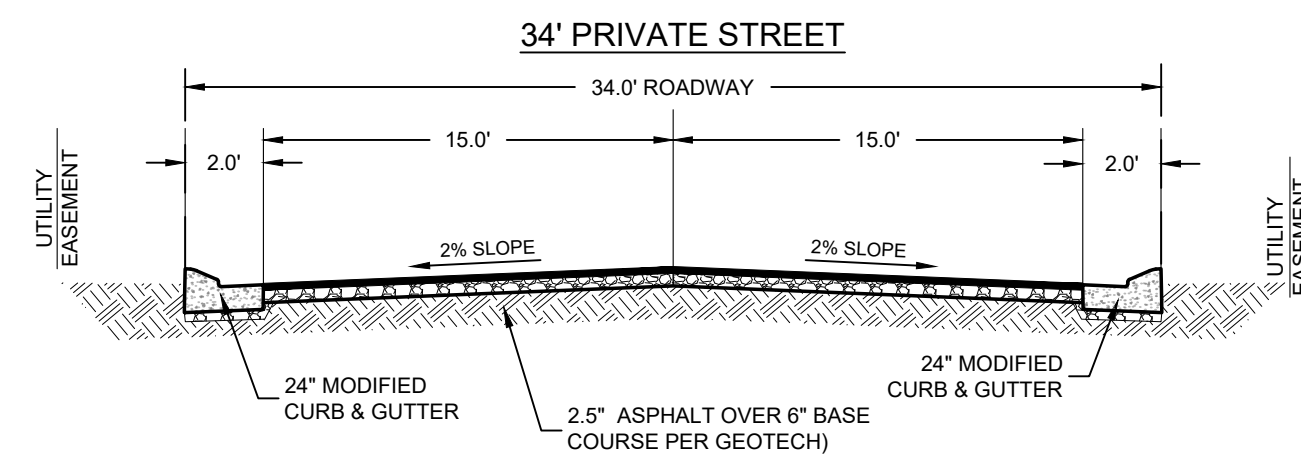
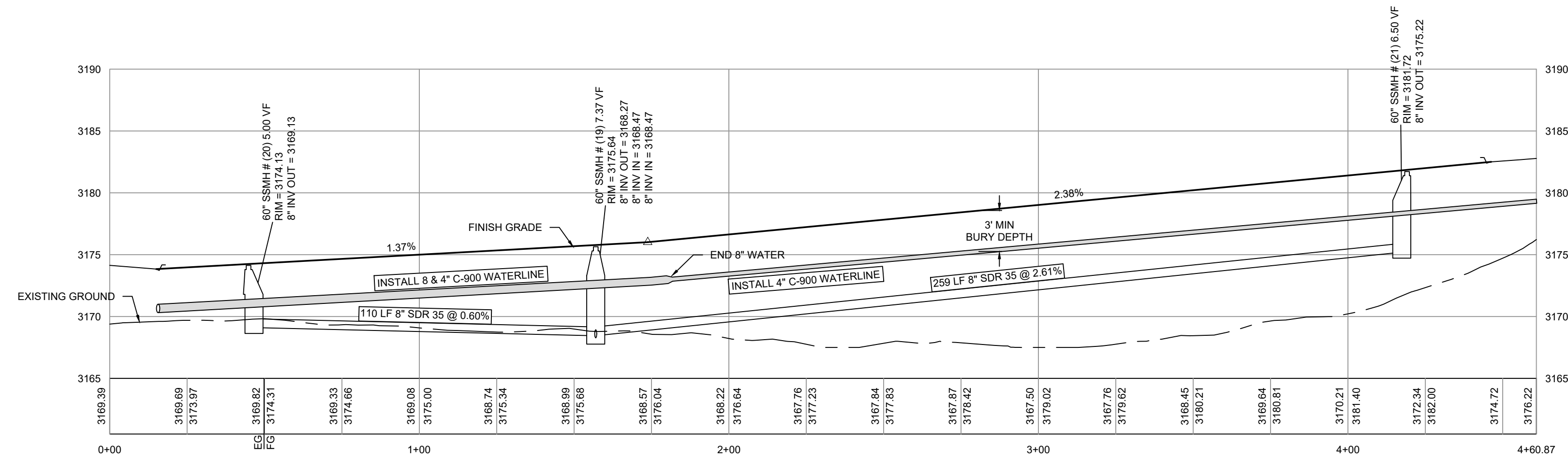
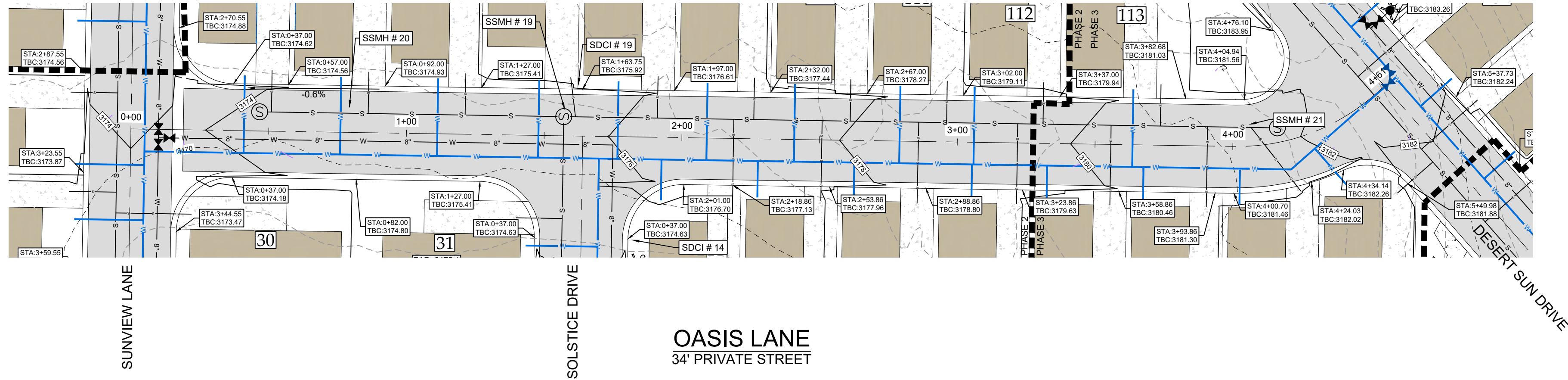
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Know what's **below**.
Call before you dig.

PLAN & PROFILE

OASIS LANE

CANYON VILLAS

LOCATED IN HURRICANE, UTAH

REUSE OF DRAWINGS

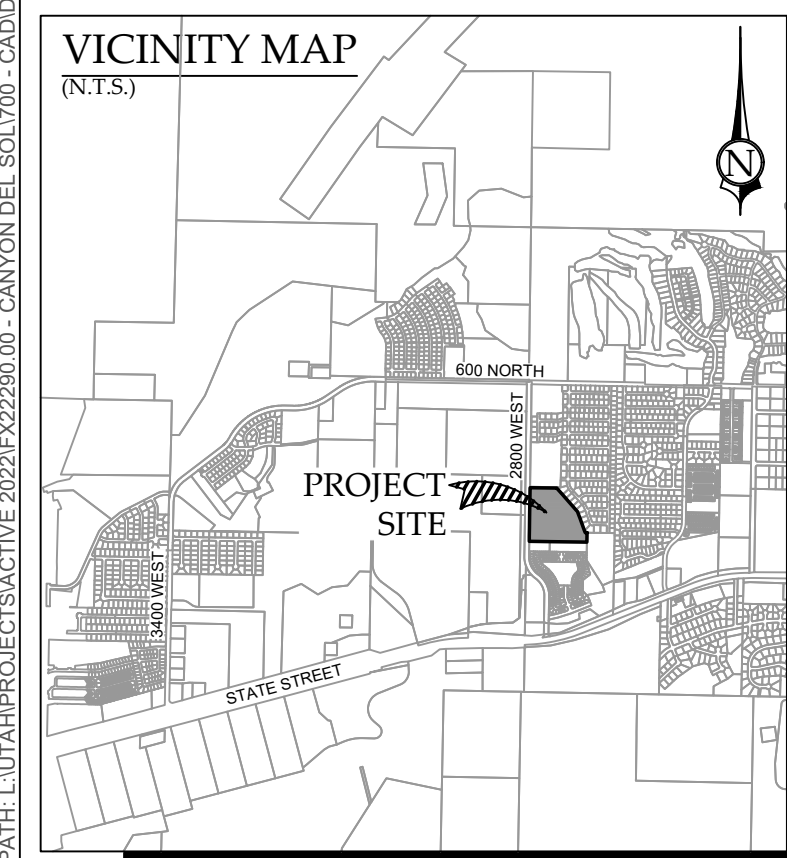
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REVISION

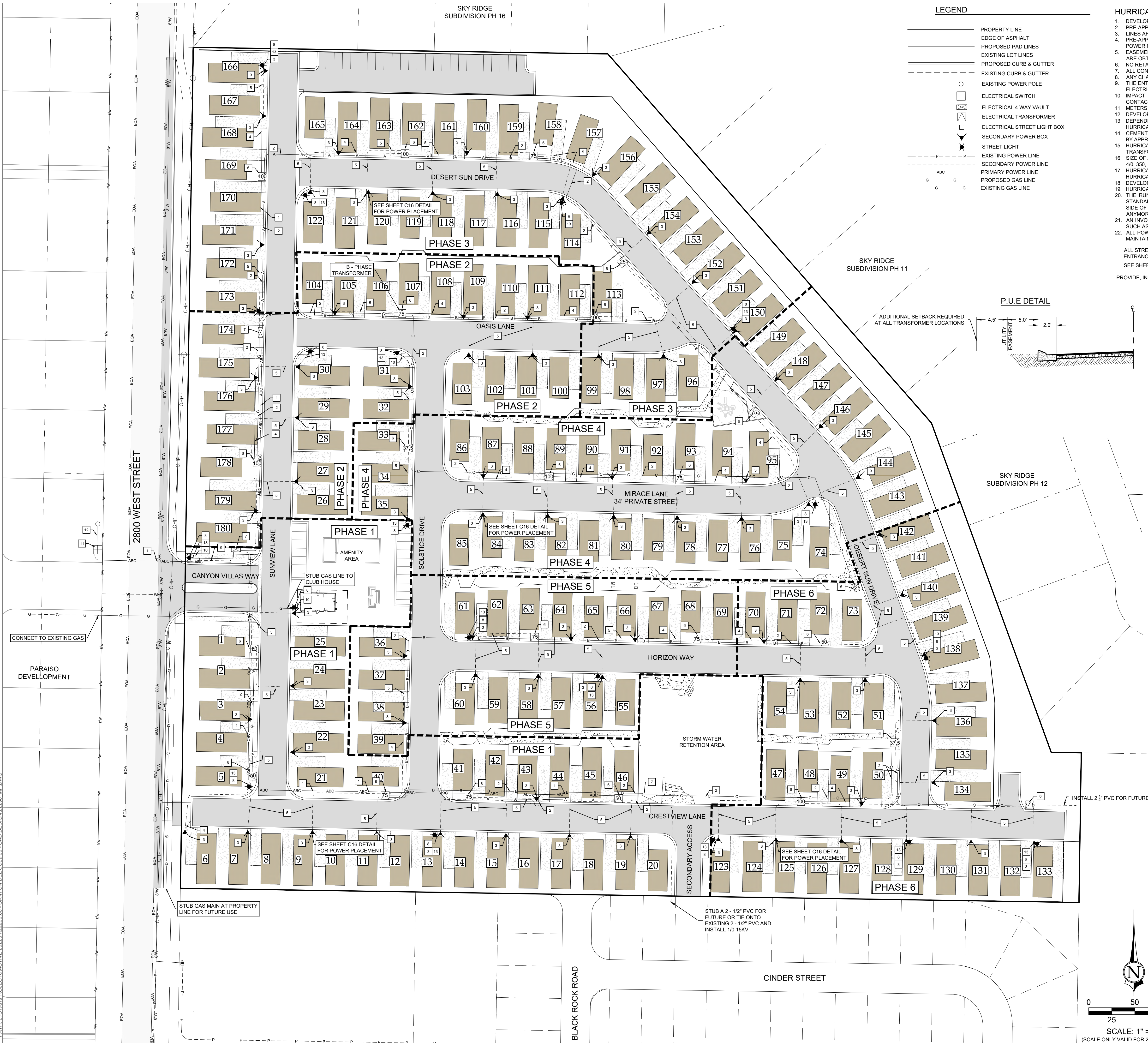
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DATE:	10/07/2024
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HOR SCALE:	1" = 30'
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LEGEND

- PROPERTY LINE
- EDGE OF ASPHALT
- PROPOSED PAD LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING POWER POLE
- ELECTRICAL SWITCH
- ELECTRICAL 4 WAY VAULT
- ELECTRICAL TRANSFORMER
- ELECTRICAL STREET LIGHT BOX
- SECONDARY POWER BOX
- STREET LIGHT
- EXISTING POWER LINE
- SECONDARY POWER LINE
- PRIMARY POWER LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE

HURRICANE CITY POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE \$99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2", 3", OR 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM.
17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
18. DEVELOPER WILL BE BILLED A RISE FEE. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS.
19. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED'S SEE HURRICANE POWER FOR NEW SPEC.
20. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
21. AN INVOICE FOR THE WORK PROVIDED BY HURRICANE POWER WILL BE SENT AT TIME OF PUNCH LIST AND WILL INCLUDE FEES SUCH AS ELBOW TERMINATIONS, VAULT/SWITCH FEES, AND ANY ADDITIONAL TIME AS DETERMINED BY POWER DEPT.
22. ALL POWER EQUIPMENT MUST MAINTAIN A 5' CLEARANCE AROUND IT AND MUST BE LEVEL. ANY SLOPES WILL BE RETAINED TO MAINTAIN THE 5' LEVEL AROUND THE SIDES AND BACK OF EQUIPMENT.

ALL STREET LIGHTS WITHIN THE SUBDIVISION WILL BE PRIVATE LIGHTS WITH EXCEPTION OF THE STREET LIGHT LOCATED IN THE ENTRANCE. LIGHT LOCATIONS ARE SUGGESTIONS AND MAY BE MOVED IF DEEMED NECESSARY BY OWNER. SEE SHEET C16 FOR DETAILED POWER PLACEMENT.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1. INSTALL 4/0 15KV 3 PHASE 15KV IN 4" PVC
2. INSTALL 1/0 15KV 1 PHASE IN 2 1/2" PVC - PHASE AS MARKED
3. INSTALL SECONDARY BOX
4. INSTALL 500 MCM ALUM. TRIPLEX IN 4" PVC
5. INSTALL 350 MCM ALUM. TRIPLEX IN 3" PVC
6. INSTALL NEW TRANSFORMER 120/240 1 PHASE (KVA IS MARKED)
7. INSTALL NEW 3 PHASE VAULT
8. INSTALL DECORATIVE LED STREETLIGHT FED BY 1" PVC AND #10 COPPER
9. INSTALL #2 ALUM. TRIPLEX IN 2" PVC
10. INSTALL STREET LIGHT BOX
11. INSTALL NEW PMH 11
12. INSTALL NEW 750 MCM 3 PHASE RISER IN 6" PVC
13. INSTALL #10 COPPER IN 1" PVC

PUBLIC UTILITY EASEMENT NOTE:

1. ALL PUBLIC UTILITY EASEMENTS WILL BE HANDLED BY SEPERATE DOCUMENT

ENBRIDGE GAS NOTES

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT ENBRIDGE GAS FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ONIN A PUE" DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION."
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL, (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. "IMPORTANT NOTICE" GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435) 559-6547.

TDS NOTES:

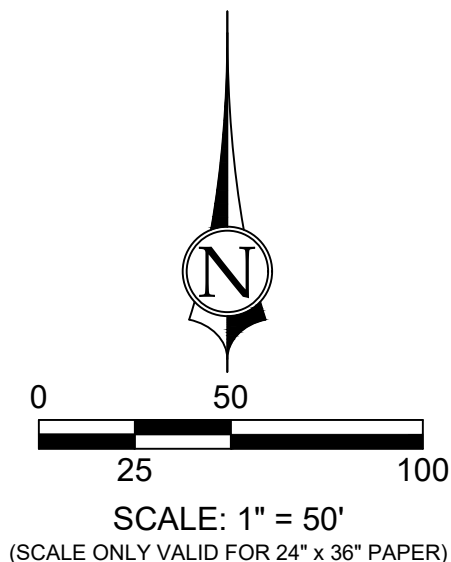
1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPENJOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH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

CENTURY LINK NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURY LINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"x30"x10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 365-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

INFOWEST, CATV/FIBER OPTIC NOTES:

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



OWNER CONTACT

SUNWOOD HOMES OF SOUTHERN UTAH INC
1791 NUTHEM CIRCLE
WASHINGTON, UT 84780



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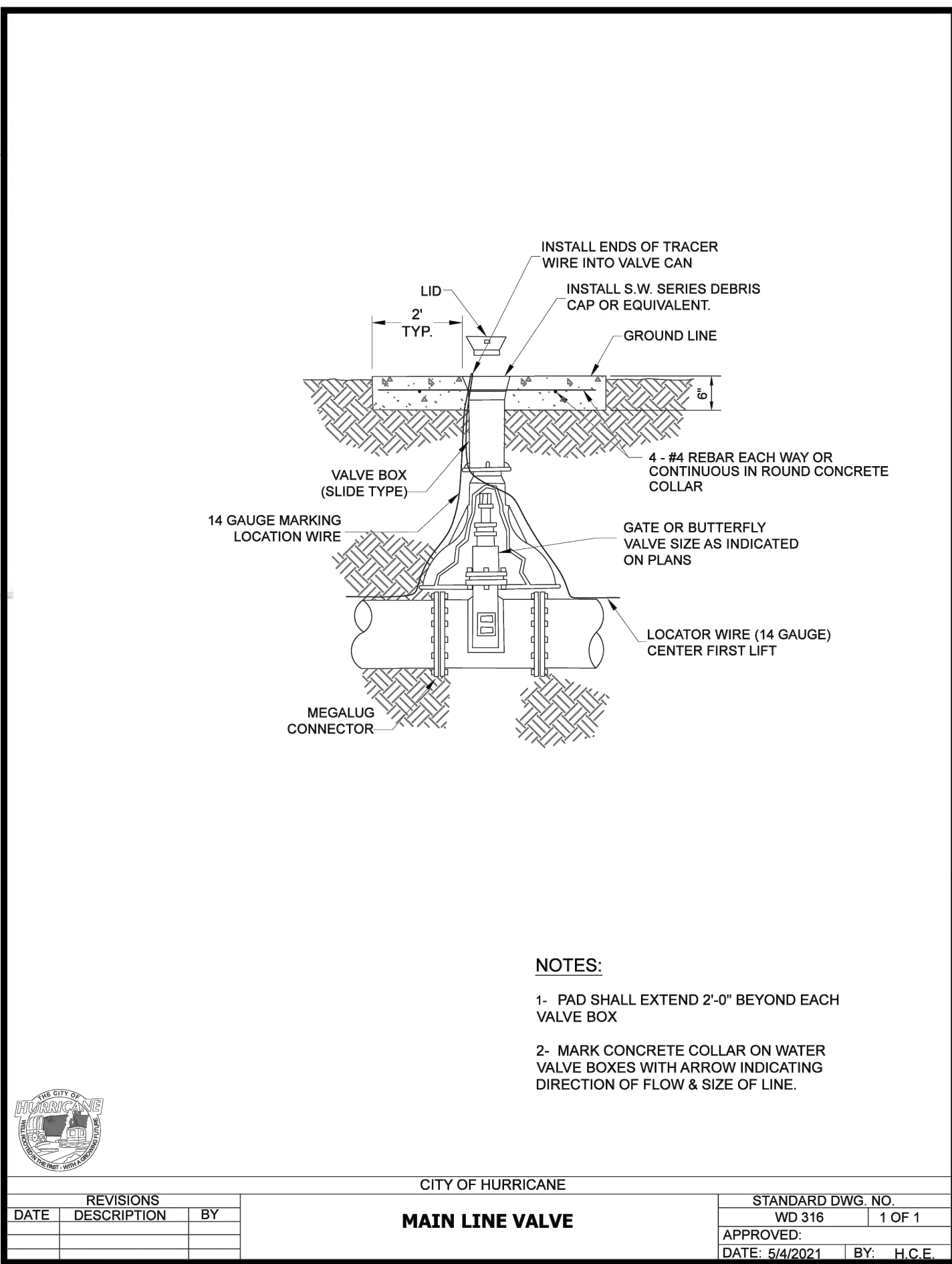
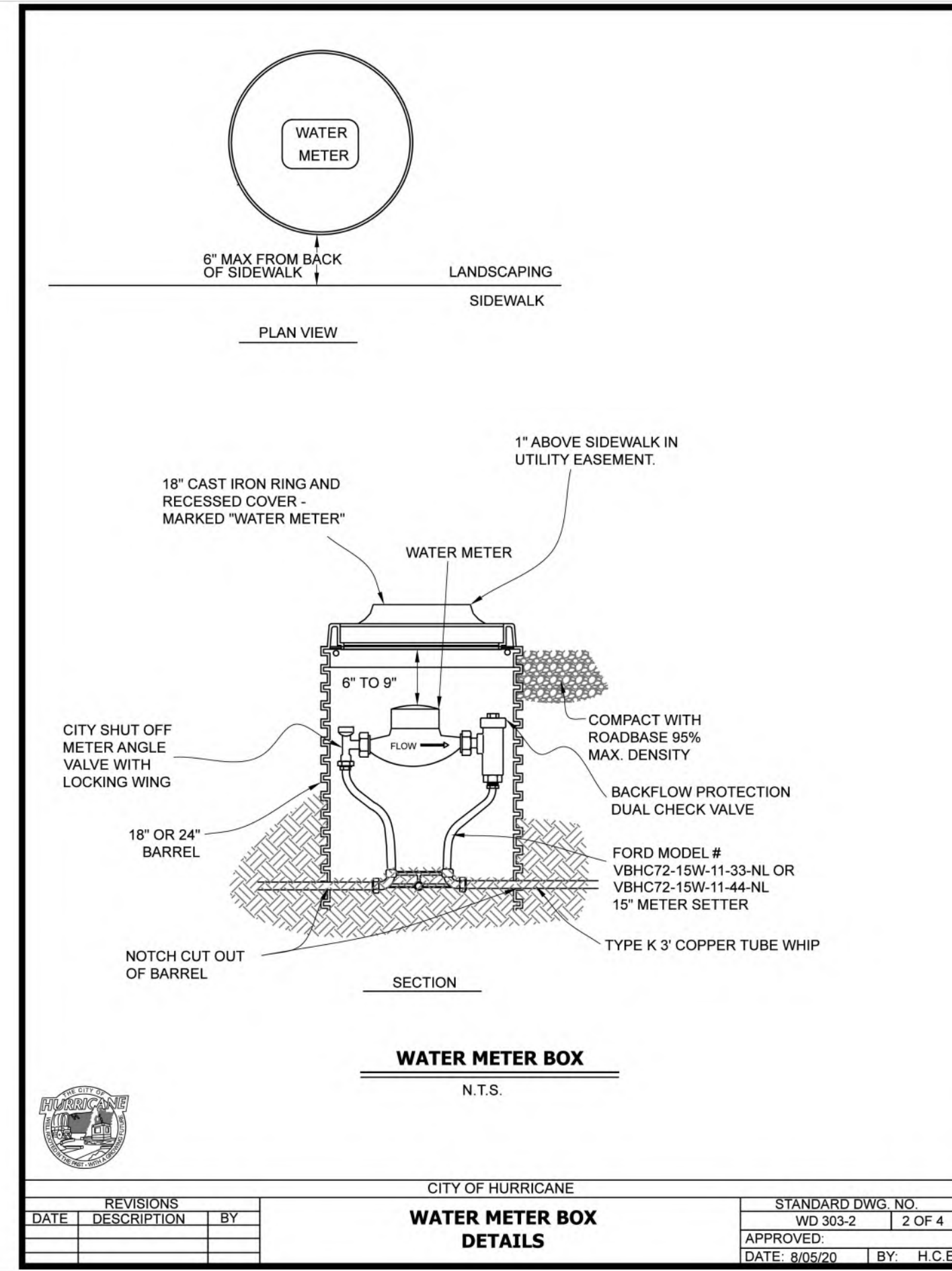
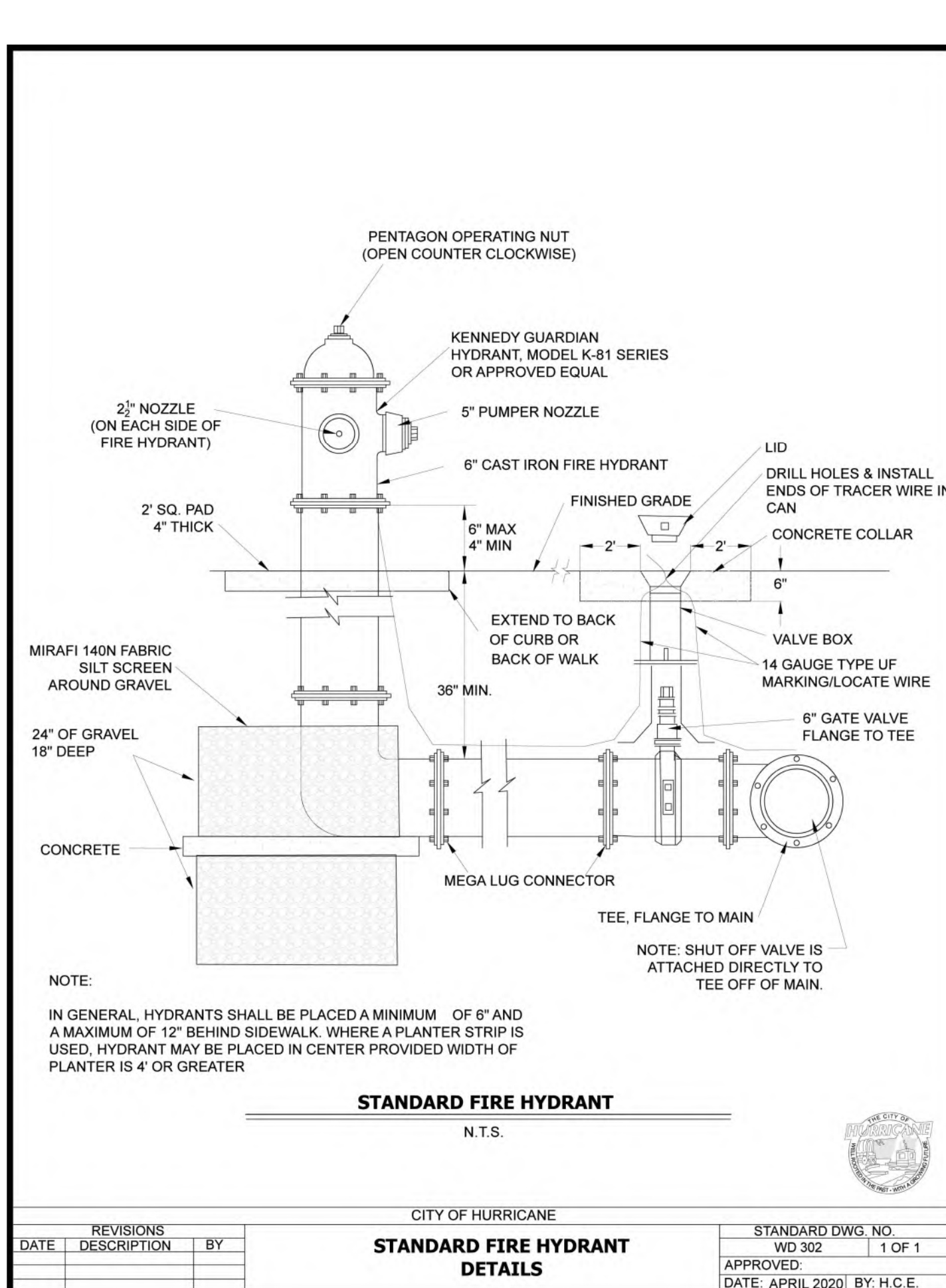
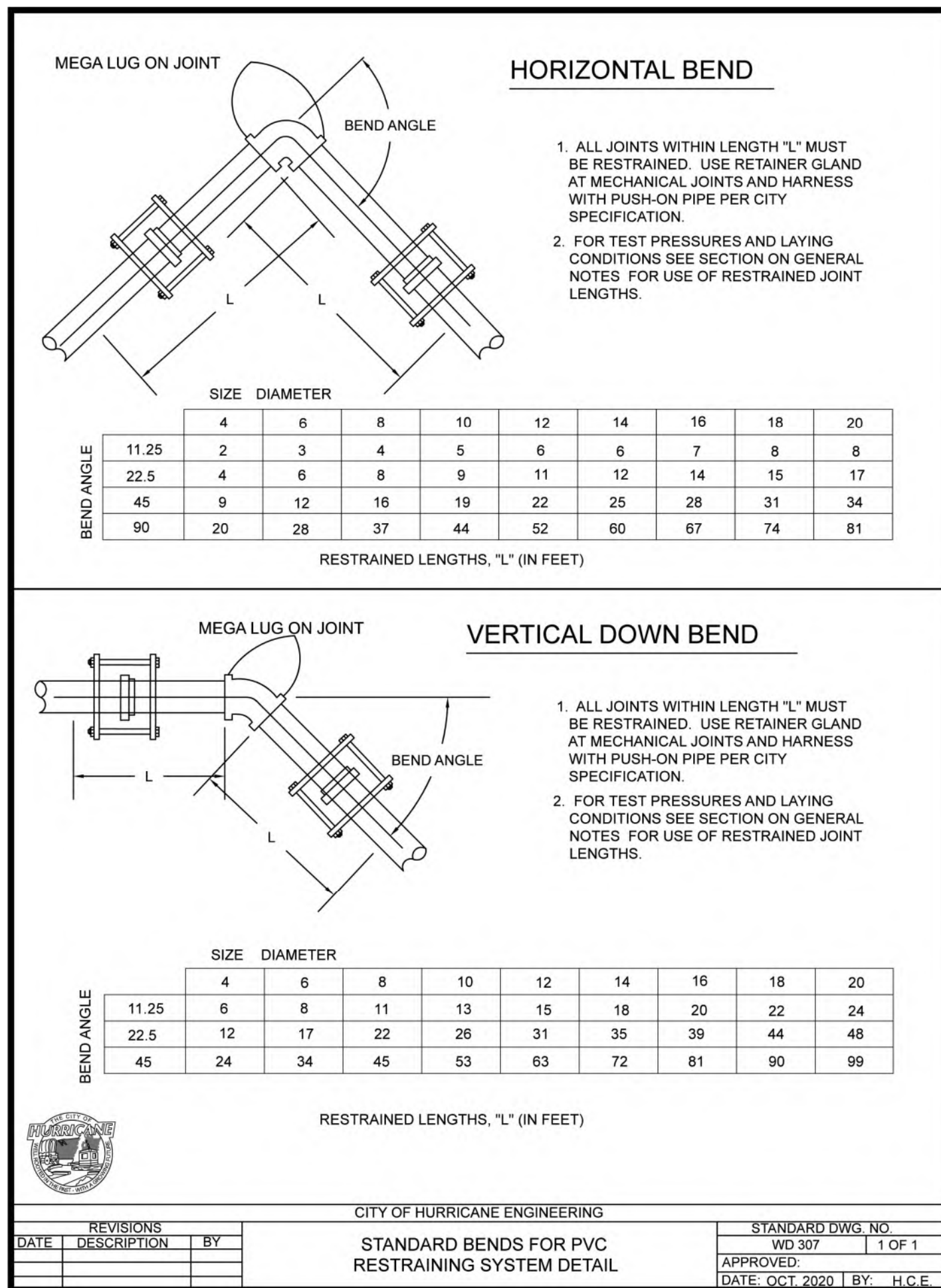
POWER, GAS, & COMMUNICATIONS PLAN

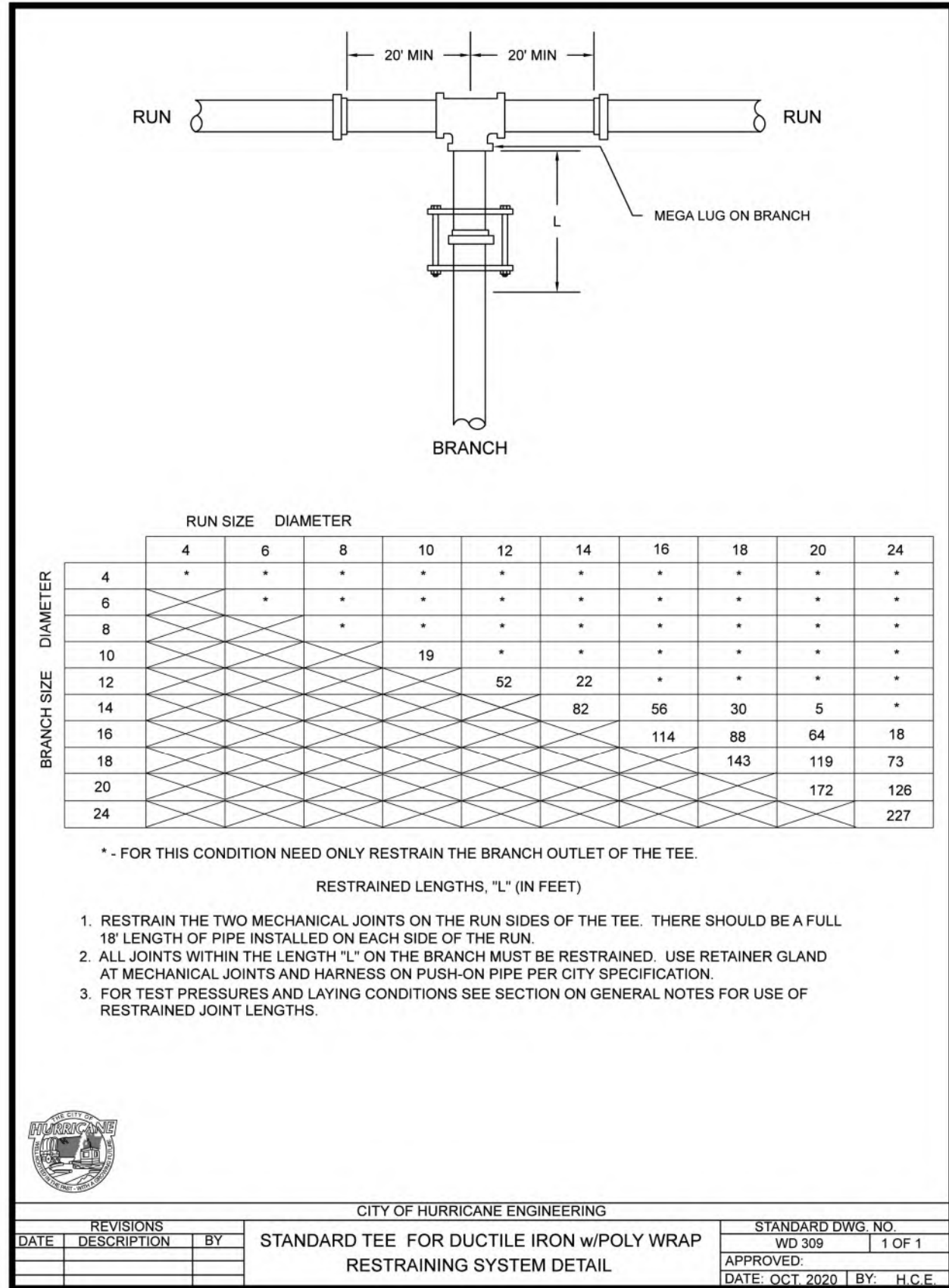
CANYON VILLAS

LOCATED IN HURRICANE, UTAH

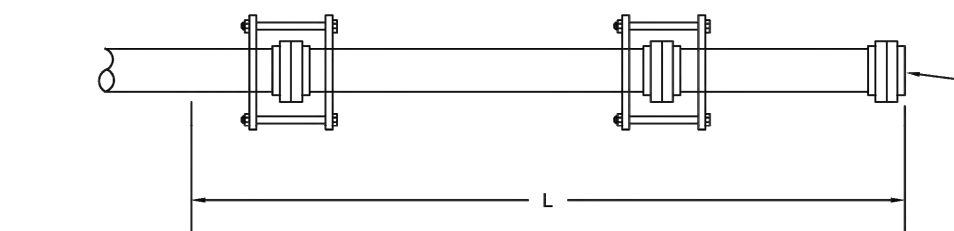
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DATE: 10/07/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 50'
VER SCALE: N/A
SHEET

C17





STANDARD DEAD END FOR DUCTILE IRON

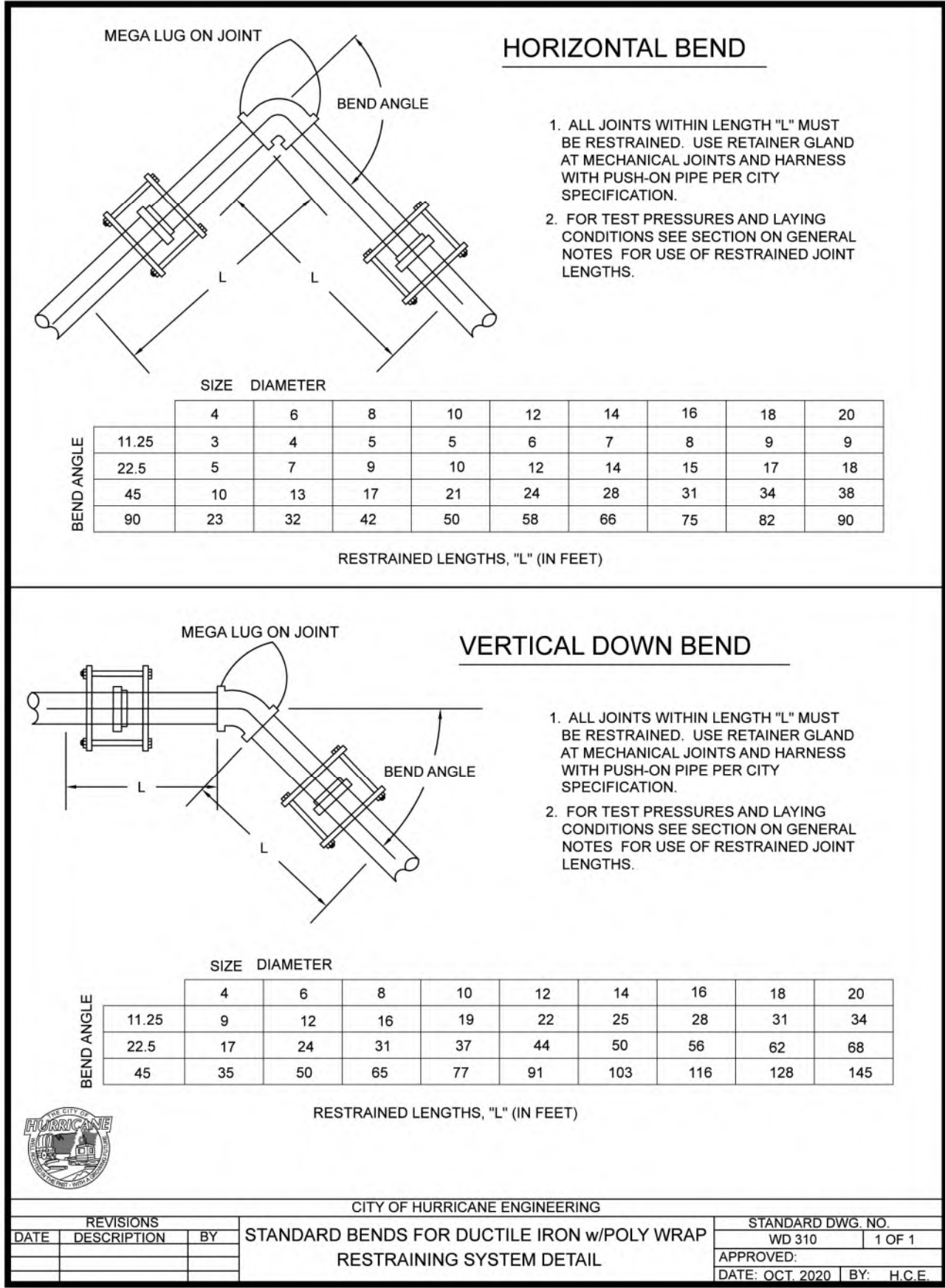


RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN HURRICANE.

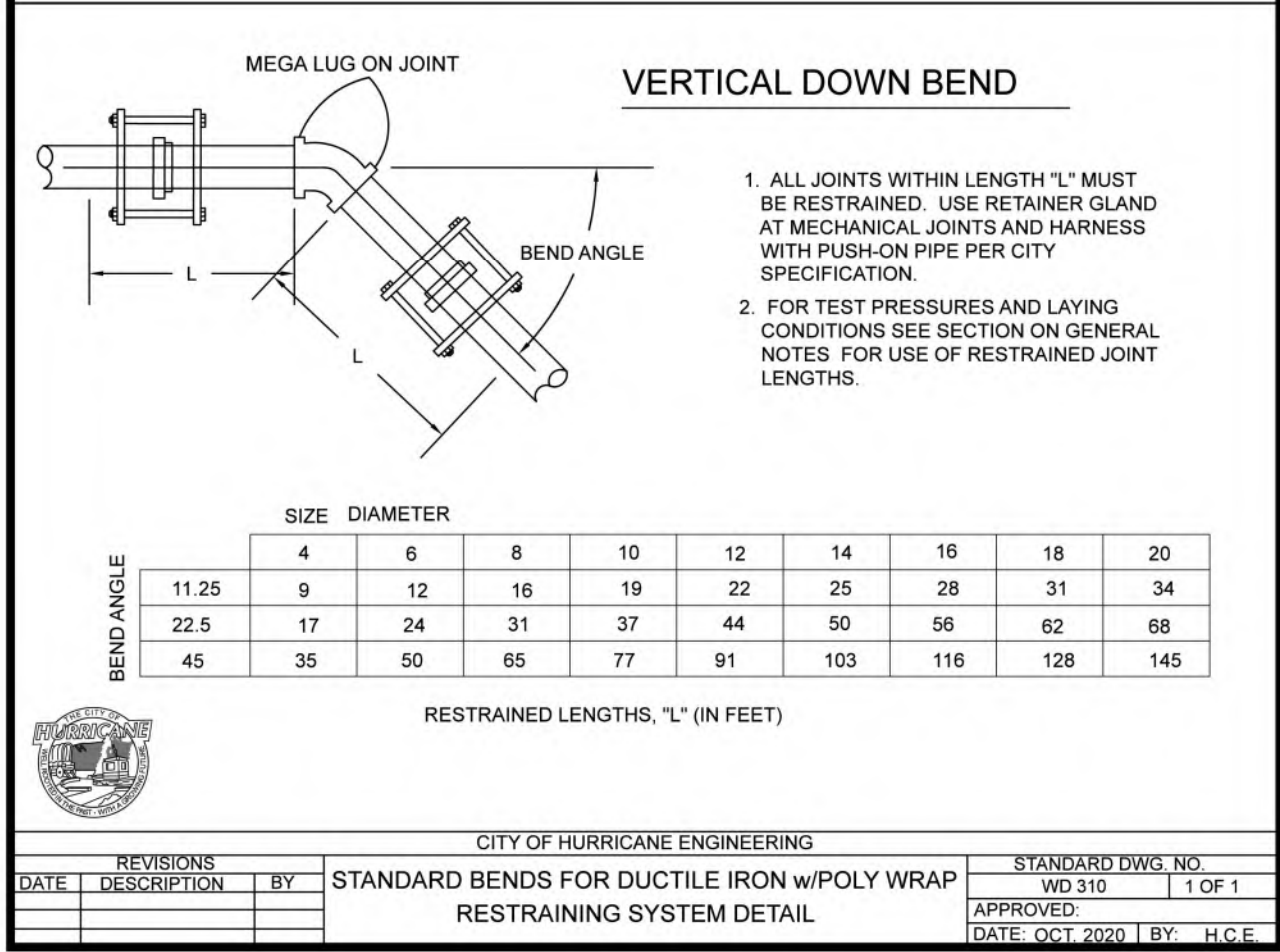
- THREE (3) FEET MINIMUM DEPTH OF COVER.
- A SAFETY FACTOR OF 1.5
- SOIL TYPE SANDY CLAY
- TYPE 5 TRENCH COMPACTION FOR FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
- 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.



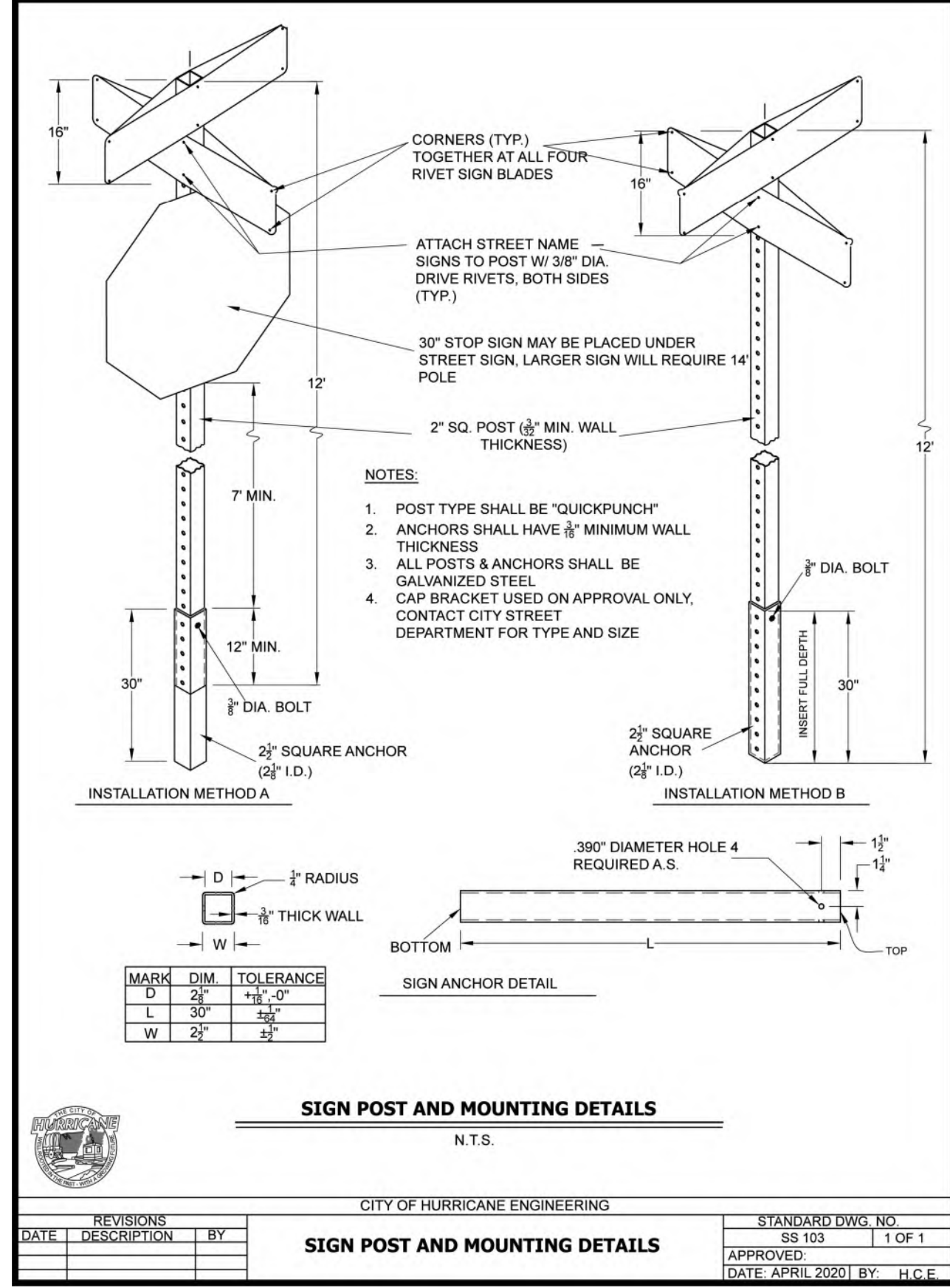
HORIZONTAL BEND

- ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.



VERTICAL DOWN BEND

- ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

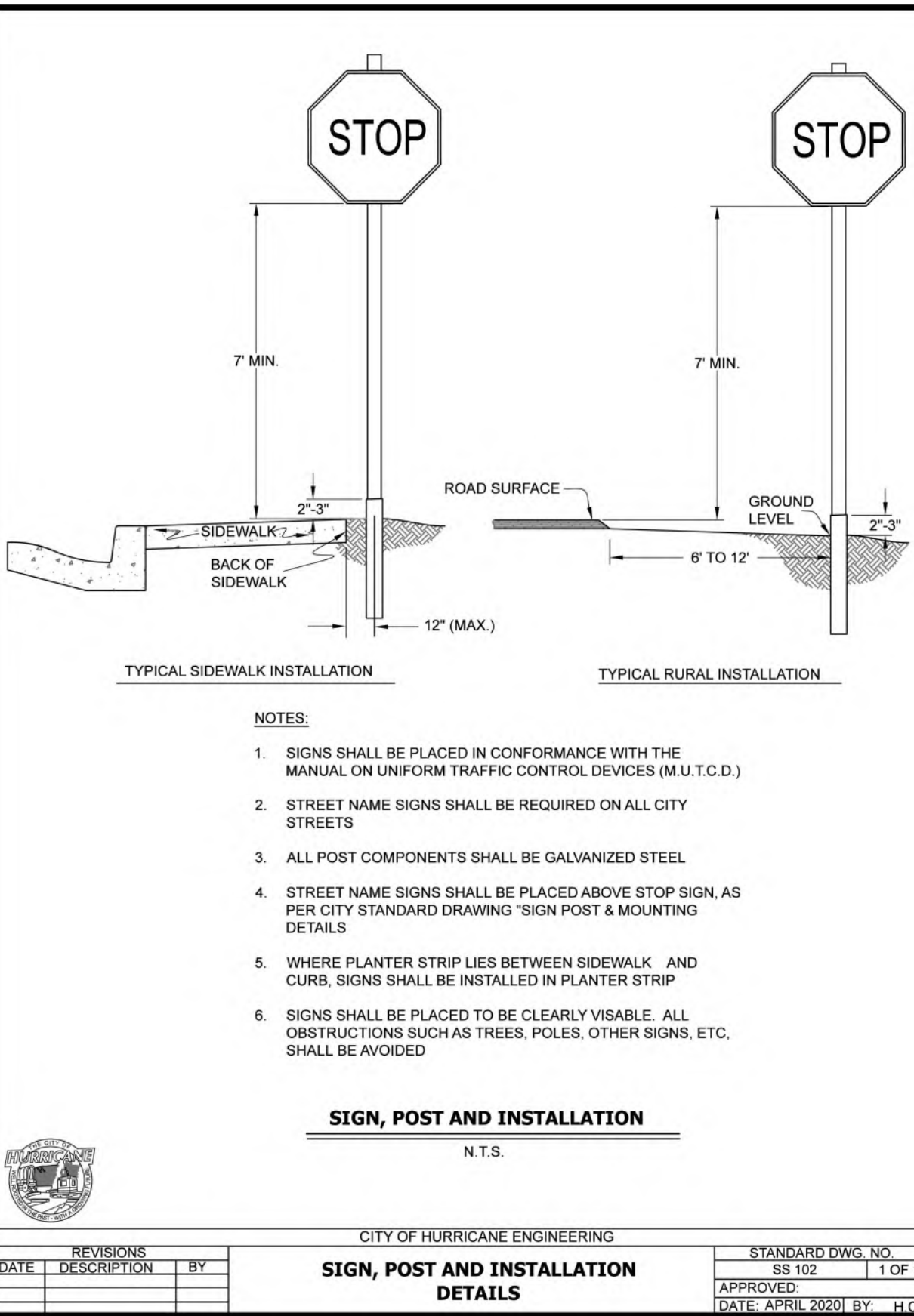


SIGN POST AND MOUNTING DETAILS

N.T.S.

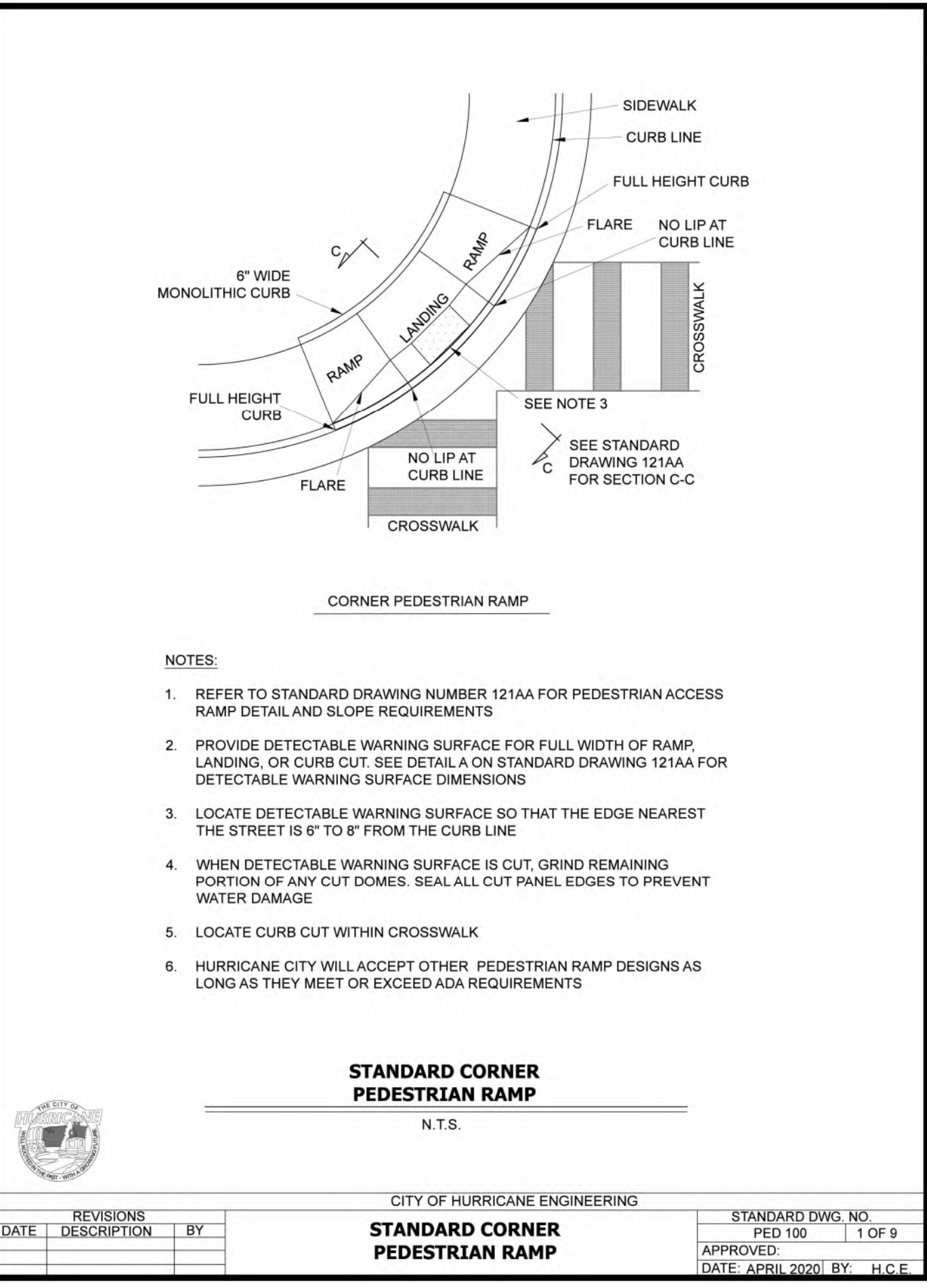
SIGN POST AND MOUNTING DETAILS

N.T.S.



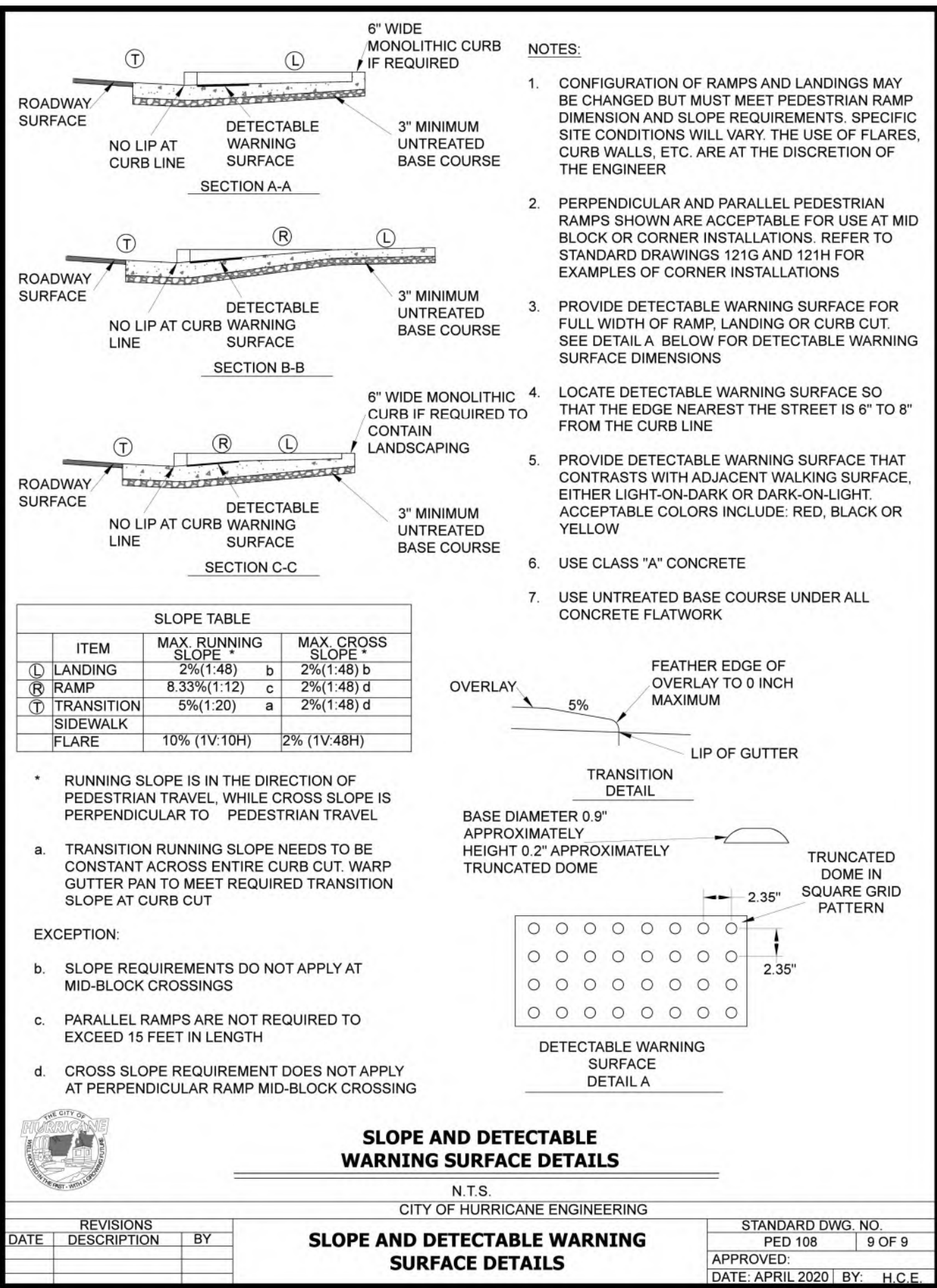
SIGN, POST AND INSTALLATION

N.T.S.



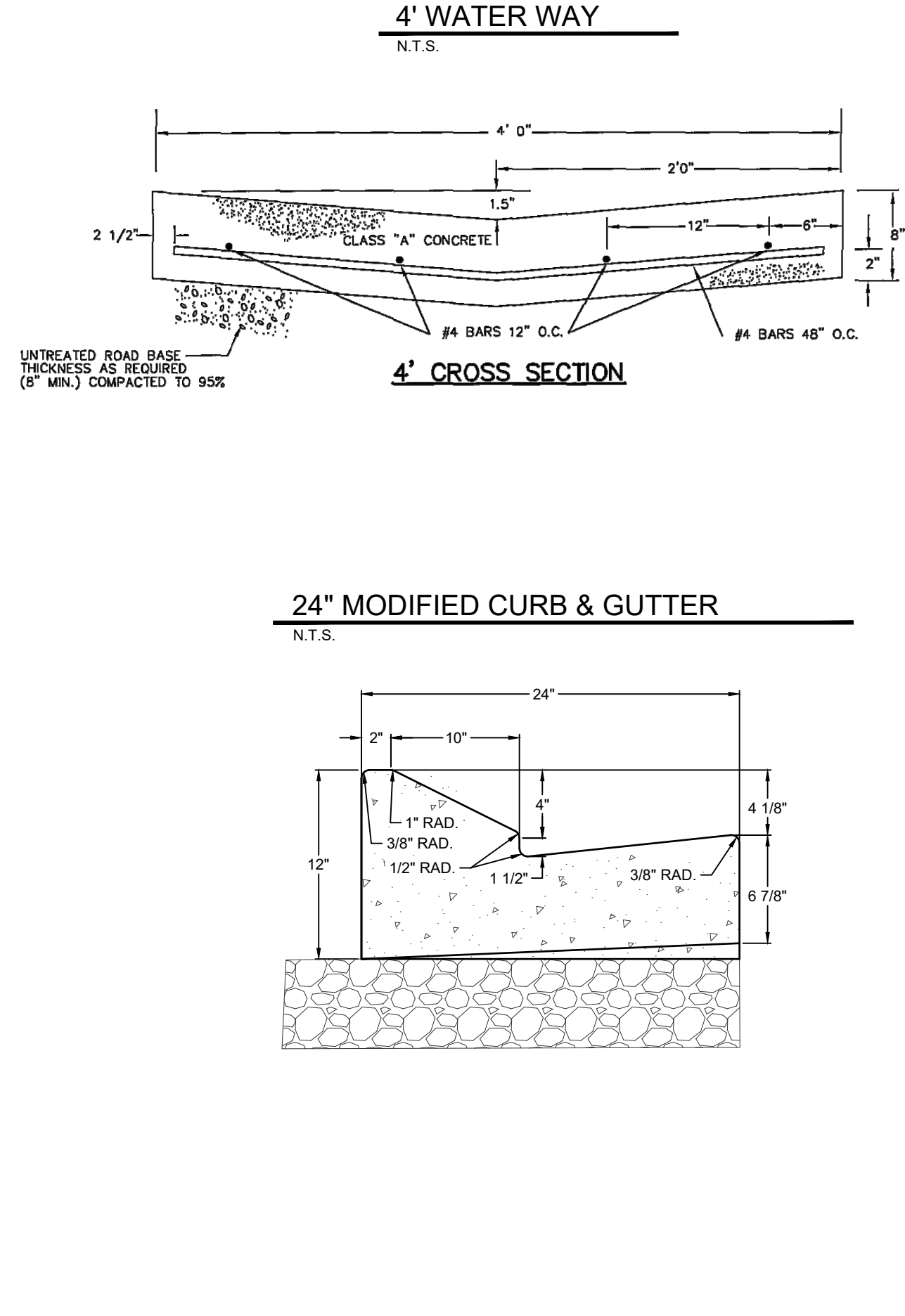
STANDARD CORNER PEDESTRIAN RAMP

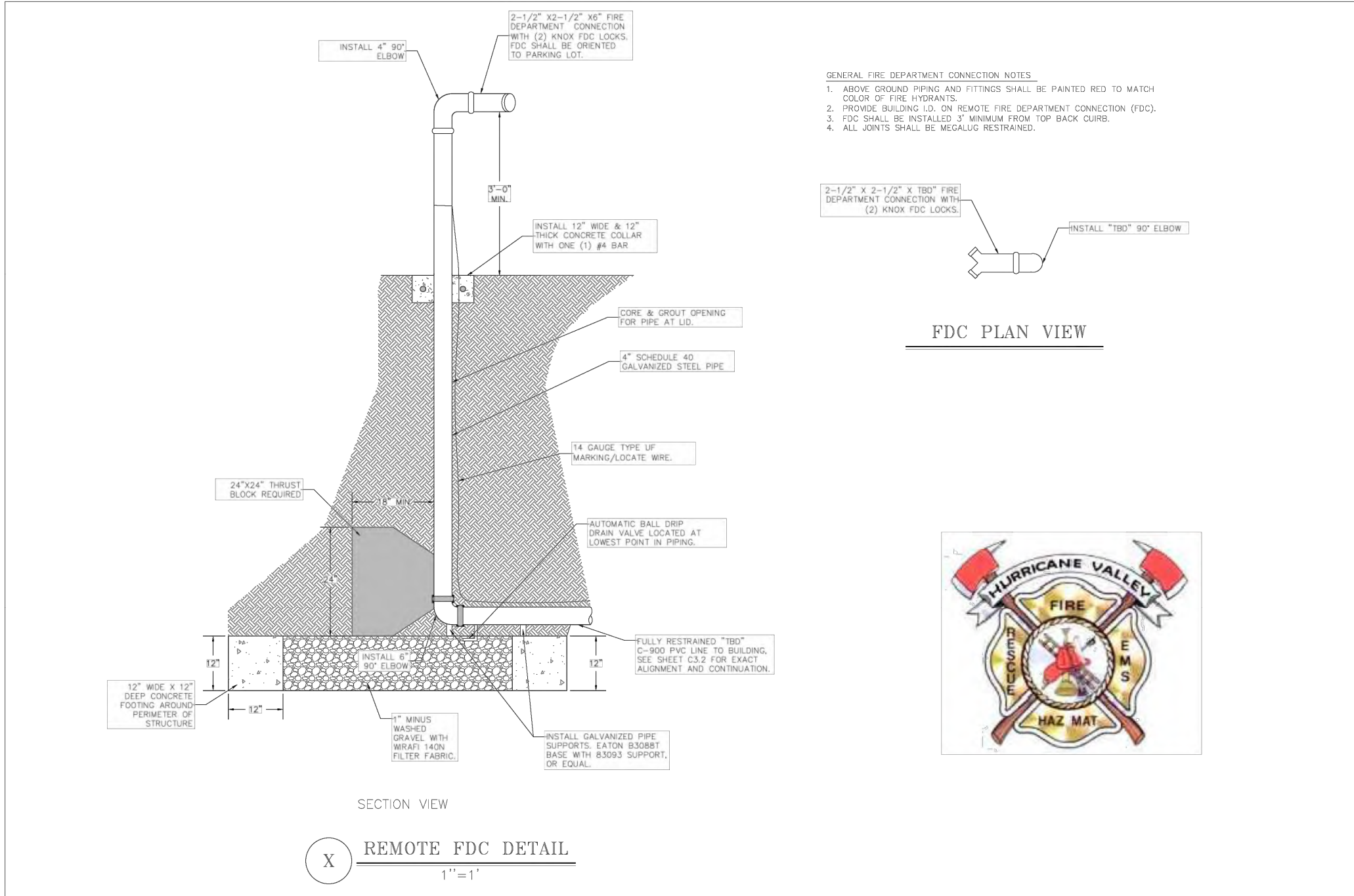
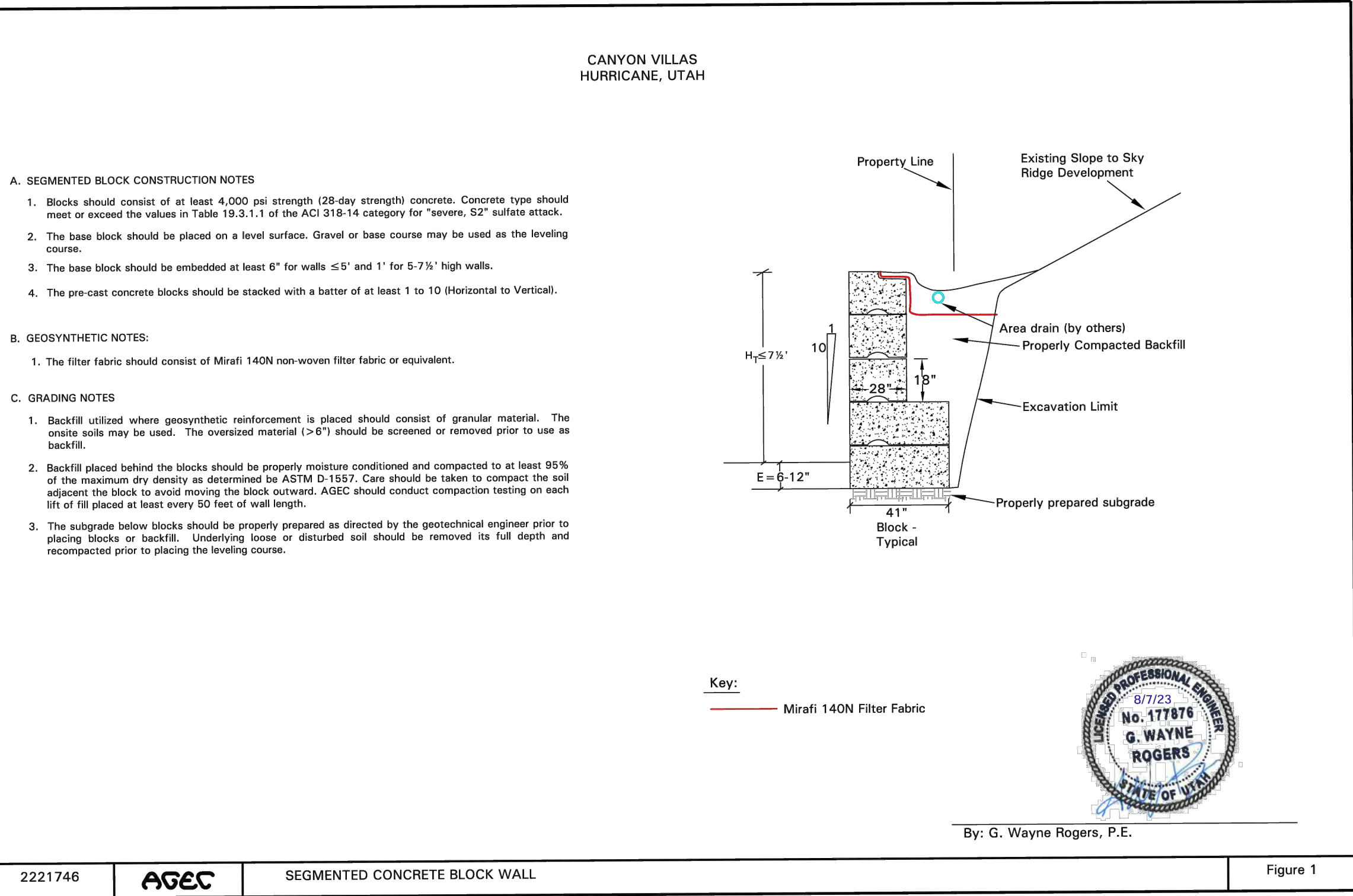
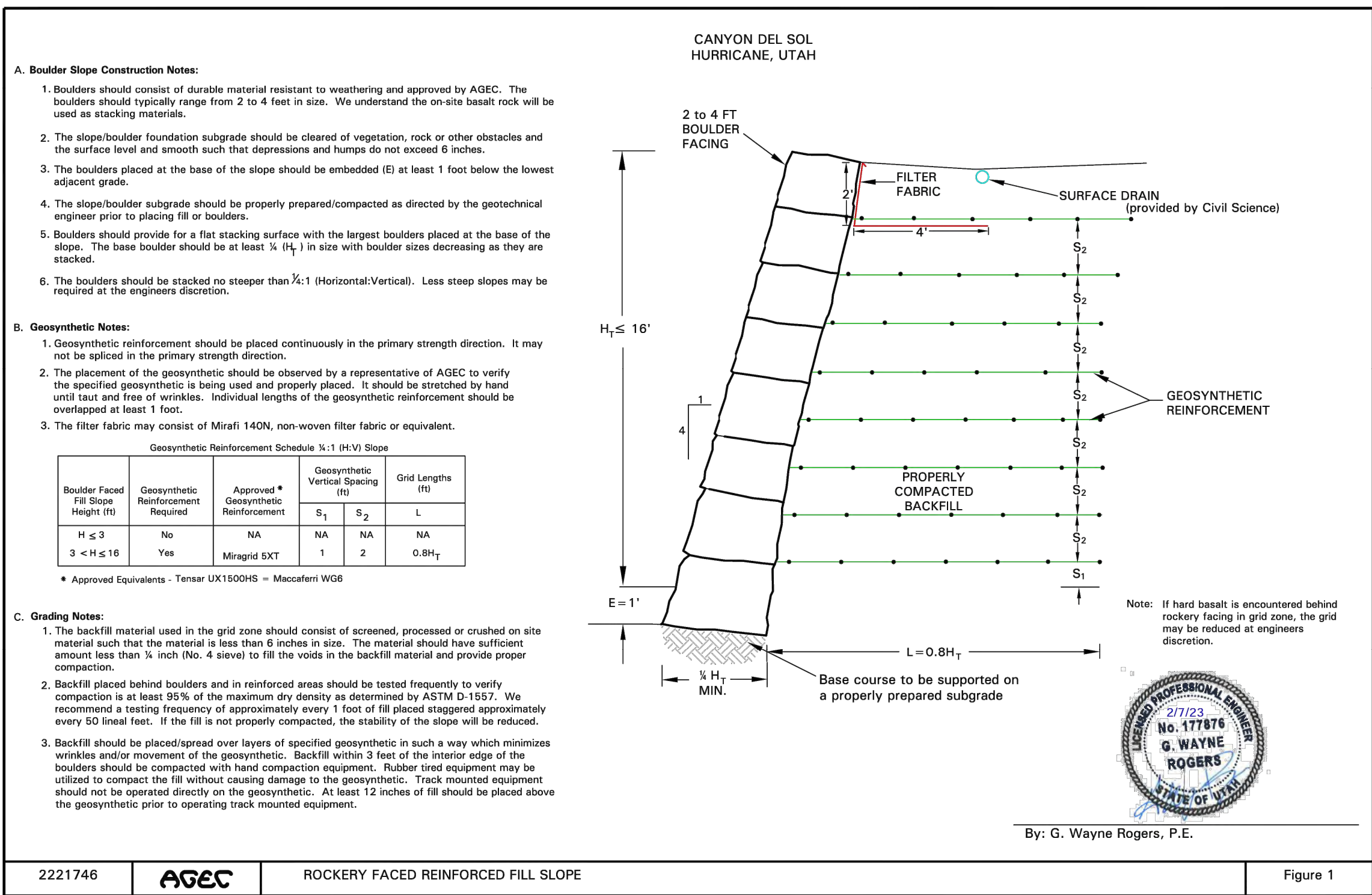
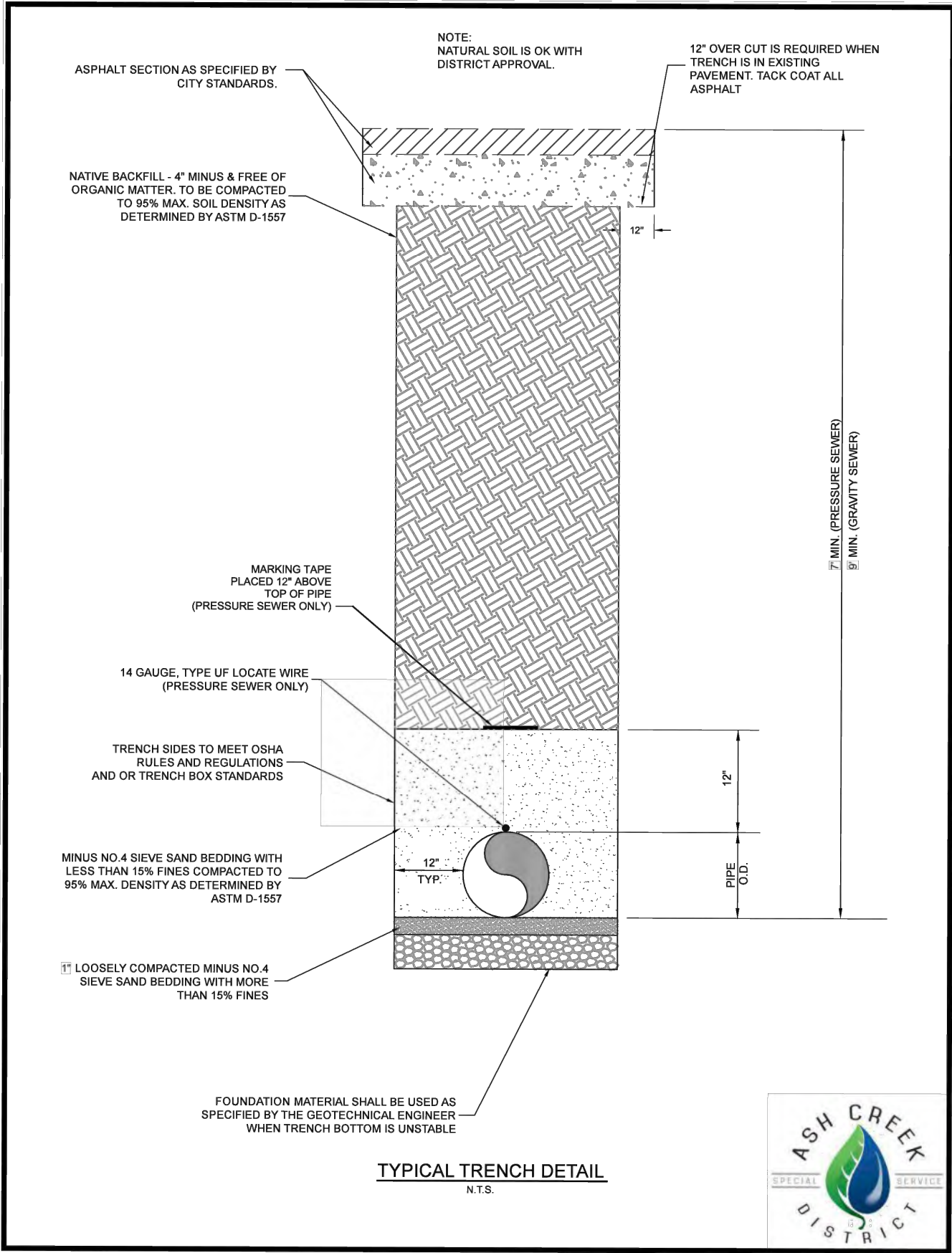
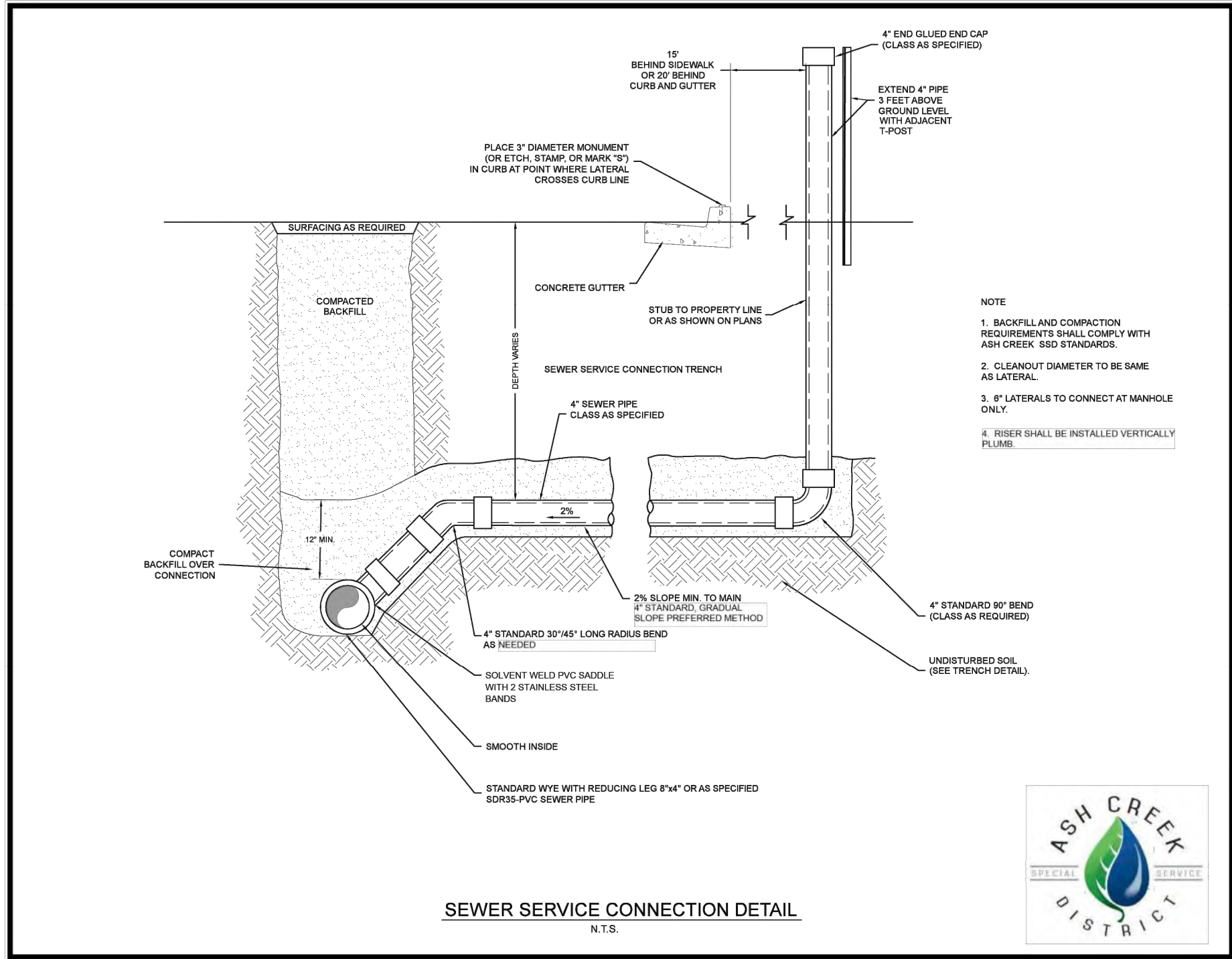
N.T.S.



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.













CANYON VILLAS

PLANTING PLAN

July 27, 2023

NEAR 2800 W & 100 N
HURRICANE, UT 84737

PROJECT LOCATION



NTS



1"=200'



INDEX	
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PP105	PLANTING PLAN
PP106	PLANTING PLAN
PP201	PLANTING DETAILS

PROJECT TEAM

OWNER INFORMATION



Sunwood Development
440 S. Nichols Peak Road
Washington City, UT 84780

Owners Contact Information:
Bret Howcroft
bret@mysunwoodhomes.com

Phone: 801.556-8386

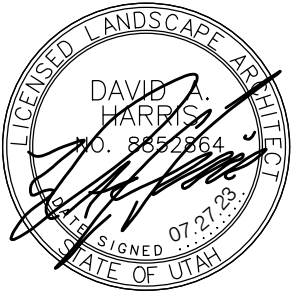
LANDSCAPE ARCHITECT



Environmental Planning Group
6949 S. High Tech Drive #100
Midvale, Utah 84047

Contact Information:
Dave Harris
dharris@epgllc.co

Phone: 385.337.5967



GENERAL NOTES

1.

NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2.

THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3.

THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK AT NO ADDITIONAL COST TO THE OWNER.
4.

THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6.

THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7.

THE CONTRACTOR SHALL LOCATE SURVEY MARKERS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8.

THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCHMARKS UNTIL THE CONSTRUCTION BENCHMARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9.

THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC. IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10.

THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
15.

PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN, ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. 48 HOURS PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT **BLUE STAKE (1-800-662-4111)** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
16.

THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
17.

THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
18.

THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS OF THE OWNER AT NO EXPENSE TO THE OWNER.
19.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
20.

THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. AREAS OUTSIDE THE LIMIT OF WORK BOUNDARIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
21.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFF SITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
22.

THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM CONSTRUCTION ACTIVITIES.
23.

MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
24.

THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS, AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

PLANTING NOTES

1.

TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2.

PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3.

QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4.

NO PLANT SUBSTITUTIONS INCLUDING TYPE, SIZE, OR QUANTITY AS SHOWN ON THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5.

THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6.

PLANT MATERIAL TO REMAIN IS TO BE PROTECTED. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7.

PLANT MATERIAL'S BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
8.

PLANTINGS AROUND ELECTRICAL TRANSFORMERS SHALL MAINTAIN A MINIMUM CLEARANCE OF THREE (3) FEET ON ALL SIDES AND 12 FEET ON SIDES WITH DOORS UNLESS OTHER MORE RESTRICTIVE REQUIREMENTS ARE REQUIRED BY THE LOCAL ELECTRIC PROVIDER. THE CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS PRIOR TO INSTALLATION.
9.

PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
10.

PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 18 INCHES WITHIN SIGHT DISTANCE TRIANGLES.
11.

TREE TRUNKS SHALL NOT BE LOCATED WITHIN SIGHT DISTANCE TRIANGLES AND TREE CANOPIES SHALL BE PRUNED A MINIMUM OF 6'-0" WITHIN SIGHT DISTANCE TRIANGLES OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
12.

TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM CITY WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
13.

SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF TWO (2) FEET AT MATURE SIZE.
14.

PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, PROJECT MANAGER OR OTHER DESIGNEE PRIOR TO INSTALLATION.
15.

THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
16.

ALL PLANT BEDS TO RECEIVE FOUR (4) INCHES OF SOIL PEP INCORPORATED INTO THE TOP EIGHT (8) INCHES OF SOIL.. PLANTING BEDS SHALL RECEIVE AN ADDITIONAL TWO (2) INCH LAYER OF SOIL PEP OR GRAVEL MULCH AFTER PLANTING IS COMPLETE.

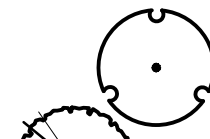
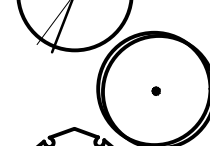
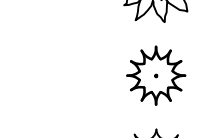
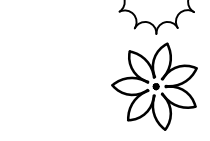
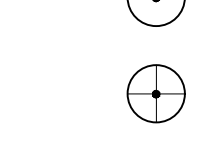
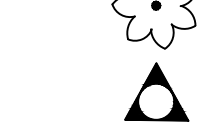
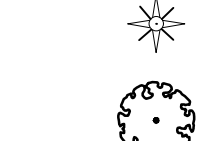
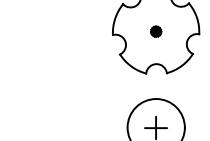
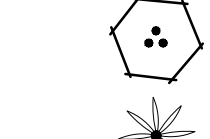
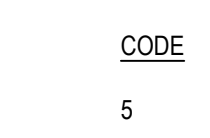
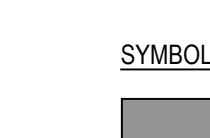
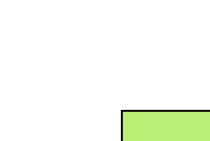
GENERAL LANDSCAPING NOTES

1.

CONTRACTOR SHALL ONLY INSTALL RED PUSH PISTACHE ALONG ROAD WHEN THERE IS 7' OR GREATER BETWEEN BACK OF CURB AND RESIDENCE.
2.

MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF SUNRISE 1" ROCK MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH. MATERIAL SUPPLIER THE ROCK PLACE 765 W STATE STREET, HURRICANE, UT 84737

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24"BOX	7
	ROBINA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	180
	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		



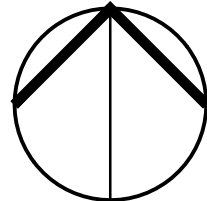
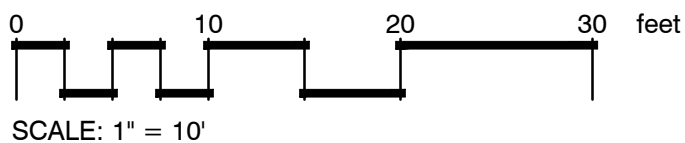
CANYON VILLAS
NEAR 2800 W & 100 N
HURRICANE, UT 84737

REV	DATE	DESCRIPTION

DESIGNED BY: MJM
DRAWN: MJM
CHECKED: DAH
ISSUE DATE: 07.27.2023
PROJ #: JU237012

Sheet Name:
**PLANTING
NOTES**

Sheet Number:
PP100





SUNWOOD HOMES
435-216-5035
Bret Howcroft



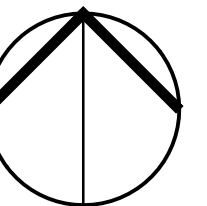
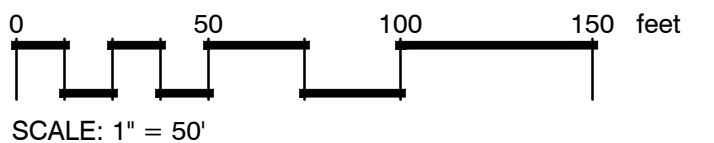
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HURRICANE, UT 84737

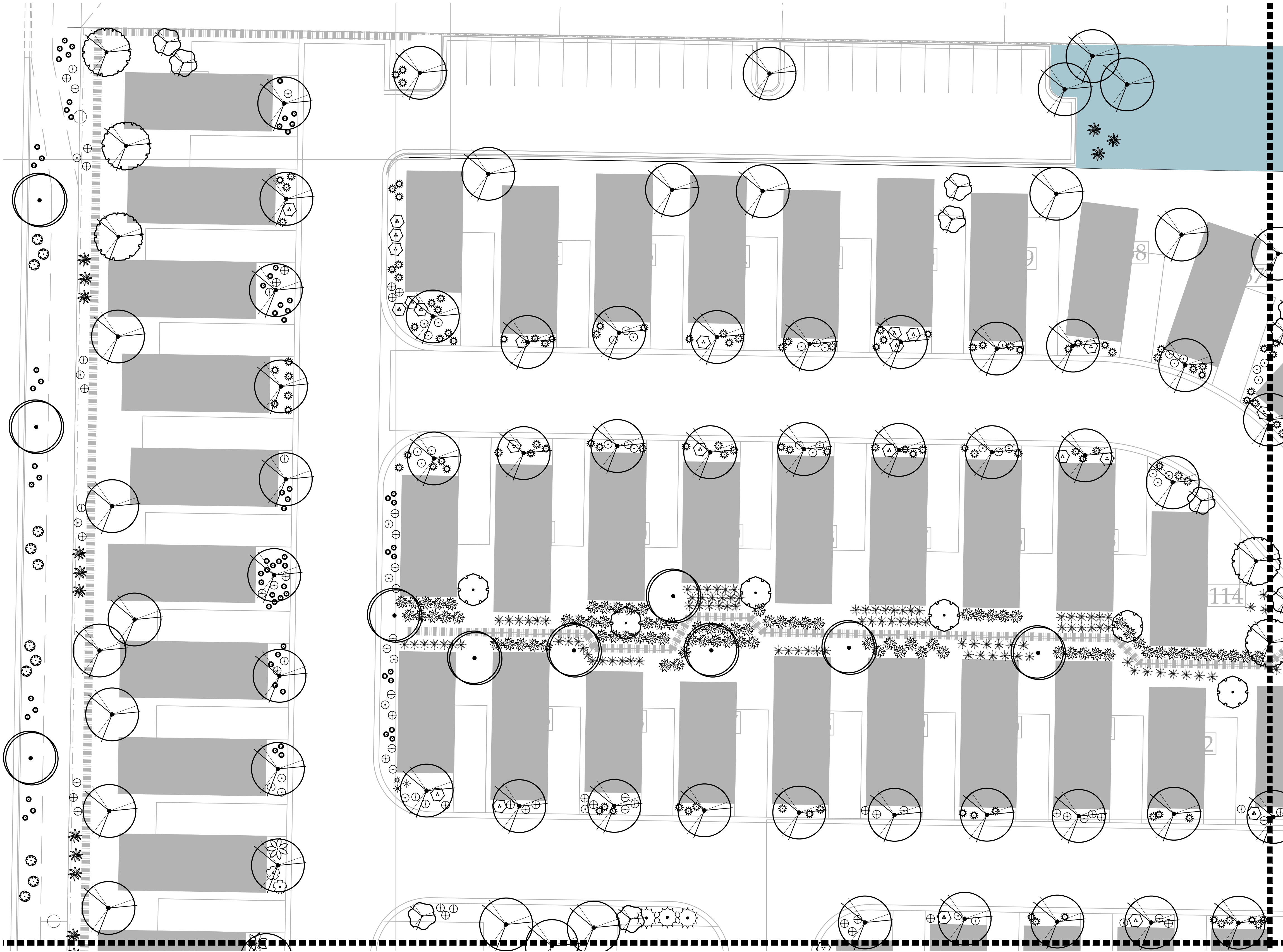
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DRAWN: MJM
CHECKED: DAH
ISSUE DATE: 07.27.2023
PROJ #: JU237012

Sheet Name:
**OVERALL
PLANTING PLAN**

Sheet Number:
PP100A

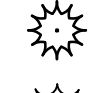
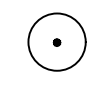
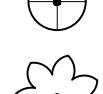
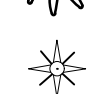
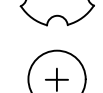
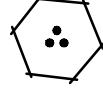
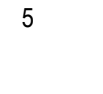
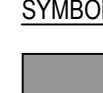




SEE SHEET PP103

SEE SHEET PP102

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24"BOX	7
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	180
	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		



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435-216-6035
Bret Howcroft



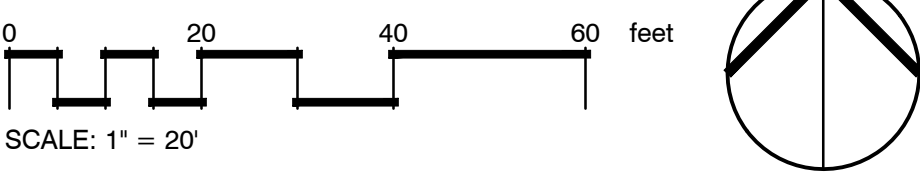
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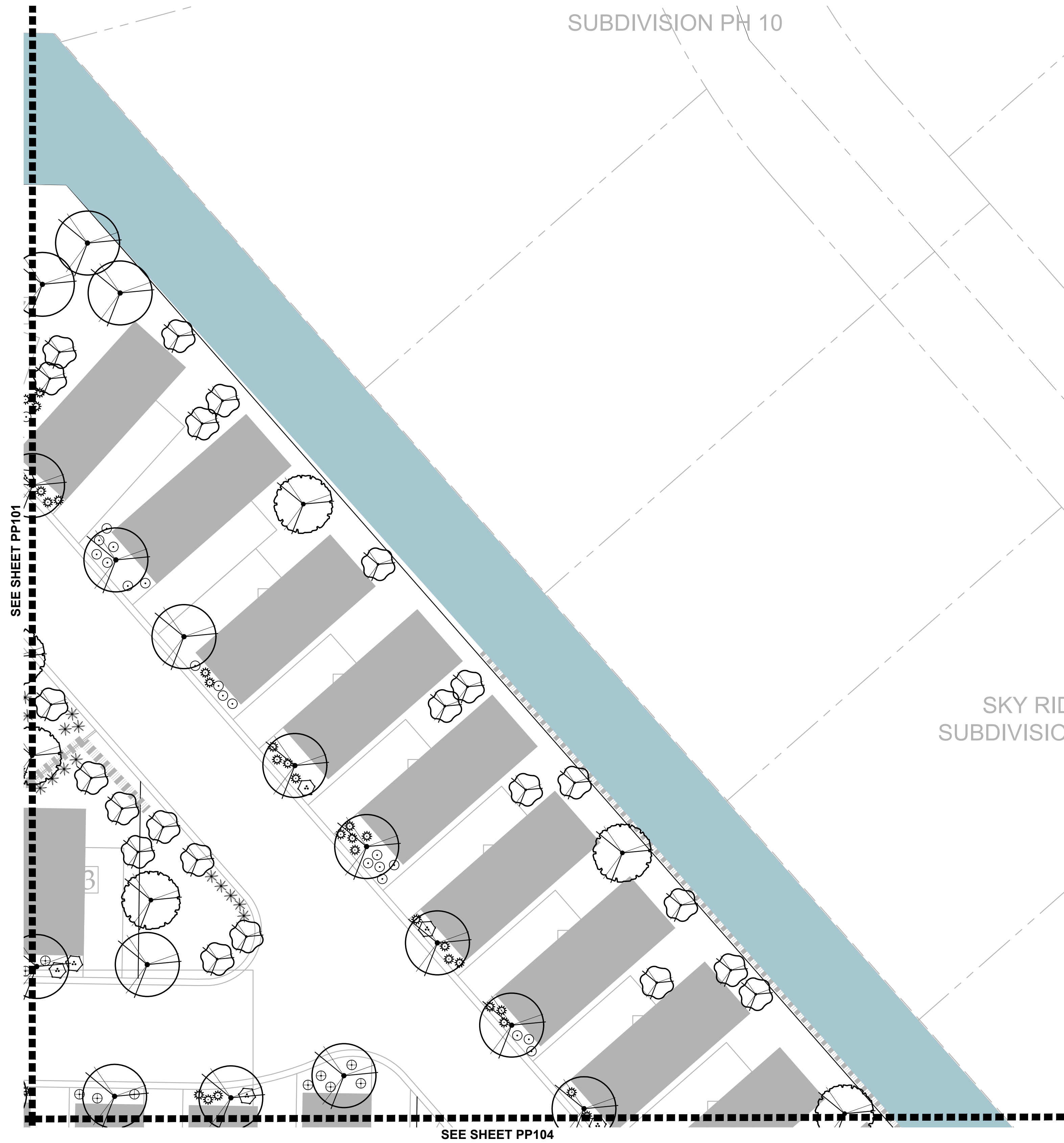
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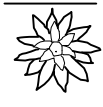
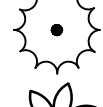
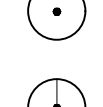
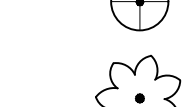
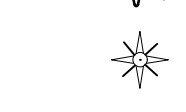
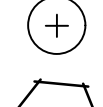
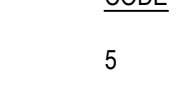
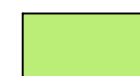
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PP101





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24"BOX	7
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	180
	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		



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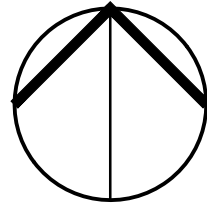
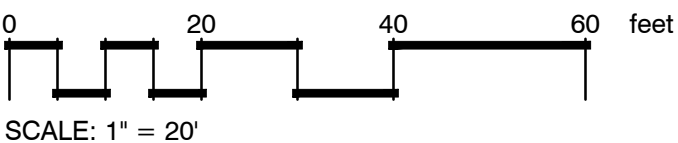
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NEAR 2800 W & 100 N
HURRICANE, UT 84737

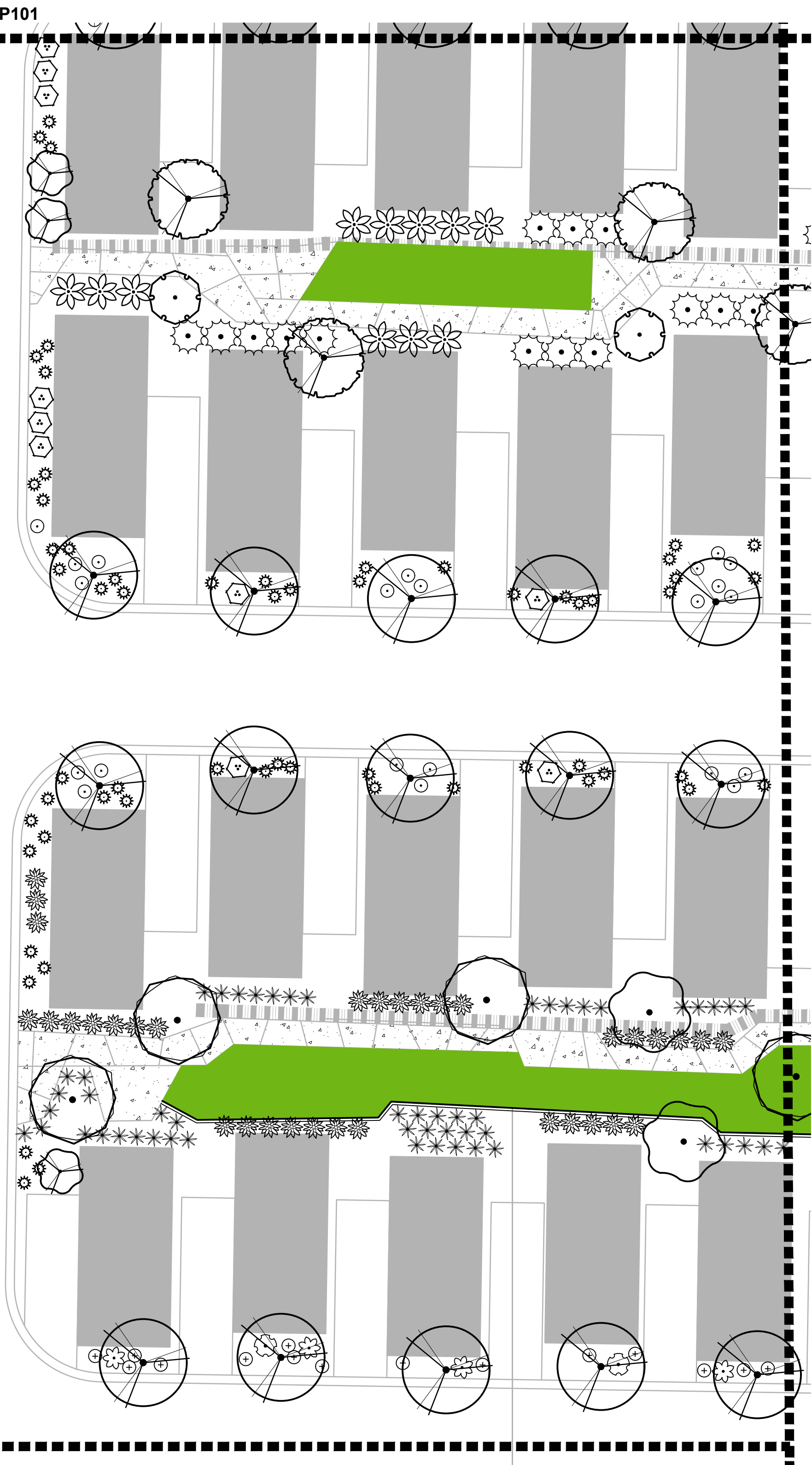
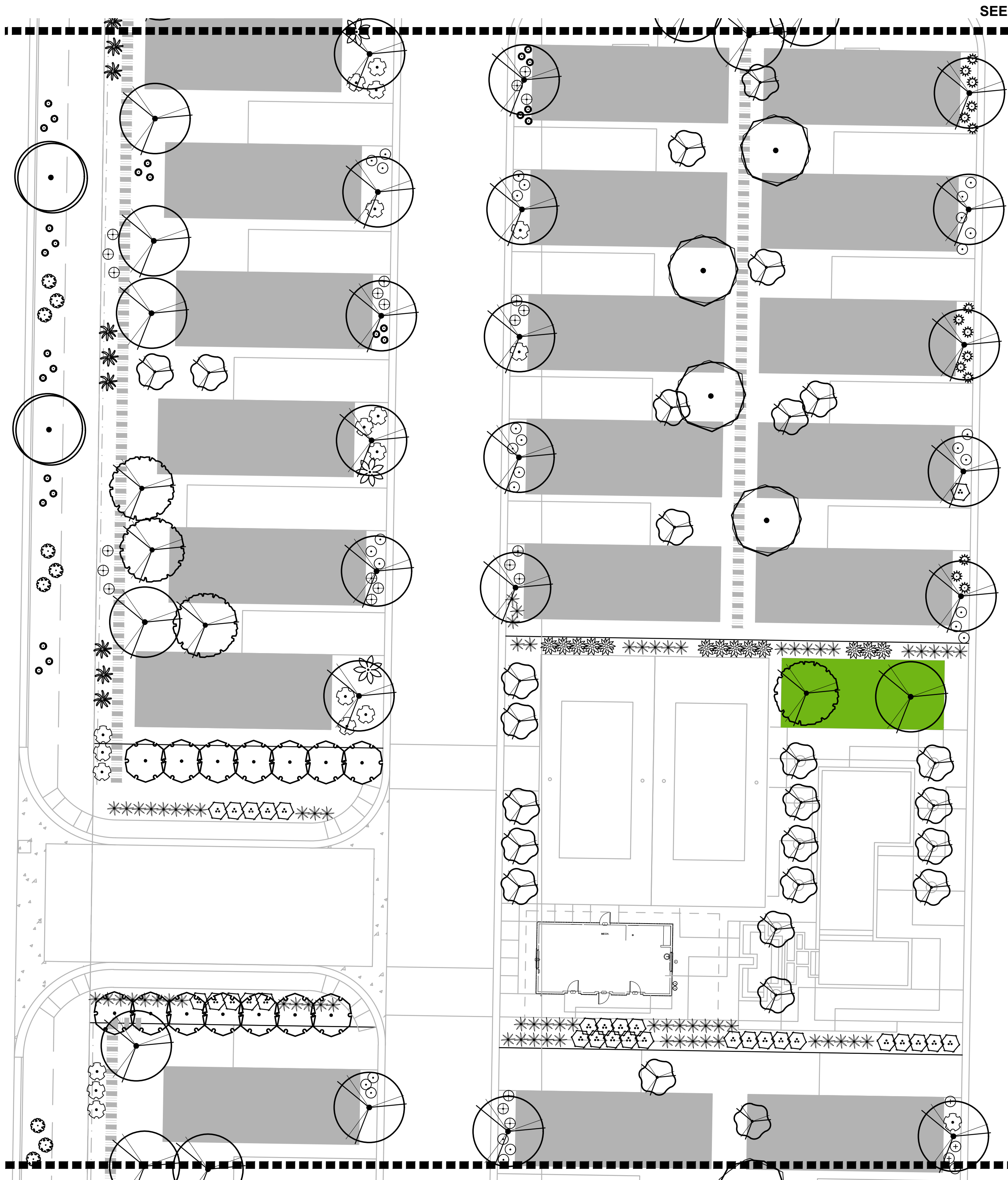
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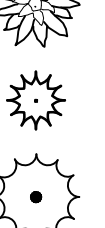
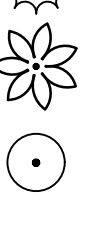
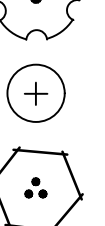
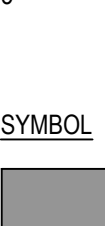
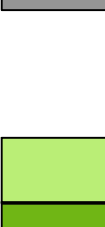
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24"BOX	7
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	180
	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		



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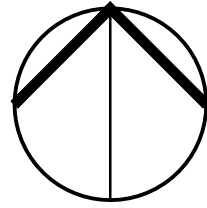
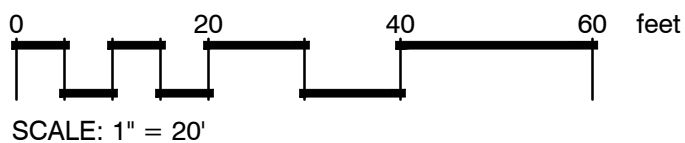
CANYON VILLAS
NEAR 2800 W & 100 N
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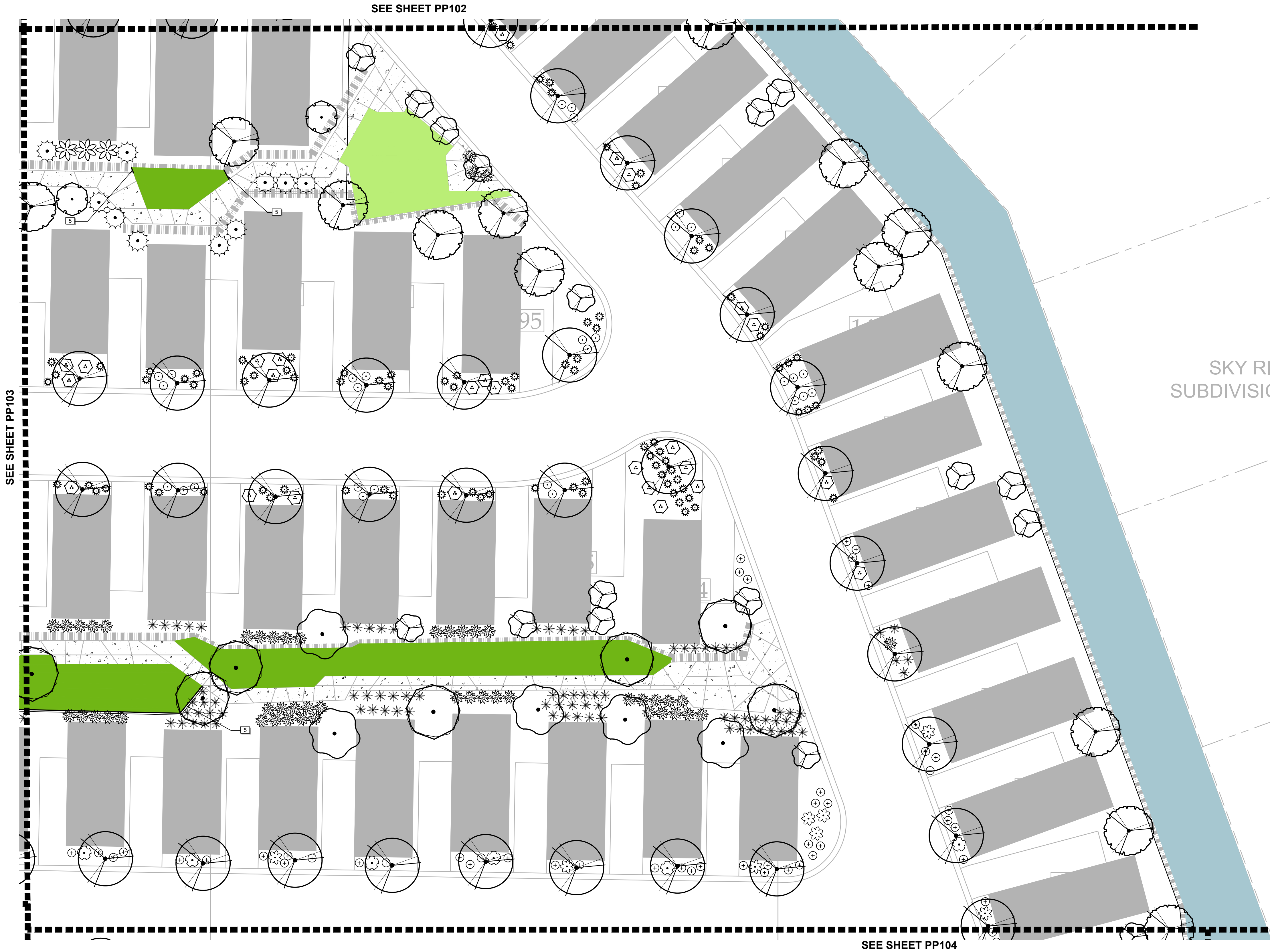
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PLANT SCHEDULE

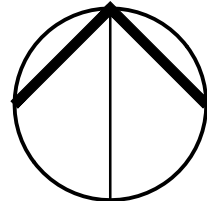
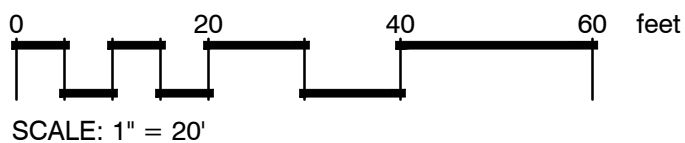
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24"BOX	7
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	180
	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSAECTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP. DESCRIPTION	515 LF		
SYMBOL		QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		

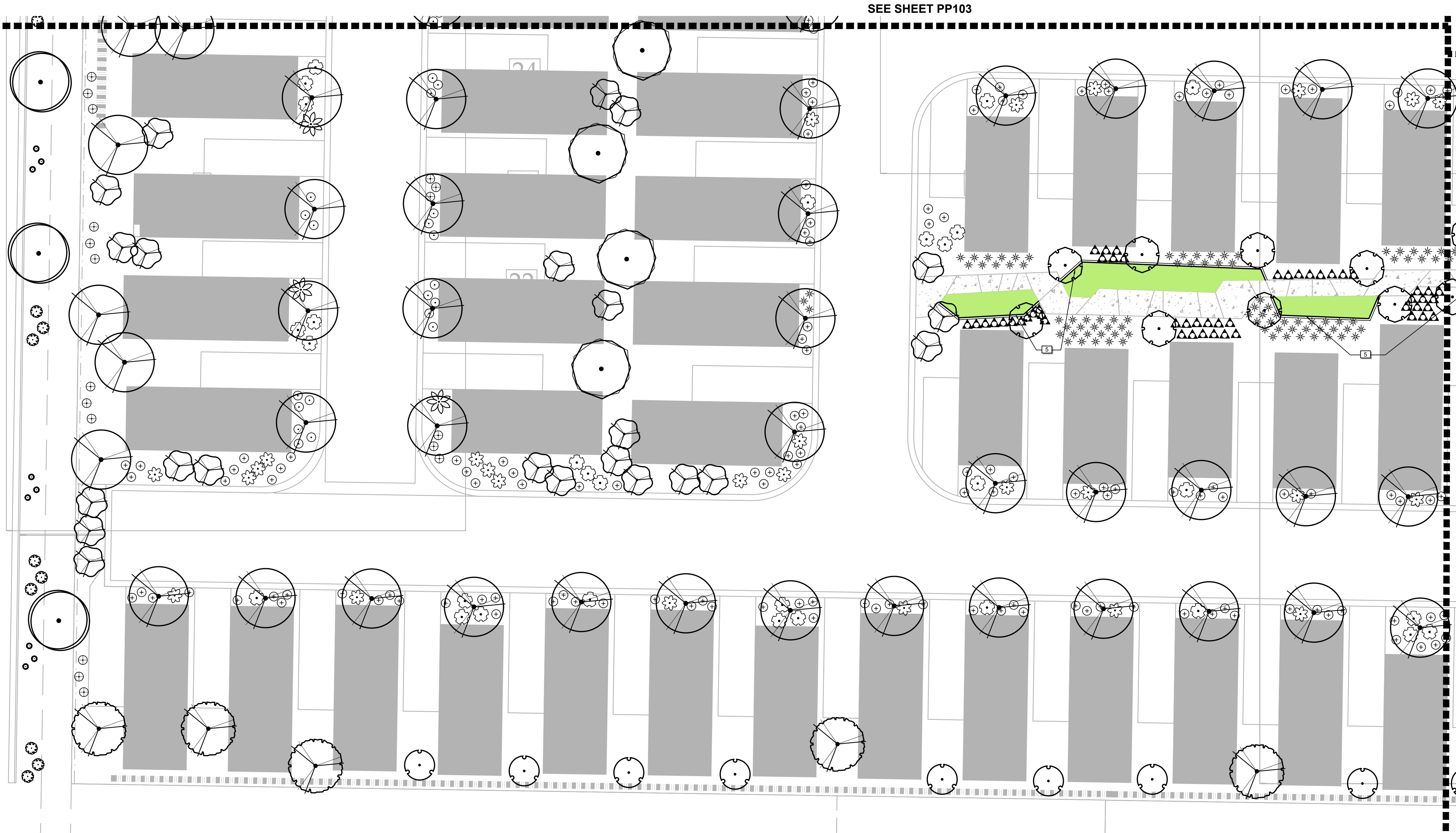
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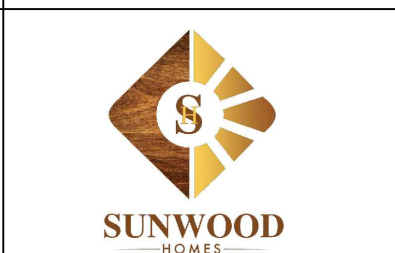


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36"BOX	15
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	ALOE X 'BLUE ELF'	ALOE	5 GAL	312
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
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	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
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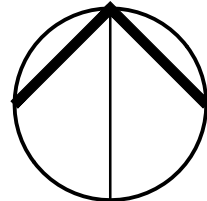
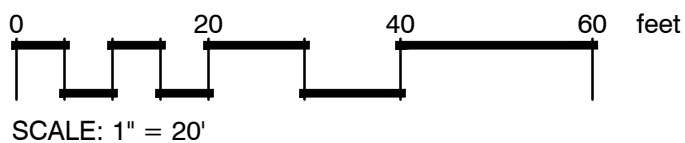
CANYON VILLAS
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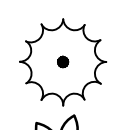
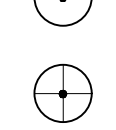
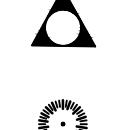
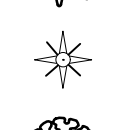
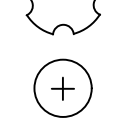
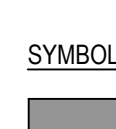
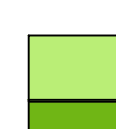
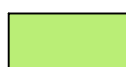
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FRAXINUS GREGGII	GREGG'S ASH	15 GAL	17
	FRAXINUS VELUTINA 'ARIZONA'	ARIZONA VELVET ASH	2" CAL.	44
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	1" CAL.	122
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2" CAL.	231
	PROSOPIS GLANDULOSA 'THORNLESS AZT'	THORNLESS HONEY MESQUITE	36" BOX	15
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	39
	QUERCUS TEXANA	TEXAS RED OAK	24" BOX	7
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	21
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	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL	27
	CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	15 GAL	21
	CHRYSAECTINIA MEXICANA	DAMIANITA	1 GAL	155
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY	1 GAL	129
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	61
	EUPHORBIA RIGIDA	YELLOW SPURGE	1 GAL	129
	FEROCACTUS ACANTHODES	COMPASS BARREL	5 GAL	126
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	28
	HESPERALOE PARVIFLORA 'DWARF YELLOW'	DARK YELLOW YUCCA	5 GAL	212
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	34
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL	78
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	323
	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL	95
	YUCCA PARVIFLORA	RED YUCCA	3 GAL.	321
CODE	DESCRIPTION	QTY		
5	8" CONC MOW CURB NATURAL GRAY LIGHT BROOM FINISH W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP.	515 LF		
SYMBOL	DESCRIPTION	QTY		
	ALL SEASONS 3/8" MINUS ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	11,563 SF		
	ARTIFICIAL TURF	3,539 SF		
	DROUGHT TOLERANT FESCUE BLEND	7,060 SF		
	PICASSO 2"-4" ANGULAR ROCK SUPPLIER: THE ROCK PLACE 765 W STATE STREET HURRICANE, UT 84737 PHONE: 435-635-5106	30,767 SF		



SUNWOOD HOMES
435-216-6035
Bret Howcroft



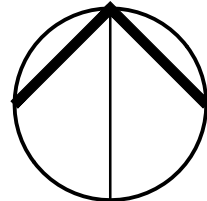
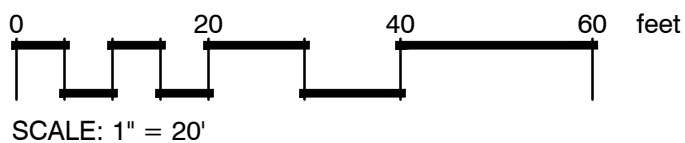
CANYON VILLAS
NEAR 2800 W & 100 N
HURRICANE, UT 84737

REV	DATE	DESCRIPTION

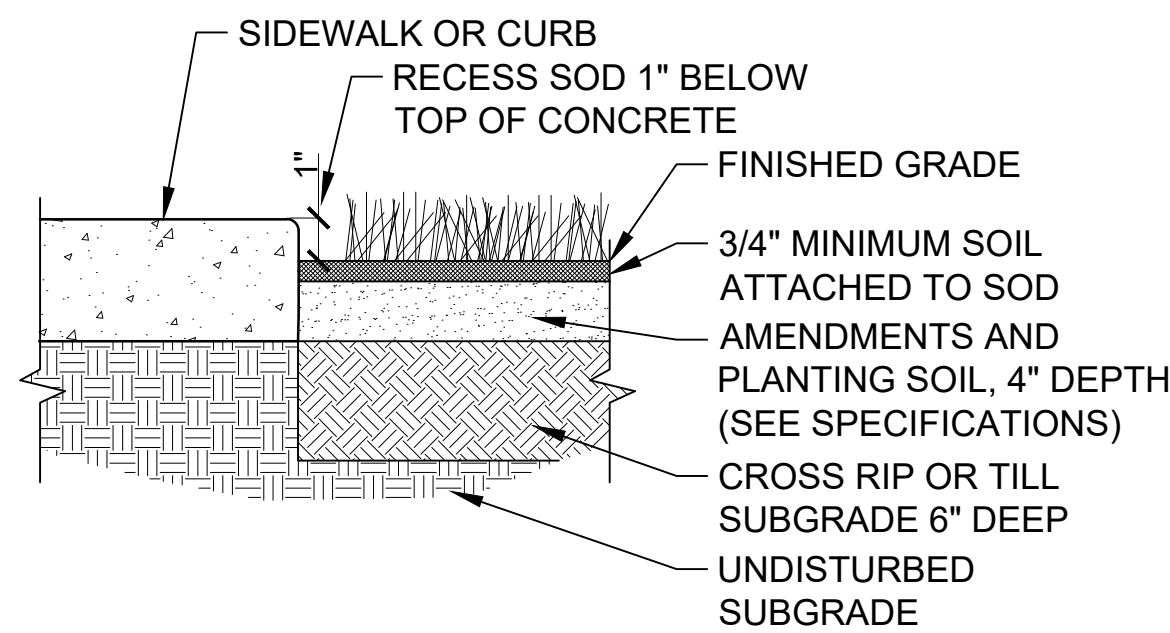
DESIGNED BY: MJM
DRAWN: MJM
CHECKED: DAH
ISSUE DATE: 07.27.2023
PROJ #: JU237012

Sheet Name:
PLANTING
PLAN

Sheet Number:
PP106

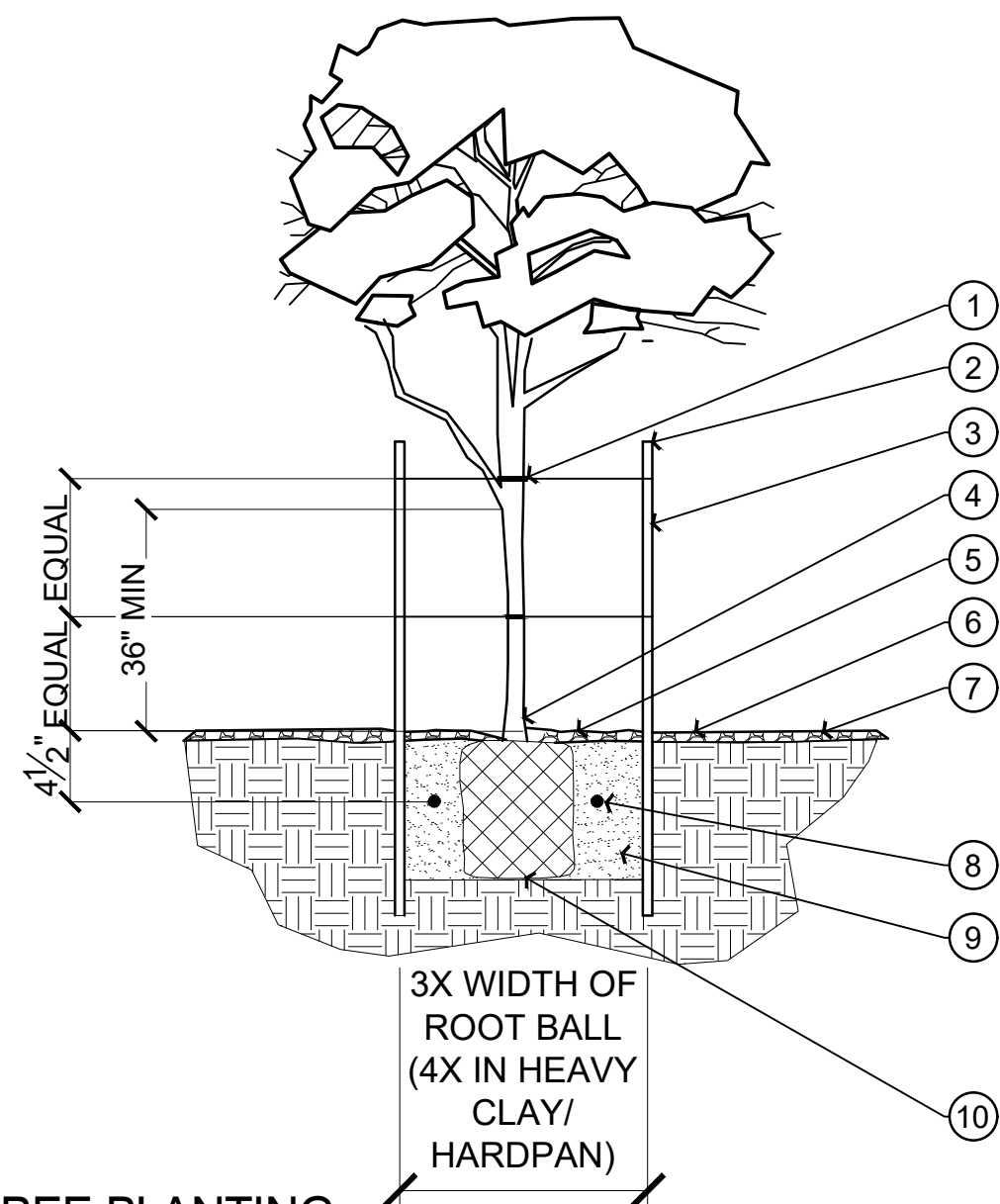


1. DO NOT INSTALL SOD THAT IS STRESSED, LOW QUALITY OR IN DISREPAIR.
2. DO NOT OVERLAP SOD.
3. KEEP SEAMS $\frac{1}{4}$ " OR LESS.



NTS

P-MA-37012A-24

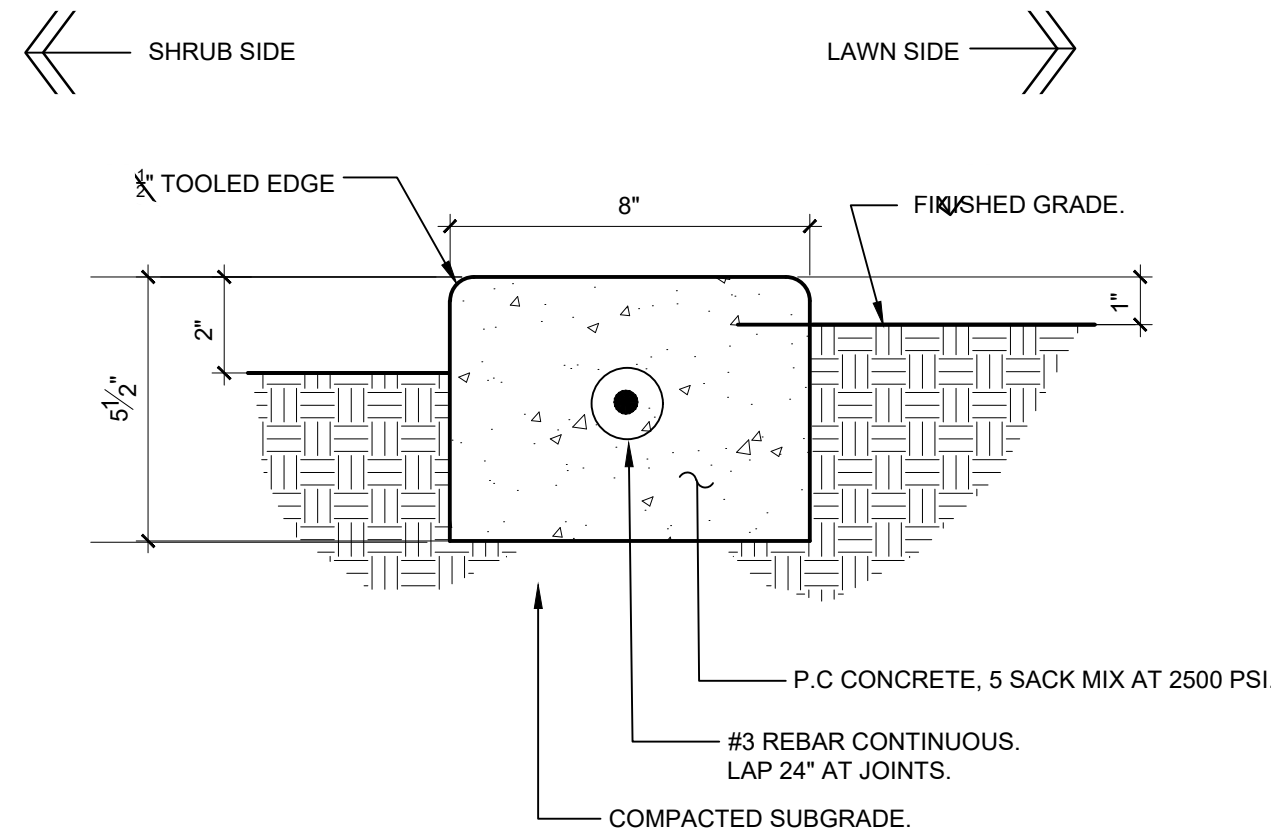


2 TREE PLANTING

NTS

- ① 3/4" WEBBED NYLON STRP; MAINTAIN 4'-6" I.D. LOOP FOR WRAPPING AROUND STAKE, STAPLE STRAP TO TREE STAKE
- ② TRIM TREE STAKES 6" ABOVE FIRST SCAFFOLD BRANCH
- ③ 2" DIA LODGEPOLE PINE STAKES, SHALL BE 8' VERTICAL; LOCATE OUTSIDE OF ROOTBALL (TYP OF 2)
- ④ SET BASE OF ROOT FLARE 1'-2" ABOVE FINISHED GRADE
- ⑤ FOOT TAMP 6" DIA AROUND ROOT BALL TO ENSURE TREE STABILITY
- ⑥ PROVIDE A 6' DIA SHOVEL CUT TREE RING IN SOD; MULCH PER SPECIFICATIONS
- ⑥ FINISHED GRADE
- ⑥ FERTILIZER TABLETS PER SPECIFICATIONS
- ⑥ BACKFILL MIX PER SPECIFICATIONS
- ⑥ SET ROOT BALL ON UNDISTURBED NATIVE SOIL

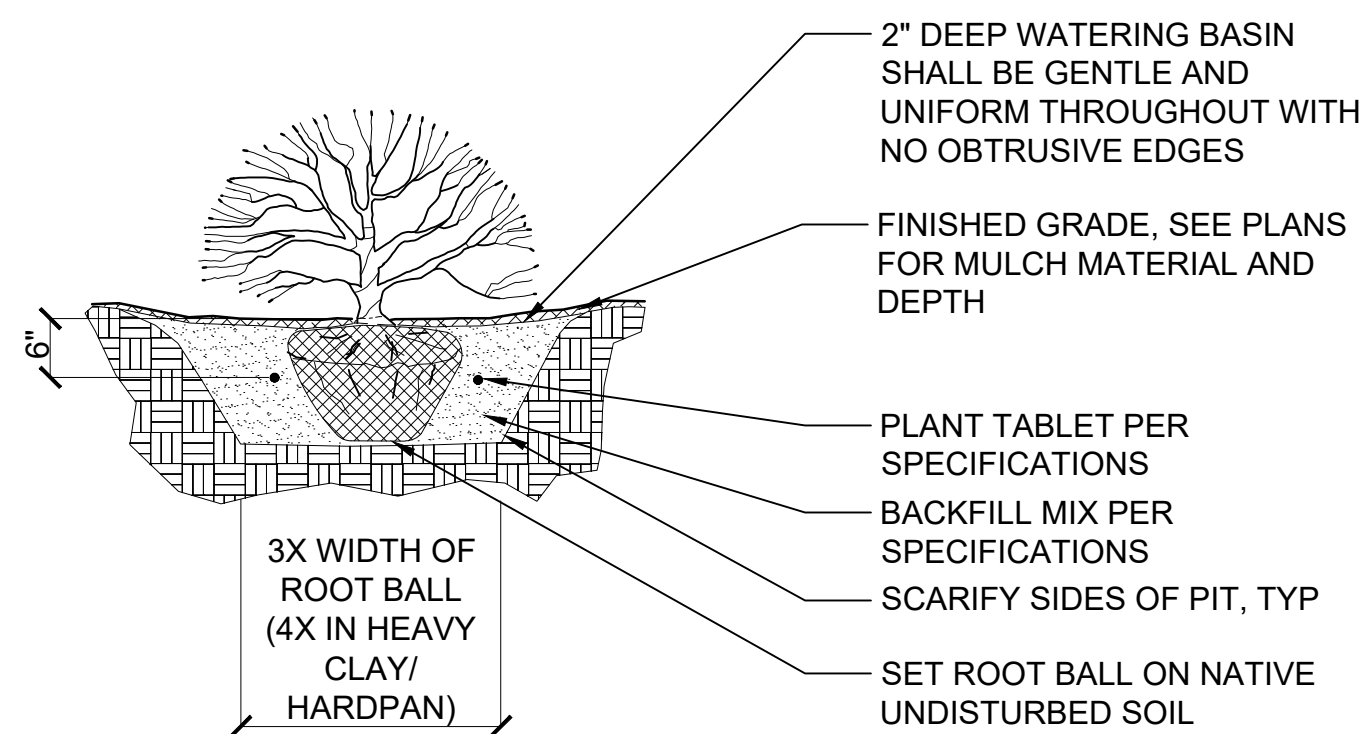
1. REMOVE SUCKERS AND POORLY ATTACHED LOWER BRANCHES.
2. STANDARD TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK FREE OF CODOMINANT STEMS.
3. TREES WITH CALIPER EQUAL TO OR LESS THAN 4" WILL BE MEASURED AT 6" ABOVE THE SOIL LINE.



3) 8" CONCRETE MOW STRIP

$$3'' = 1'-0''$$

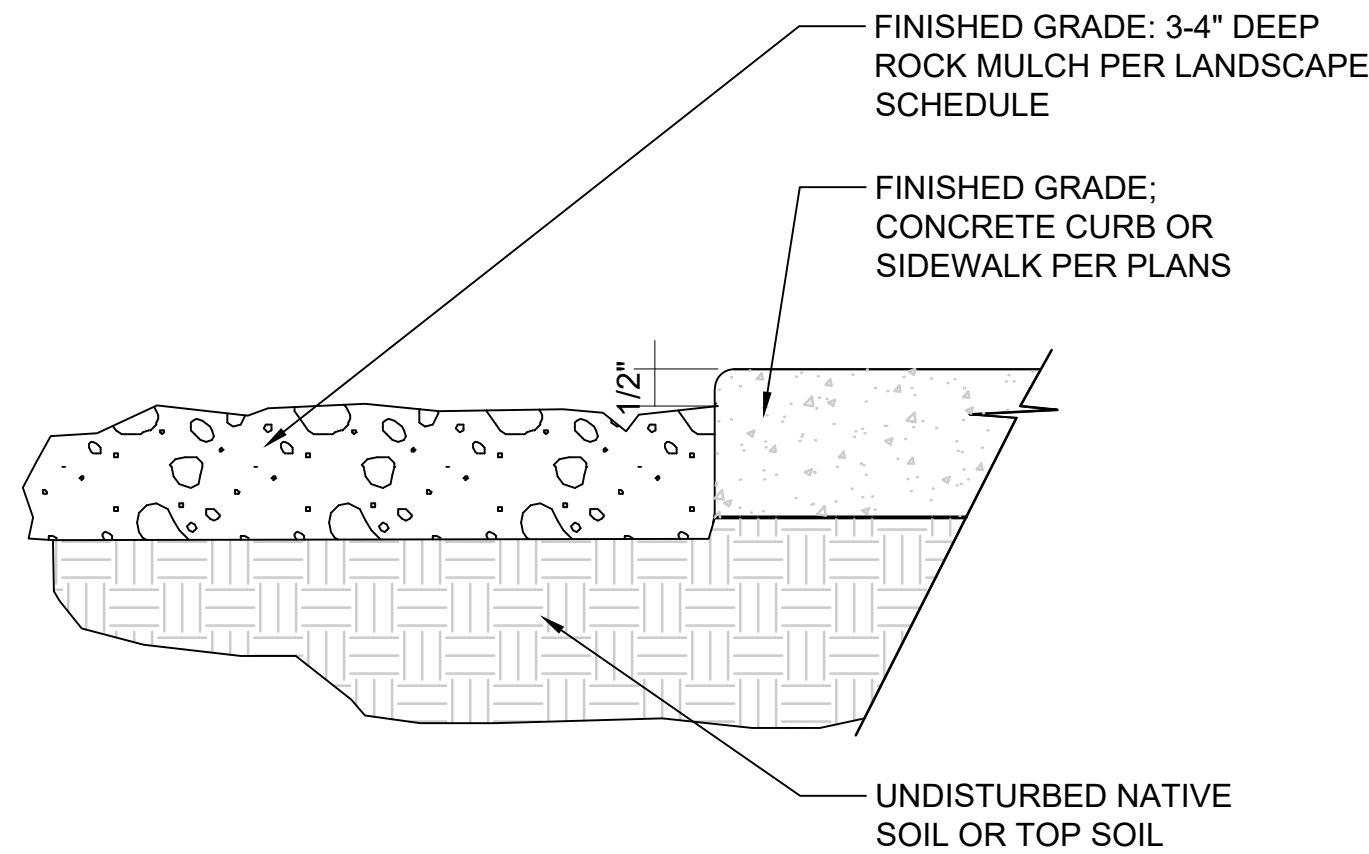
P-MA-37012A-24



4 SHRUB PLANTING

NTS

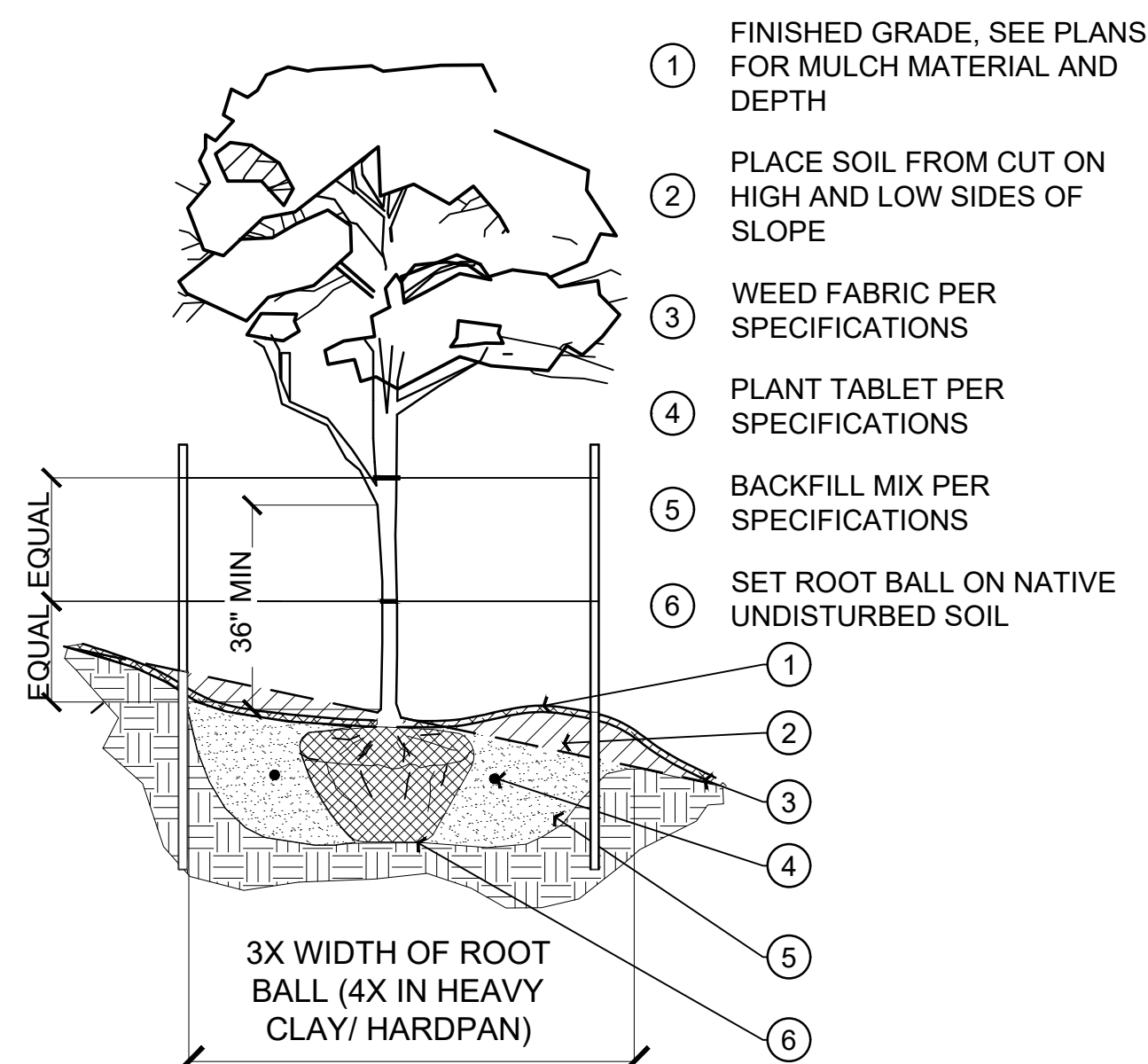
DETAIL-FILE



5 ROCK MULCH

NTS

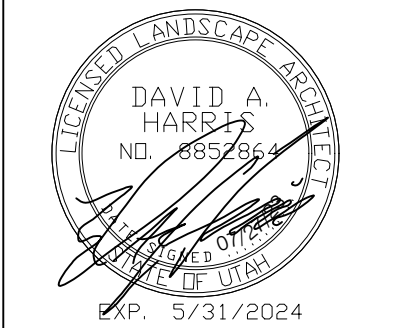
DETAIL-FILE



6 TREE PLANTING ON SLOPE

NTS

DETAIL-FILE



SUNWOOD HOMES
435-216-5035
Bret Howcroft



CANYON VILLAS
NEAR 2800 W & 100 N
HURRICANE, UT 84737

[illegible]

DESIGNED BY: MJM
DRAWN: MJM
CHECKED: DAH
ISSUE DATE: 07.27.2023
PROJ #: JU237012

Sheet Name:

**PLANTING
DETAILS**

Sheet Number:
PP201

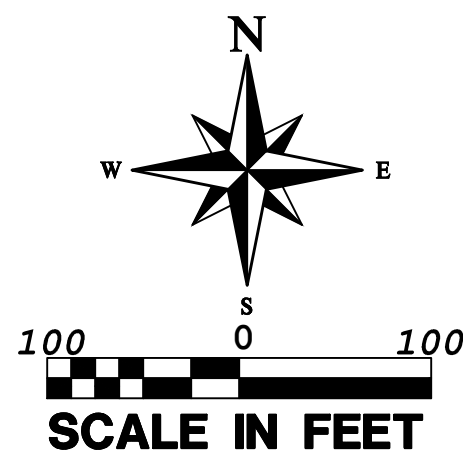
Site Lighting

Site lighting is provided by decorative street lights at the locations shown on the approved power plan as provided in the Construction Drawings.

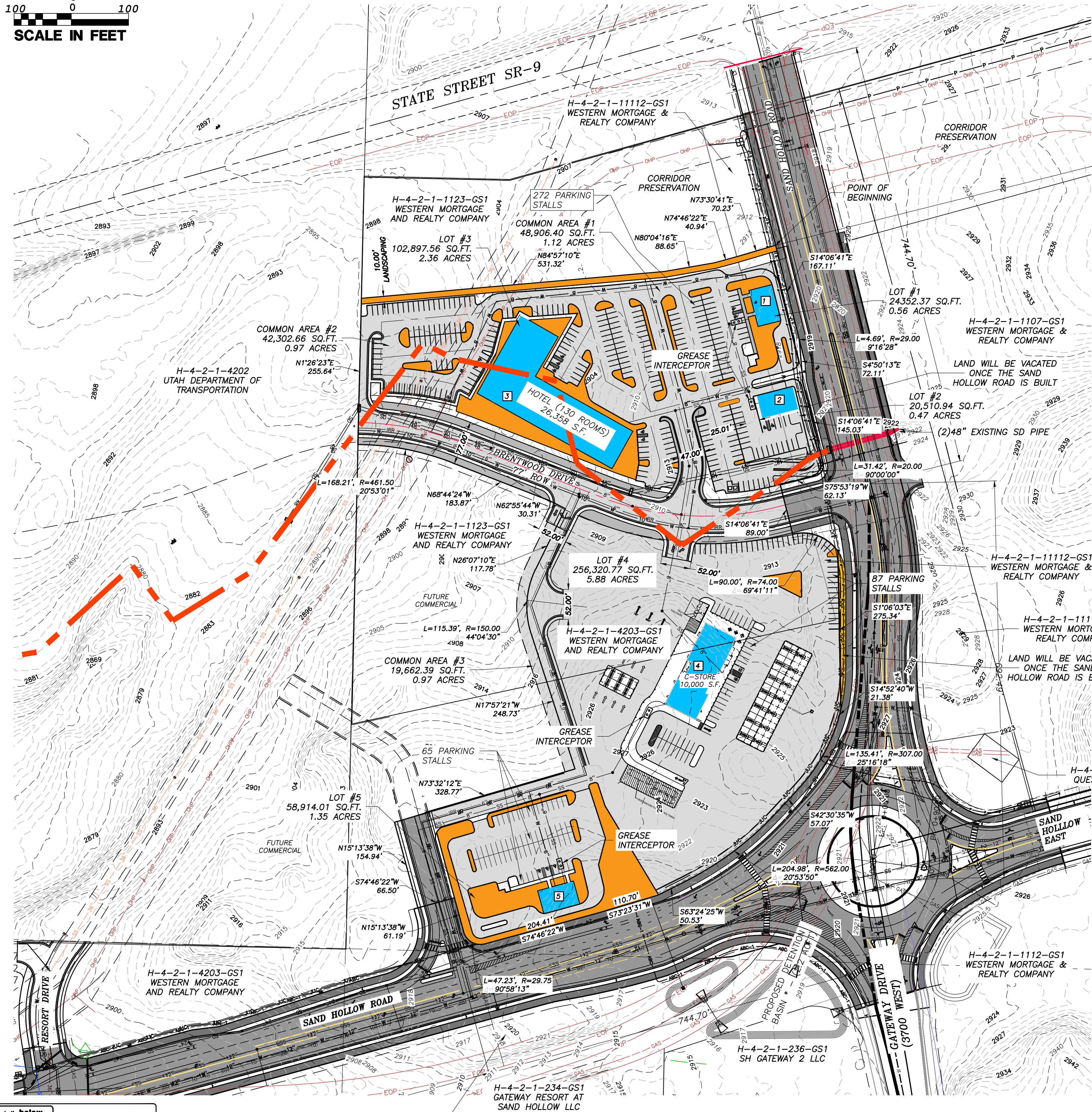
Gateway Commercial At Sand Hollow: Parcels: H-4-2-1-1123-GS1, H-4-2-1-11112-GS1, H-4-2-1-4203-GS1, are currently owned by WESTERN MTG & REALTY. There will be a couple express diners, restaurant, gas station, and a hotel.

PRELIMINARY SITE PLAN FOR:
GATEWAY COMMERCIAL PHASE 1

LOCATED IN THE NE 1/4 OF SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET



FOUND BRASS CAP
NORTHEAST CORNER
SECTION 1, T42S,
R14W, S.L.B.&M.

LEGEND

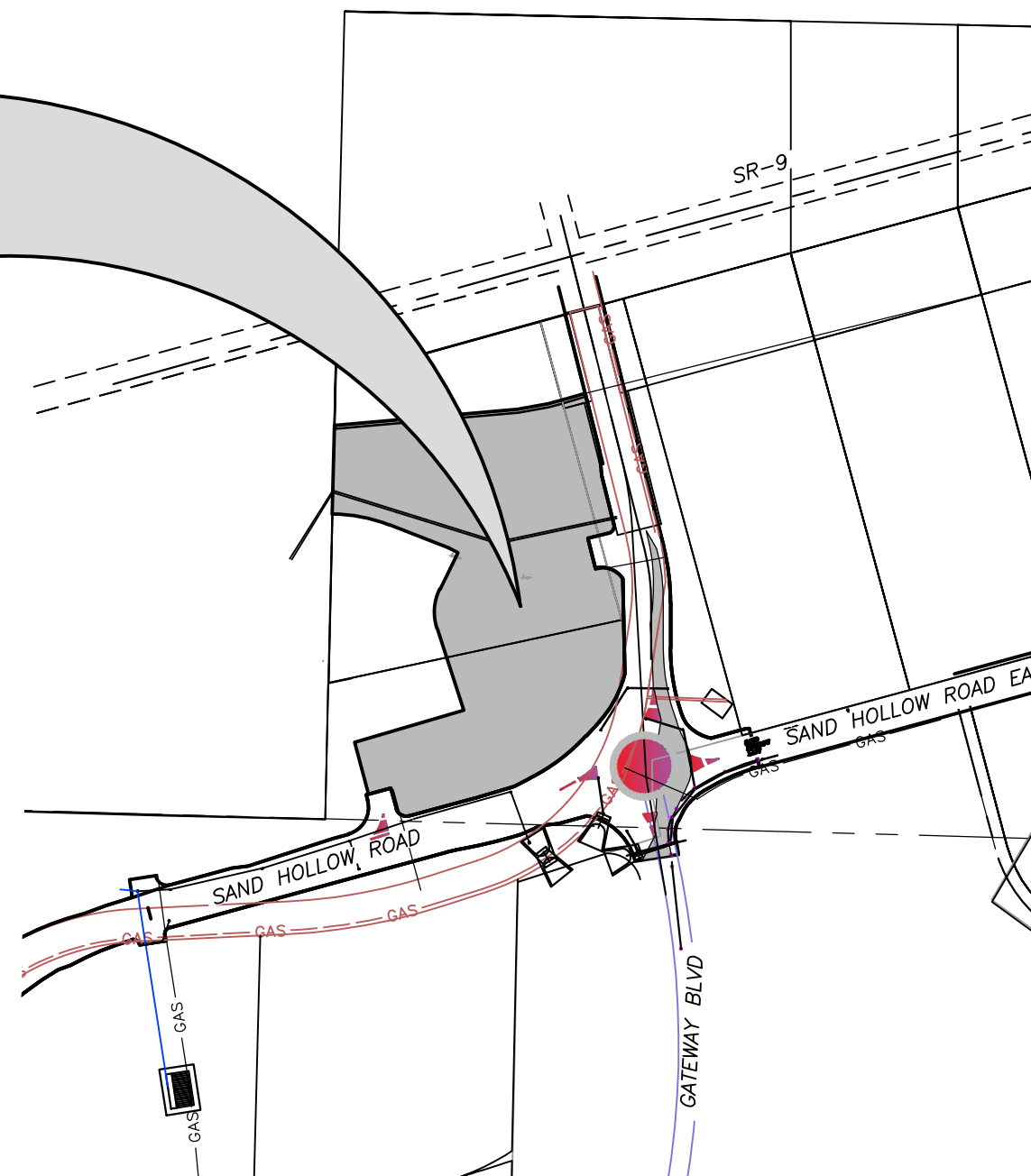
---	EXISTING 1' CONTOUR	---	W 8" ---	WATER LINE
---	EXISTING 5' CONTOUR	---	SS 8" ---	SEWER LINE
---	PROPERTY LINE	---	---	SECTION CORNER AS DESCRIBED
---	ADJACENT PROPERTY LINE	---	---	ADA RAMP
---	SECTION LINE	---	---	STOP SIGN
---	CENTER LINE	---	---	STREET SIGN
---	EASEMENT LINE	---	---	EXISTING 48" REINFORCED CONCRETE PIPE
---	PROPOSED CURB, GUTTER, AND SIDEWALK	---	---	EXISTING OFFSITE DRAINAGE PATH
---	FUTURE/EXISTING CURB, GUTTER, AND SIDEWALK	---	---	EXISTING 12" WATER LINE
---	EXISTING EDGE OF PAVEMENT	---	---	PROPOSED 8" WATER LINE
---	STORM DRAIN LINE	---	---	EXISTING GAS
---	EXISTING 36" SEWER MANHOLE	---	---	EXISTING 1' CONTOUR
---	PROPOSED 8" SEWER LINE	---	---	EXISTING 5' CONTOUR
---	EXISTING OHP LINE	---	---	EXISTING EDGE OF PAVEMENT
---	EXISTING 36" SEWER LINE	---	---	PROPOSED PAVEMENT
---	EXISTING 60" WATER LINE	---	---	PROPOSED SIDEWALK
---	EXISTING 18" WATER LINE	---	---	SAND HOLLOW ROAD PAVEMENT
---	3-WAY WATER VALVE	---	---	EXISTING SIDEWALK BUILT WITH SAND HOLLOW ROAD/ SAND HOLLOW EAST
---	4-WAY WATER VALVE	---	---	LANDSCAPING
---	IRRIGATION LINE	---	---	VACATION LOT TO BE DEDICATED TO CITY AFTER SHR IS BUILT
---	HOTELS/RESTAURANTS/C-STORE	---	---	

GATEWAY COMMERCIAL PHASE-1 LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN. THENCE S12°22'20"W 469.86 FEET; THENCE S73°30'41"W 2095.77 FEET TO A POINT ON THE WEST BOUNDARY OF SAND HOLLOW ROAD AMENDED AND EXTENDED SAID POINT BEING THE POINT OF THE BEGINNING; THENCE THE FOLLOWING NINETEEN COURSES ALONG SAID BOUNDARY (1) S14°06'41"E 167.11 FEET (2) SOUTHERLY ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 4.69 FEET, THROUGH A CENTRAL ANGLE OF 0°16'28", (LONG CHORD BEARS: S09°28'27"E 4.69 FEET) (3) THENCE S04°50'13"E 72.11 FEET (4) THENCE S14°06'41"E 145.03 FEET (5) THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: S30°53'19"W 28.28 FEET) (6) THENCE S75°53'19"W 62.13 FEET (7) THENCE S14°06'41"E 89.00 FEET (8) THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 90.00 FEET, HAVING A RADIUS OF 74.00 FEET AND A RADIAL BEARING OF S14°06'41"E, THROUGH A CENTRAL ANGLE OF 69°41'11" (LONG CHORD BEARS: S69°16'06"E 84.56 FEET) (9) THENCE S01°06'03"E 275.34 FEET (10) THENCE S14°52'40"W 21.38 FEET (11) THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 135.41 FEET, HAVING A RADIUS OF 307.00 FEET AND A RADIAL BEARING OF N72°45'43"W, THROUGH A CENTRAL ANGLE OF 25°16'18" (LONG CHORD BEARS: S29°52'26"W 134.32 FEET) (12) THENCE S42°30'35"W 57.07 FEET (13) THENCE SOUTHWESTERLY ALONG THE ARC OF A 562.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 204.98 FEET, THROUGH A CENTRAL ANGLE OF 20°53'50", (LONG CHORD BEARS: S52°57'30"W 203.84 FEET) (14) THENCE S63°24'25"W 50.53 FEET (15) THENCE S73°23'31"W 110.70 FEET (16) THENCE S74°46'22"W 204.41 FEET (17) THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 47.23 FEET, HAVING A RADIUS OF 29.75 FEET AND A RADIAL BEARING OF N15°42'44"W, THROUGH A CENTRAL ANGLE OF 90°58'13" (LONG CHORD BEARS: N60°13'38"W 42.43 FEET) (18) THENCE N15°13'38"W 61.19 FEET (19) THENCE S74°46'22"W 66.50 FEET; THENCE N15°13'38"W 154.94 FEET; THENCE N73°32'12"E 328.77 FEET; THENCE N17°57'21"W 248.73 FEET; THENCE NORTHERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 115.39 FEET, THROUGH A CENTRAL ANGLE OF 44°04'30", (LONG CHORD BEARS: N04°04'55"E 112.56 FEET); THENCE N26°07'10"E 117.78 FEET; THENCE N62°55'44"W 30.31 FEET; THENCE N68°44'24"W 183.87 FEET; THENCE WESTERLY ALONG THE ARC OF A 461.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 168.21 FEET, THROUGH A CENTRAL ANGLE OF 20°53'01", (LONG CHORD BEARS: N79°10'55"W 167.28 FEET); THENCE N01°26'23"E 255.64 FEET; THENCE N84°57'10"E 531.32 FEET; THENCE N80°04'16"E 89.65 FEET; THENCE N74°46'22"E 40.94 FEET; THENCE N73°30'41"E 70.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINING 650,831.67 SQUARE FEET OR 14.94 ACRES.

PROJECT LOCATION



SITE DATA

USE TYPE	AREA (SQ. FT.)	PARKING REQUIRED	STALLS
1 FAST FOOD DINER #1	7,000 SQ. FT.	1 PER 100 SQ. FT.	70
2 FAST FOOD DINER #2	7,000 SQ. FT.	1 PER 100 SQ. FT.	70
3 HOTEL	26,358 SQ. FT.	2 + 1 PER ROOM	132
4 CONVENIENCE STORE	10,000 SQ. FT.	1 PER 200 SQ. FT.	87
5 RESTAURANT	6,000 SQ. FT.	1 PER 100 SQ. FT.	65

DRAINAGE PLAN

EACH SITE WILL DETAIN ITS OWN STORM WATER BEFORE RELEASING INTO THE PLANNED 48" SD PIPE.

CONTACT REPRESENTATIVE:

TIM TIPPETT
TIPPETT@WESTERNMORT.COM
509-521-9354

VICINITY MAP
N.T.S

PRELIMINARY SITE PLAN FOR:

GATEWAY COMMERCIAL PHASE 1

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	10/15/2024
SCALE	1"=100'
JOB NO.	338-004
SHEET NO.	

1 OF 1

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



338-004-P10 1 BRENTWOOD DRIVE NEW DESIGN DWG

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

REVISIONS	DATE	BY
DESCRIPTION		
NO		

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

NOTICE!

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

811
Utah Department of Transportation



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	PSP24-31
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Tim Tippet
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	4 S 3700 W
Zoning:	HC/GC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan application for a proposed commercial development on the southwest corner of the intersection of State St. and Sand Hollow Road. This commercial development consists of a hotel, three restaurant pads, and a gas station. The preliminary plat for these proposed lots was approved in late 2023. The property is zoned Highway Commercial (HC) and General Commercial (GC)

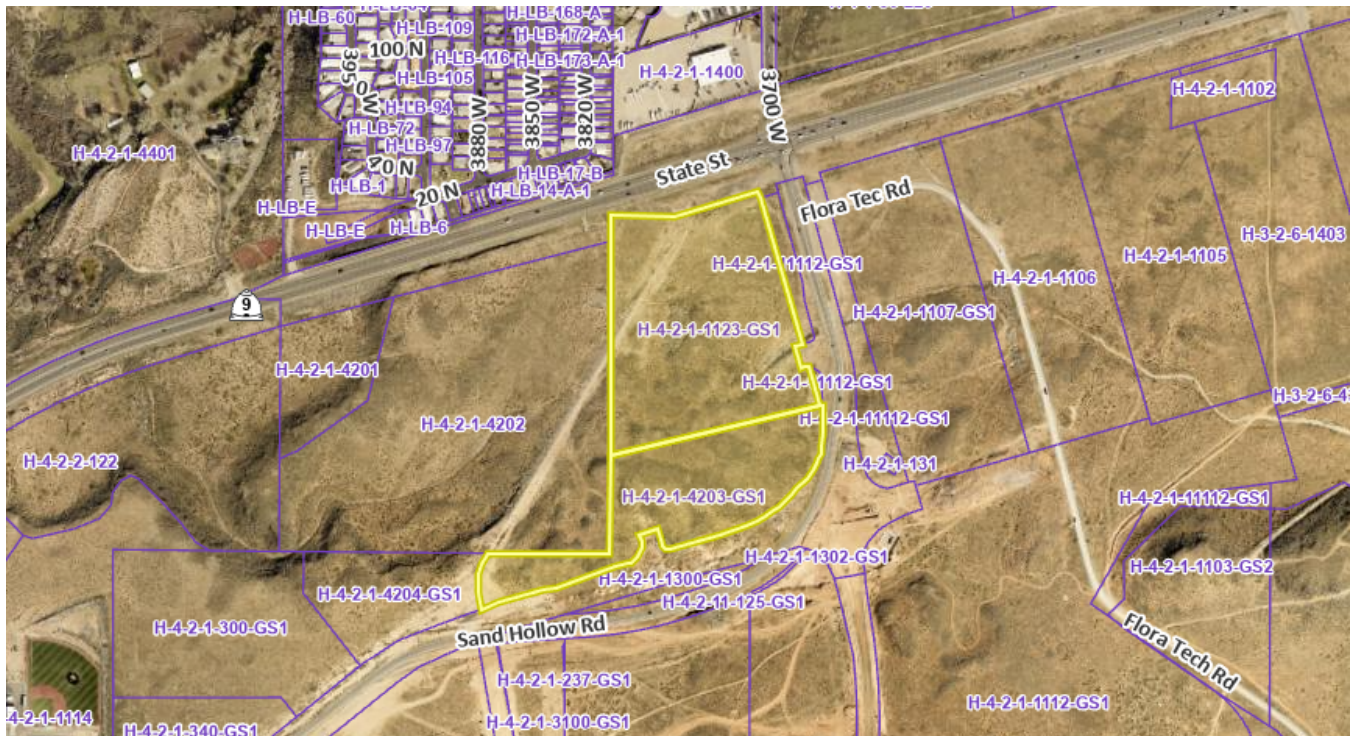
JUC Comments

The following items will need to be addressed:

1. **Public Works:** Power for this project will depend on off-site upgrades to the power system of which the Developer will be responsible for the cost of the upgrades. Due to the large traffic demand on SR-9 and Sand Hollow Road entrances on and off the roadway will require additional care and concern.
2. **Power:** 1) Hurricane Power will serve all of the lots that are described in this site drawing. 2) Power for the buildings labeled 1-4 will be fed from a switch on Sand Hollow Road into the area along the unnamed roadway heading west. 3) Power for building labeled 5 will also be fed from the north but will need written easements or a designated roadway from the north. This may require power to be installed into the current UDOT property. 4) Hurricane Power has asked Dixie Power to cross Sand Hollow Rd. further to the west than what is depicted in the site plan. 5) Power for the project is drawn and agreed upon in a plan from December of 2022. Some

minor changes will have to be made in order to supply power to the entire development. 6) Hurricane Power will require a prequalified contractor to install power from SR-9 along the entirety of Sand Hollow Rd. Either the Developer or the PID will pay for this infrastructure to be installed. 7) Due to the amount of power requested at this area, Hurricane Power will require the project to upgrade a section of wire off-site to accommodate the power needs. 8) Hurricane Power will help in providing the needed information for a contractor to upgrade the off-site power. 9) A contract must be made with Hurricane City for all off-site improvements

3. **Water:** Water line through private property needs to be ductile iron pipe.
4. **Street:** No comments.
5. **Sewer:** Sewer connection is available for this project. Each of the proposed businesses will need to install an interceptor and fill out a pretreatment survey when construction plans are submitted..
6. **Engineering:** The purpose of preliminary site plans is to encourage adequate advanced planning and assure a good quality environment for the city. Such a procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the city general plan, this title, and the general welfare of the community (HCC10-7-10(a)). Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development (HCC 10-7-10(D)(2)(b)). Other major concerns expressed to the applicant have not been addressed and must be addressed by the applicant before construction drawing submittal. The site plan uses space in an extremely inefficient way, more retail spaces are possible
7. **Fire:** Fire hydrants spaced according to 2021 IFC appendix C 2. Any roads over 150' will require a turnaround installed per 2021 IFC appendix D.
8. **Phone:** No comment.
9. **Gas:** Okay for gas.
10. **Fiber:** No comment.



Boundaries are approximate

Staff Comments: Preliminary Site Plan

1. This property is in the Highway Commercial (HC) and General Commercial (GC) zones with the boundary going near the south end of the gas station property.
 - a. The proposed uses meet the development and use standards of both zones.
2. Parking Requirements:

<i>Restaurant, fast food</i>	<i>1 space per 100 square feet of gross floor area</i>
<i>Gasoline service station</i>	<i>1 space per 250 square feet of gross floor area</i>
<i>Hotel</i>	<i>2 spaces plus 1 space per living or sleeping unit</i>

The applicant is proposing 424 parking stalls, which exceeds the requirement of 387 stalls. Staff would strongly recommend the applicant explore their options under HCC 10-34-9(C), shared parking arrangements, especially between the hotel and restaurant uses, which could help the site be used more efficiently and eliminate unused parking stalls that take up open space and generate heat effects due to the asphalt.

3. Landscape: Hurricane City Code requires that a landscape buffer of 10' wide shall front each right-of-way; the site plan does show this area has been provided. A full landscaping plan will need to be provided with the final site plan, including sufficient landscaped areas within the parking areas.
4. The lot is flat; thus, staff has no concerns about slopes on the property.
5. The preliminary site plan shows the lots in a different configuration and number than what was previously approved for this site. Notwithstanding, the proposed preliminary site plan is sufficiently consistent with the current recorded plat and can be approved at this time, but a new preliminary plat will need to be approved prior to submission of a final site plan application for this project.
6. **It should be noted that pursuant to Hurricane City Code 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: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

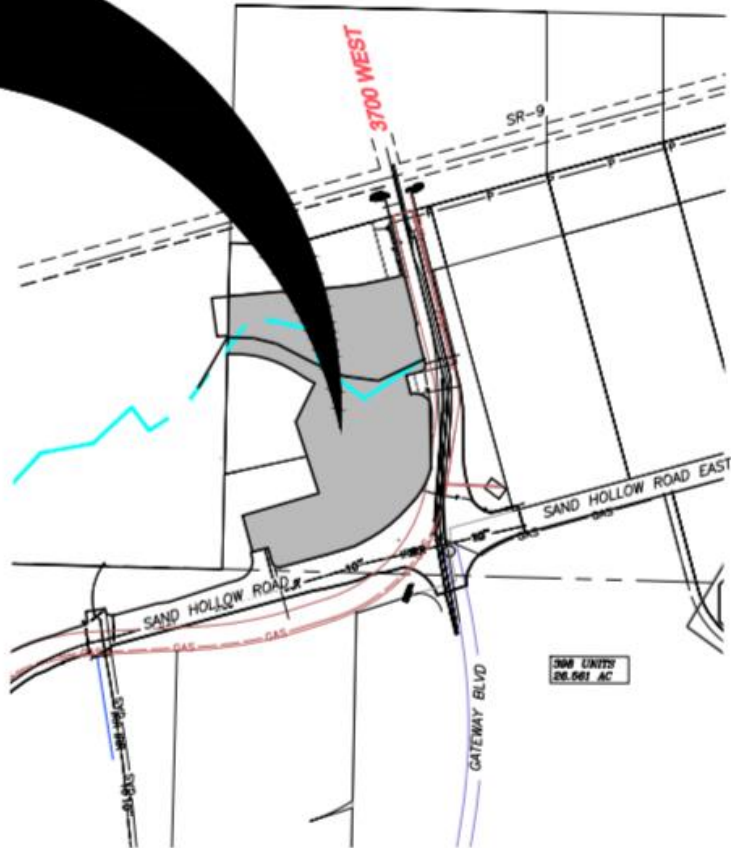


Application

Application Accepted Date: 09/23/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: Development for gas station, hotel and couple of r		Planning Fee		\$	200.00					
Tenant / Project Name: Gateway Commercial At Sand Hollow		Planning Fee		\$	200.00					
Bldg. Address: 4 S 3700 W		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: n/a Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-4-2-1-1123-GS1, H-4-		Remaining Due:		\$	0.00					
Zone: HC & GC 2-1-11112-GS1, H-4-2-1-										
Property Owner: Western Mortgage & Realty Company										
Permit Contact: Karl Rasmussen P:(435) 680-0816										
Email: karl@pv-eng.com										
CONTACT INFORMATION										
Engineer of Record: Karl Rasmussen										
Email: karl@pv-eng.com P: (435) 668-8307										
General Contractor: Tim Tippet										
License #: 191090-2203 P: (509) 521-9354										
Address: 6610 WEST COURT STREET										
City: PASCO State: WA Zip: 99302										
Email: ttippet@westernmort.com										
APPLICATION DETAILS										
DR										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP24-31										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Treasa Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

GATEWAY COMMERCIAL PHASE 1 VICINITY MAP

**PROJECT
LOCATION**



CONTACT REPRESENTATIVE:

TIM TIPPETT
TTIPPETT@WESTERNMORT.COM
509-521-9354

VICINITY MAP

N.T.S



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	LUCA24-05
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10 with regards to vacation rentals in commercial zones.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

Historically, short-term rentals (vacation rentals, Airbnbs, Vrbos, etc.) have been permitted in commercial zones as being substantially similar to a hotel or motel use as permitted under Hurricane City Code (HCC) section 10-15-3. This has allowed for the proliferation of a large number of vacation rental developments throughout the City, and especially in the downtown area.

There has been some concern expressed, and with examples from some of our neighboring communities, that these developments are taking up commercial space that could be used for retail and restaurant uses that provide amenities, not just to the tourist community our area attracts, but also to benefit the residents of Hurricane which these types of short-term rentals do not. The growth of short-term rentals has also created concerns about short-term rental uses replacing existing residential units with commercial uses, thus reducing existing housing stock in commercial zones.

After direction from the City Council, staff has prepared an ordinance update to specify that short-term rentals of ten rooms or less are not permitted in commercial zones. This will still allow for more traditional hotel development but will prohibit or strongly discourage the smaller-scale vacation rental developments that have proliferated in our commercial areas in the past few years.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and make a recommendation of approval to the City Council.

Sec. 10-3-4. Definitions of words and phrases.

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain ~~ten~~four or more sleeping rooms.

Motel means any building or group of buildings containing ~~ten~~four or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

Short-term rental means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.

~~*Short-term rental complex* means any group of two to three short-term rental units within commercial zones.~~

CHAPTER 15. COMMERCIAL ZONES

Sec. 10-15-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-2. Scope.

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					

Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P

Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
<u>Short-term rental</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

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

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

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

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-15-4. Development standards.

Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2
DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards—front yard:					
All buildings ²	20 feet	20 feet	20 feet	12 feet, corner lots 20 feet	20 feet
Setback standards—rear yard:					
Main building	New building on a lot abutting an existing agricultural or				

Accessory building	residential use: 10 feet. Otherwise: no requirement.				
Setback standards—interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirement				
Accessory building					
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for planned commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within section 10-7-7 of this Code.
 - b. The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the planned commercial zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-5. Regulations of general applicability.

The use and development of real property in commercial zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

- A. Design and compatibility standards: see chapter 33 of this title.
- B. Landscaping and screening: see chapter 32 of this title.
- C. Motor vehicle access: see chapter 35 of this title.
- D. Natural resource inventory: see chapter 31 of this title.
- E. Off street parking: see chapter 34 of this title.
- F. Signs: see chapter 36 of this title.
- G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-7. Special regulations.

- A. *Increased height.* Notwithstanding the height limitations shown in section 10-15-4, table 10-15-2 of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.
- B. *Use within an enclosed building.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.
- C. *Dust, odor, smoke, noise, and vibration.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.
- D. *Highway commercial zone location.* For property abutting SR-9, the highway commercial zone shall begin at the highway right-of-way line and shall extend a distance of 500 feet from the state highway right-of-way line.

(Ord. 2014-13, 11-20-2014; Ord. 2020-12, 3-5-2020; Ord. No. 2022-12, 5-5-2022; Ord. No. 2023-15, 8-17-2023)

CHAPTER 51. TRANSIENT LODGING FACILITIES¹

Sec. 10-51-1. Purpose.

The purpose of this chapter is to establish use and development regulations for transient lodging facilities to ensure their compatibility with adjoining uses, particularly when located in a residential zone.

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

Sec. 10-51-2. Definitions.

Terms and phrases used in this chapter are found in chapter 3 of this title.

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

Sec. 10-51-3. Management.

A. Each bed and breakfast inn, boarding house, hostel, hotel, or motel must maintain a management office on the premises at all times that is under the immediate supervision of a manager or attendant. The management office shall remain continuously open and staffed whenever guests are registered or present or when the facility is open to receive guests.

~~B. Short-term rental complexes must have management located within Hurricane City boundaries and be available at all times to respond to complaints or issues related to the complex. A phone number for management must be posted within each unit and be given to the City with the business license application. Management shall inform the City if the contact phone number is updated.~~

~~C.B.~~ Residential hosting facilities shall be managed by the resident owner and meet accessory dwelling unit standards in title 10, chapter 41 of this Code.

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

Sec. 10-51-4. Disclosure of available rooms.

Each transient lodging facility shall disclose to the business license officer the current number of rooms available and/or held out for public accommodation, or, in the case of short-term rentals, the total number of people the dwelling can safely accommodate:

1. At the time of initial licensure or license renewal; and
2. Within 72 hours of any change in the number of such available rooms or accommodation of guests.

¹Editor's note(s)—Ord. No. 2022-62, adopted February 16, 2023, repealed ch. 51, §§ 10-51-1—10-51-5, and enacted a new ch. 51 as set out herein and later amended. Former ch. 51 pertained to bed and breakfast and residential hosting facilities and derived from Ord. 2015-12, adopted December 17, 2015; Ord. 2017-14, adopted August 17, 2017; Ord. 2018-04, adopted April 5, 2018; and Ord. No. 2022-10, adopted May 19, 2022.

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

Sec. 10-51-5. Display of license; guest register.

- A. Business license required. No transient lodging facility shall be occupied or used until such time that the owner has obtained a business license in accordance with this section's provisions. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. A register of all guests shall be kept at all times on the transient lodging facility premises, except for short-term rentals ~~or short-term rental complexes~~. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:
 - 1. Name and permanent address.
 - 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.
 - 3. License plate number, state of licensure, make, type, and color of all motor vehicles.
 - 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.
- C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.

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

Sec. 10-51-6. Occupancy.

It shall be unlawful for any transient lodging facility unit to be occupied by a greater number of persons than that which it is designed or furnished to accommodate.

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

Sec. 10-51-7. Responsibility for minors.

No transient lodging facilities unit shall be rented, leased, or registered to any person under the age of 18 years. Each person to whom a lodging unit is rented, leased, or registered shall be responsible for any minors occupying such unit and shall remain on the transient lodging facility premises at all times while there are minors occupying such unit.

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

Sec. 10-51-8. Length of stay.

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel. Short-term rental properties within residential and recreation resort zones may be occupied for longer than 30 days but must still comply with all short-term rental regulations.

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

Sec. 10-51-9. Sanitary facilities.

- A. Each unit within a transient lodging facility held out for public accommodation must comply with the minimum rules established by the state department of health.
- B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit that does not have:
 - 1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and
 - 2. For each guest, an adequate daily supply of at least the following sanitary supplies:
 - a. Hot and cold running water;
 - b. Soap;
 - c. Towels;
 - d. Toilet paper; and
 - e. Clean linen.
- C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

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

Sec. 10-51-10. Inspections.

Each transient lodging facility shall comply and cooperate with any fire, land use, code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice. Each short-term rental unit shall be inspected by the Fire Marshal or their representative each year prior to the renewal of the business license for the short-term rental.

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

Sec. 10-51-11. Duty to report.

Any owner, manager, or attendant of any facility covered by this section shall report promptly to the proper authorities any violations of a municipal ordinance or any violation of law which he or she has reason to believe was or is being committed on the premises.

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

Sec. 10-51-12. General development and maintenance standards.

- A. *Maintenance standards.* Any property that contains a dwelling which is licensed as transient lodging facilities shall conform to the following standards:
 - 1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the area;

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2. For short-term rentals, the use of a dwelling as a short-term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and
 3. Each sleeping room must meet current international residential codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.
- B. *Prevention of noise, nuisance, or trespass at short-term rentals.* The owner of any short-term rental shall be responsible to ensure that guests or occupants do not:
1. Create noises that by reason of time, nature, intensity, or duration are out of character with noises customarily heard in the surrounding residential neighborhood.
 2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.
 3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.
 4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.
 5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.
- C. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short-term rental:
1. A copy of the short-term rental business license.
 2. The name, address, and phone number of the owner or property manager.
 3. The location of all fire extinguishers.
 4. A list of all rules applicable for short-term rentals.
 5. The maximum occupancy of the short-term rental and the maximum number of vehicles allowed.
- D. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any property for which a transient lodging facilities license has been issued:
1. Outdoor pools, hot tubs, or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.
 2. Maximum occupancy in any dwelling licensed as a short-term rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.
 3. The owner of any property containing a dwelling licensed as a short-term rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short-term rental property.
 4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

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5. The requirements of this section shall be in effect throughout the time a short-term rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short-term rental.
 6. An inspection of a short-term rental property for compliance with these regulations shall be performed prior to the issuance of a business license and shall be required each year before renewal of the business license. Additional inspections may be performed with 24-hour notice to the license holder/property manager if deemed necessary by the City.
 7. The owner of any dwelling licensed as a short-term rental shall be required to collect and remit on a timely basis transient lodging taxes pursuant to Utah law.

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

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

- A. *Purpose.* Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. The requirements listed in subsections D, E, and F of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.
- B. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.
- C. *Conditions for issuance of a business license for a short-term rental.* Where a new short-term rental business is permitted, issuance of a short-term rental business license by the business license officer shall be subject to the following:
 1. A complete application for a short-term rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:
 - a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and
 - b. A valid state tax number for remittance of transient lodging taxes.
 2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.
 3. Portions of a single-family dwelling may not be used as a short-term rental unless located within a recreation resort zone or appropriately licensed as a residential hosting facility in accordance with the regulations for that use. A whole home vacation rental and a residential hosting facility located in a residential zone may not be located in the same single-family dwelling.
 4. In permitted single-family zones, the owner of a single-family dwelling for which a short-term rental business license is sought shall not hold a business license to operate another short-term rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership

interest in the single-family dwelling, or any individual who has an ownership or beneficial interest in any corporation, partnership, limited liability company, trust, or other entity which has a legal or equitable ownership interest in the single-family dwelling.

D. *Prohibition of additional whole home vacation rental licenses within single-family zones as described in title 10, chapters 13 and 14 of this Code.*

1. From the effective date of this ordinance, no new or additional whole home vacation rentals shall be permitted or licensed within any single-family zones as described in title 10, chapters 13 and 14 of this Code.
2. Whole home vacation rentals with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this section and all city, state, and federal rules, regulations, laws, and statutes.
3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a whole home vacation rental, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. If the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a whole home vacation rental business license.
4. The revocation or non-renewal of a whole home vacation rental business license pursuant to this Code shall terminate any rights of the license holder and property owner to operate a whole home vacation rental at the property.

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

1. No tenant, guest, or other person visiting a whole home vacation rental shall park on a public street.
2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rental.
3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
4. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.
5. The number of vehicles permitted for the occupants of a whole home vacation rental shall be restricted to the number of off-street parking spaces provided by the owner.
6. No tenant, guest, or other person visiting a whole home vacation rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
7. Owner shall supply a parking plan that complies with this section with the business license application.

F. *Transferee probation period and local management.*

1. *Transferee probation.* A new whole home vacation rental business license issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be subject to a six-month probation period, with the probation period beginning on the date the new license is issued. In the event of two or more violations of this section committed by an owner or guest, or any combination of the two, the City Planning Director shall revoke the license by issuing a written notice of revocation to the owner. The revocation of the license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.

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2. *Local management.* To ensure the proper and timely management of whole home vacation rentals, whole home vacation rental business licenses issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be managed by either:
 - a. A property management company licensed by Hurricane City with a staffed office within city limits; or
 - b. An owner who is a resident of Hurricane City.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-51-14. Residential hosting facilities.

- A. *Conformity with standards and business license required.* No residential hosting facility shall be established unless:
 1. The facility can meet the development standards of this chapter;
 2. A business license has been issued in accordance with the regulations in title 3 of this Code;
 3. Operation of a residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.
- B. *Development standards; residential hosting facilities.* The development standards set forth in this section shall apply to all residential hosting facilities.
 1. *Location.* A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.
 2. *Number of accessory dwelling units (ADU).* Only one ADU may be used as a residential hosting facility on any one lot, as those terms are defined in title 10, chapter 3 and chapter 41 of this Code.
 3. *Accessory dwelling units.* The use of an ADU for a residential hosting facility shall be governed by this chapter, chapter 10-41, and other applicable chapters.
 4. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
 5. *Number of bookings.* No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.
 6. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.
 7. *Meals.* If meals are offered, meals shall be served only to overnight guests.
 8. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.
 9. *Parking.* The following parking regulations apply to residential hosting facilities:
 - a. Two off-street parking spaces shall be provided for the owner.
 - b. One space shall be provided per guestroom.
 - c. Off-street parking shall be provided on the same lot as the residential hosting facility.

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- d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.
 - e. Off-street parking may not be provided within the front yard setback other than the existing driveway.
 - f. No tenant, guest, or other person visiting a residential hosting facility shall park on a public street.
 - g. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.
 - h. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
 - i. Owner shall supply a parking plan that complies with this section with the business license application.
9. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.
10. *Street standards.* A residential hosting facility shall be located on a street that meets fire code requirements.
11. *Structural modifications.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to title 3 of this Code upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.
12. *Other regulations.* A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

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

Sec. 10-51-15. Recreation resort units.

Recreation resort short-term rental units shall be subject to the provision of this chapter.

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

Sec. 10-51-16. Development standards; bed and breakfast inn.

A bed and breakfast inn may be established in any zone where allowed as a permitted or conditional use, and shall conform to applicable commercial construction codes, zoning requirements, state health department requirements, and the requirements of any other applicable codes and/or ordinances adopted by the City.

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

Sec. 10-51-17. Penalty; suspension or revocation of license.

A. Enforcement provisions.

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short-term rental without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each such violation.
2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short-term rental, thereafter operates or permits the operation of said short-term rental in violation of the terms and provisions of this section shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction and shall be punished by a fine of up to \$750.00 for each such violation.
3. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other civil or criminal process in accordance with all state, federal or local statutes, rules, or ordinances.
4. Violation of any provision of this section regulating short-term rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Planning Director is authorized to revoke the short-term business license by issuing a written notice of revocation to the owner. The revocation of a short-term business license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.
6. In the event of a license being revoked for violations of this chapter, the owner of the property in question shall not be issued a new short-term rental business license for a period of one year, provided that a new license is otherwise permitted and available.

B. In addition to the denial, suspension, revocation, or refusal to renew a license as outlined in this chapter, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	LUCA24-06
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 28 with regards to rockfall zones
Recommendation:	Recommend approval to the City Council
Report Prepared By:	Fred Resch III

Discussion:

This is a “clean-up” ordinance to update city code to clarify what has been the practice of the City concerning development in geologic hazard zones. In 2014, the City adopted the Utah Geological Survey Rockfall Hazard Map to determine where professional reports should be required for development in possible rockfall zones. The practice of the city has been to require a detailed geologic report be prepared when a development is located within an identified rockfall zone to confirm the location of the rockfall hazard zone in relation to a project. Staff believes this process works and is appropriate for developments in these areas of special concern; however, the ordinance does not clearly reflect that process, so it is proposed that the code be amended to clarify the requirement.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and make a recommendation of approval to the City Council.

CHAPTER 28. DEVELOPMENT IN AREAS OF SPECIAL CONSIDERATION

Sec. 10-28-1. Purpose.

To further the health, safety, and welfare of the inhabitants of the City and developers of project within the City, development in areas of special consideration shall be undertaken in accordance with the requirements of this chapter to minimize danger to persons and property and to ensure development of lasting value.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-2. Natural hazards and adverse construction conditions.

A. *Report required.*

1. A geotechnical report shall be prepared by a state licensed professional engineer who is trained and experienced in the practice of geotechnical engineering ~~a geologist licensed to practice in the state~~ whenever a proposed building permit in an area that has not been reviewed under this chapter or a development project is located on land which falls within any of the identified natural hazards or adverse construction conditions shown on the maps associated with the Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area, Washington County, Utah, 2008, by William R. Lund, Tyler R. Knudsen, Garrett S. Vice, and Lucas M. Shaw, Special Study 127 Utah Geological Survey, a division of the Utah Department of Natural Resources.

B. *Report requirements.* The geotechnical report shall include the following:

1. *Conditions and features.* A general description of the topography, drainage conditions and surface vegetation. The report shall include surface features such as rock outcroppings, existing structures, debris, and unstable or wet conditions.
2. *Location map.* A location map showing the footprints of the planned improvements and the exploration locations with elevations.
3. *Subsurface condition evaluation.* An evaluation of the subsurface conditions, including a complete record of the explorations, laboratory test results, and the elevation of the water table, if encountered.
4. *Potential geotechnical constraints.* Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units, shallow groundwater, and windblown sand), and recommendations for their mitigation.
5. *Springs and seeps.* The locations of any springs and seeps on the project site, and recommendations concerning the effects of the springs and seeps on the proposed development.
6. *Geotechnical recommendations.* Specific geotechnical recommendations for the design and construction of the proposed project, which shall include the following:
 - a. A general assessment of the requirements needing to be met to develop the proposed site.
 - b. Site preparation and grading, and the suitability of the on site soils for use as structural fill.
 - c. Stable cut and fill slopes, including recommendations concerning the effects of material removal and the introduction of water, both on and off site.

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- d. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 - e. Anticipated total and differential settlement.
 - f. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 - g. Design criteria for restrained and unrestrained retaining walls.
 - h. Soil corrosion.
 - i. Moisture protection and surface drainage.
7. *Design recommendations for walls and fill slopes.* Detailed design recommendations for any planned rockery walls, mechanically stabilized earth (MSE) walls, and/or reinforced fill slopes.
 8. *Slope stability analysis.* A detailed slope stability analysis may be required if potentially unstable rock or soil units or slope creep has been identified on the site. The analysis should include, but not be limited to, a determination of shear strength and in some instances residual shear strength, soil saturation, and treatment methods required to provide a minimum safety factor of 1.5 for any slope within the project boundary.
 9. *Inspection and certification.* It is strongly recommended that the geotechnical firm for the project also provide inspection, testing, and verification services for all grading, foundations, pavement sections, retaining structures, utility line placement, and backfill and any other construction relating to geotechnical aspects of the development. For real property for which development has proceeded on the basis of a geologic or geotechnical report which has been accepted by the City, no final inspection of a subdivision or other improvements shall be completed or certificate of occupancy issued or performance bond released until the engineering geologist or geotechnical engineering firm who prepared and approved the report provides a letter of compliance, in writing, that the completed improvements and structures conform to the descriptions and requirements contained in said report including any approved revisions.

€10. *Geology report.* The Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area Washington County, Utah document and maps prepared by the Utah Geological Survey (current edition) shall be reviewed when considering a site for development. A state licensed professional engineering geologist or a state licensed professional engineer who is trained and experienced in the practice of geotechnical engineering shall prepare the geology report. The geology report ~~may be included in the geotechnical report, and~~ shall include the following:

- ~~1a.~~ The location and boundaries of the project site and its general geologic setting.
- ~~2b.~~ A description of the specific geologic conditions at the site.
- ~~3c.~~ Identification of potential geologic hazards (such as faults, landslides, rockfall, flooding and liquefaction).
- ~~4d.~~ Conclusions and recommendations regarding the effects of the geologic conditions and any potential hazards on the proposed development, and recommendations to minimize any hazard to life or property, or any adverse impact on the natural environment.

DC. *Development standards.* The following minimum standards shall apply to minimize effect of geologic hazards:

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(Supp. No. 3, Update 4)

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1. No structures shall be built on or within ten feet of any known fault line, or such greater distance as may be recommended by a licensed geologist.
 2. No structure or improvement shall be allowed on any area known to be within an active landslide area.
 3. Problems associated with development on or near perched groundwater and shallow groundwater shall be mitigated.
 4. No structure shall be allowed in any rockfall zone without professional geotechnical and geological review and certification as required in subsections A and B above.
 5. A waiver of liability shall be signed by the property owner and recorded with the county recorder in a form approved by the City Attorney, for any parcel where the geologist report identifies the potential existence of any of the above hazards.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-3. Floodplains and streams.

- A. *Floodplain study required.* Whenever a proposed building permit or development project is located within 200 feet of Frog Hollow Wash an engineering analysis shall be prepared which identifies the effect of the 100-year flood or floodway on the building or project site. This 100-year identification shall not be required when a flood study has previously been completed for the area by a licensed civil engineer, and when said study clearly identifies the 100-year flood elevations and floodway for the area and project site.
- B. *Habitable floor elevation.* Building permits and development plans found to be located within a 100-year floodplain shall be conditioned to require the location of the ground floor of any building a minimum of one foot above the identified 100-year flood. Prior to issuance of final occupancy of any building, a certification shall be prepared by a licensed surveyor or civil engineer, providing the elevation of the lowest habitable floor, noting that the lowest habitable floor is at least one foot above the identified 100-year flood. No buildings shall be allowed within an identified floodway.
- C. *Special flood hazard areas.* Development within a special flood hazard area or within 150 feet of a special flood hazard area without an identified floodway as identified on an official flood insurance rate map issued by the Federal Emergency Management Agency shall be required to meet all the requirements of chapter 40, flood damage prevention, of this title.
- D. *Prohibited activities.* No person shall disturb, remove, fill, dredge, clear, destroy or alter any stream corridor or identified floodway, except as may be expressly allowed by a valid stream channel alteration permit issued by the state department of natural resources.
- E. *Required setbacks.* Setbacks for any building, structure or improvement located within or adjacent to a stream corridor shall comply with the most restrictive setback requirements of either the zoning district in which it is located, the requirements of the state department of natural resources, or the requirements of the U.S. Army Corps of Engineers.
- F. *Runoff controls.* All construction and development projects located adjacent to any stream corridor shall apply best management practices as may be required by a federal or state agency with jurisdiction.
- G. *Management recommendations.* The City Council, Planning Commission, or Zoning Administrator, as applicable, may request recommendations from any federal, state, or local agencies, or other professionals, prior to deciding on an application required for any permit or approval.

(Ord. 2014-6, 5-1-2014)

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(Supp. No. 3, Update 4)

Sec. 10-28-4. Wetlands.

- A. *Applicant responsibility.* The applicant shall be responsible to contact the U.S. Army Corps of Engineers to determine if a project site contains any wetlands, and obtain necessary permits and meet permit specified requirements as may be necessary. A copy of the permit shall be provided to the Zoning Administrator prior to issuance of a notice to proceed.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-5. Important archaeological sites.

The intent of this requirement is to avoid the unnecessary or inadvertent disturbance of prehistoric or historic human remains and to preserve important archaeological site locations wherever possible. Density transfer and/or including the site in an open space set aside are encouraged as a way to avoid disturbance of important sites.

Location of known important archaeological sites is on file with the City Planning Department. Local landowners are likely aware of substantial sites on their land and should include these in the planning process for a parcel.

(Ord. 2014-6, 5-1-2014)



STAFF COMMENTS

Agenda Date:	10/24/2024
Application Number:	LUCA24-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10 with regards to medical transport in commercial zones.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

In 2012, in response to certain helicopter tour businesses in the City, the City Council passed an ordinance banning the takeoff and landing of aircraft in commercial zones. Since the time that ordinance was passed, Intermountain Health has expanded their facilities to include an emergency room facility and a helipad that any use of would technically violate city code. Recently, other healthcare providers have expressed interest in establishing similar facilities within the City.

As it was not the City's intention at the time to prohibit medical transport by aircraft within the City, staff is proposing an ordinance update to specify that takeoff and landing of aircraft for medical purposes is permitted in commercial zones.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and make a recommendation of approval to the City Council.

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					

Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P

Takeoff and landing of aircraft (hospitals exempted⁵)	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
 2. See chapter 42 of this title.
 3. See chapter 45 of this title.
 4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.
 5. [Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport \(e.g., "life flights", organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances\) shall be allowed.](#)
- B. Accessory uses.** Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

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

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

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

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

**Hurricane Planning Commission
Meeting Minutes
May 23, 2024**

Minutes of the Hurricane City Planning Commission meeting held on May 23, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson (online), Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder

Members Excused: Kelby Iverson

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Cloud

Prayer and/or thought by invitation given by Rebecca Bronemann

Declaration of any conflicts of interest

None declared.

Brad Winder motioned to approve the agenda as posted. Seconded by Rebecca Bronemann. Motion carried unanimously.

Public Hearings

1. **A Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel number H-4138-K**

No comments.

2. **A Zone Change Amendment request located approximately 5210 W 2250 S from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, H-4-2-15-112, and H-4138-F.**

No comments.

NEW BUSINESS

1. **ZC24-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel number H-4138-K. Dylan Stratton, Applicant. CivilScience, Agent.**

Alex Stewart from Civil Science was online to represent the applicant, requesting a zone change. However, Mr. Stewart lost connection and was unable to rejoin the meeting. Gary Cupp explained that staff recommended denying the request due to the property being improperly subdivided. A zone change cannot be approved until this issue is resolved. He noted that the land was split two months ago without following the proper procedures. Ralph Ballard asked if there was an intermediate zoning option between the current zone and the requested one. Dayton Hall confirmed there was a one-acre allowance. Mr. Ballard suggested that if the applicant only wants one home, a different zone should be considered. Mr. Cupp further clarified that the applicant must refile the deeds to restore the land to its original state, after which they can legally apply for a zone change and subdivision. Mr. Stewart was able to reconnect and explained that the homeowner is trying to build on the lot, but the Engineering Department informed them they needed a zone change before obtaining a building permit. Jeremy Pickering noted that the warranty deed showed the parent parcel was split, with Dylan Stratton as the original owner, and the split-off portion given to Chris Wyler. Per City ordinance, the property must be brought into compliance before a building permit can be issued. Mr. Pickering added that the split made Dylan Stratton's application non-compliant. The lots were annexed into the City under A-5 zoning, and Mr. Hall clarified that the original lot, smaller than five acres, was considered a legal nonconforming use until the split occurred. Additionally, the City ordinance requires property dedication for any master-planned roads abutting the property before a building permit is issued, which applies to the east side of 5140 West. Mr. Hall mentioned another issue: a strip of land along 2250 South, owned by Chris Wyler, that was supposed to be dedicated to the City but hasn't been yet. Mr. Stewart stated that while the Chris Wyler issue is separate, the Strattons are willing to dedicate the property to the north. Mr. Hall suggested the best path forward would be to undo the lot split, then apply for a zone change. Shelley Goodfellow asked whether the Commission would recommend approval of the zone change if the subdivision were undone, or if they could approve it with conditions for correction. Mr. Hall clarified that if RA-0.5 zoning were granted, the applicant could build one house without needing a preliminary plat, and the City couldn't require roadway dedication. Ms. Goodfellow noted that if the zone change was denied, the applicant couldn't reapply for a year, but Fred Resch III pointed out that a change in circumstances would allow them to reapply. Chris Wyler mentioned that the building department could address the master-planned road. Mr. Hall clarified that two different roads were being discussed. The northern section of these two parcels is meant to be part of a road, while there is another master-planned road to the east, which would have been identified if the proper process had been followed. Mr. Wyler emphasized that the zone change is needed to resolve the issue and is time-sensitive. Ms. Goodfellow pointed out that the City should have a small subdivision ordinance, as this situation resembles a lot split rather than a large subdivision, and shouldn't be held to the same standards. Mr. Hall explained that there are limits on what can be required, with exaction laws dictating what must be dedicated. Mr. Wyler requested a positive recommendation to the Council contingent on correcting the issues. Mr. Ballard suggested tabling the item until the deeds are corrected, with Mr. Hall agreeing it could be tabled until the subdivision issue is resolved. Mark Sampson asked how such situations occur. Mr. Hall explained that the County records any documents submitted to them, without verifying if city processes have been followed.

Rebecca Bronemann motioned to table ZC24-05 until the unlawful subdividing can be resolved. Seconded by Michelle Cloud. Motion carried with Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, and Michelle Cloud voting aye. Brad Winder voted nay, and Mark Sampson abstained.

2. ZC24-06 PSP24-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approximately 5210 W 2250 S

101 **from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-**
102 **4138-A, H-4138-G, H-4-2-15-112, and H-4138-F. Chris Wyler, Applicant. CivilScience, Agent.**
103
104

105 Shelley Goodfellow stated this one has the same concerns as the previous applicant. Brad Winder
106 explained the reason he voted nay on the last one is because they don't know if it matches what they
107 are requesting. Ralph Ballard clarified they would no longer meet the legal nonconforming use if it is
108 changed.
109

110 Rebecca Bronemann motioned to table ZC24-06 until the unlawful subdividing can be resolved.
111 Seconded by Michelle Cloud. Motion carried unanimously.
112

113 **3. CUP24-15: Discussion and consideration of a possible approval of a conditional use**
114 **permit for a metal building located at 1833 W 200 S. Gary Maurin, Applicant**
115

116 Commissioners had no concerns with this request.
117

118 Paul Farthing motioned to approve the conditional use permit for a metal building located at 1833 W
119 200 S. subject to staff and JUC comments. Seconded by Rebecca Bronemann. Motion carried
120 unanimously.
121

122 **4. PSP24-08: Discussion and consideration of a possible approval of a preliminary site plan**
123 **for Hurricane Rehab Center, a treatment facility located at 860 N State St. Brandon Neil,**
124 **Applicant. Civil Science, Agent.**
125

126 Alex Stewart from Civil Science explained they are proposing a treatment facility at the corner of State
127 Street and 860 North. He acknowledged the staff comments about parking and said they would address
128 those concerns. Paul Farthing noted that while the project meets all the requirements, neighbors might
129 have issues with a drug and alcohol treatment facility nearby. Rebecca Bronemann expressed concern
130 about the center's proximity to a cliff, particularly when individuals may not be in a stable state of mind.
131 Mr. Stewart assured that this concern would be addressed in the final design. The Commissioners
132 agreed that the project meets all the requirements and is appropriately located.
133

134 Rebecca Bronemann motioned to approve the preliminary site plan for Hurricane Rehab Center subject
135 to staff and JUC comments. Seconded by Michelle Cloud. Motion carried unanimously.
136

137 **5. 2023-PP-14: Discussion and consideration of a possible approval of an extension of the**
138 **preliminary plat approval for Hurricane Cliffs, a 30 lot subdivision located at 1100 W and**
139 **north of Copper Rock Parkway. DAF Development, Applicant.**
140

141 Riley Richardson requested an extension, explaining that they are ready to break ground but
142 encountered delays in the construction process.
143

144 Michelle Cloud motioned to approve the extension of the preliminary plat for Hurricane Cliffs. Seconded
145 by Paul Farthing. Motion carried unanimously.
146

147 **6. PSP24-10: Discussion and consideration of a possible approval of a preliminary site plan**
148 **for Sky Mountain-600 N, a mixed use development consisting of 27 townhome units and**
149 **two commercial pads, located at 2260 W and 600 N. Paul Jenson, Applicant. Rosenberg**
150 **Engineering, Agent.**
151

Greg Sant explained that the property owner has four acres zoned as planned commercial and is requesting approval for half of the allowed residential units. The development would be similar to the Perry Homes project along 600 North. Though there were issues during the initial review, Mr. Sant believes they have addressed all concerns. He acknowledged that a drainage and traffic study will be required. Commissioners discussed previous requests for this parcel. Fred Resch III mentioned that he had sent out an updated recommendation and map.

Paul Farthing motioned to approve the preliminary site plan for Sky Mountain-600 N. subject to staff and JUC comments. Seconded by Brad Winder. Motion carried unanimously.

7. CUP24-16: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 1087 W 650 S. Shawn Bowen, Applicant.

Shawn Bowen explained that he wants to build a new shop for storage and to clean up his property. He mentioned that he has spoken with his neighbors, and they are supportive. Once the new shop is completed, he plans to tear down the existing shop. The new building will be 3,000 square feet with a peak height of 25 feet at the center. Paul Farthing asked if they could require him to tear down the old garage once the new one is finished. Dayton Hall clarified that as long as the applicant meets the conditions, he's entitled to approval and can have multiple accessory buildings as long as they don't cover more than 50% of the lot. Mr. Bowen added that he will place the new shop five feet from the property line.

Ralph Ballard motioned to approve the conditional use permit for an accessory building with the provision they comply with the five-foot setback. Seconded by Michelle Cloud. Motion carried unanimously.

Approval of Minutes:

1. February 29, 2024 – Mark Sampson asked what come of that emergency meeting. Gary Cupp stated the construction drawings have been submitted. He explained they called a special meeting because they didn't meet the deadline, so staff made an accommodation. Shelley Goodfellow asked if the fire comment was resolved. Fred Resch III stated he doesn't know if it was resolved yet.

Michelle Cloud motioned to approve the February 29, 2024, minutes as written. Seconded by Rebecca Bronemann. Motion carried unanimously.

Mark Sampson shared that he recently visited Apple Valley to explore tiny houses and spoke with a builder about their potential use for affordable housing. These tiny homes are constructed in Hurricane and then delivered to their final location. He is planning to organize a tour to discuss further options, provided the Planning Commission is interested. Dayton Hall noted that if more than five members attend, it will need to be properly advertised as required by law.

Shelley Goodfellow inquired if they could give a report on the APA conference. Dayton Hall responded that while it's preferable to list it on the agenda, since it's just a discussion, he felt comfortable proceeding. Paul Farthing noted that he attended a session about Planning Commission bylaws and realized they don't have a copy of their own. In the class, they recommended starting with the simpler items on the agenda and having the developer explain their project first before opening the public hearing. Afterward, the Commission would return to the applicant for a decision. Mr. Hall agreed that

202 these were solid suggestions and mentioned that the agenda could be structured that way. Ms.
203 Goodfellow requested that this topic be added to the next agenda for further discussion.

204
205 **Adjournment** Paul Fathering motioned to adjourn the meeting at 7:15 p.m. Seconded by Michelle
206 Cloud. Motion carried unanimously.

**Hurricane Planning Commission
Meeting Minutes
July 11, 2024**

Minutes of the Hurricane City Planning Commission meeting held on July 11, 2024, at 6:00 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, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused: Rebecca Bronemann

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Steve Nation

Prayer and/or thought by invitation from Shelley Goodfellow

Brad Winder motioned to approve the agenda as posted. Paul Farthing seconded the motion. Motion carried unanimously.

Declaration of any conflicts of interest

None declared.

Public Hearings

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

No comments

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.

Stephanie Brager presented the preliminary site plan for the next two phases of Liberty Village. Fred Resch III stated staff's initial concern with this application is they were showing vacation rentals and that is not a permitted use. However, they submitted a new plan without them. They received crucial comments from engineering that need to be addressed before they can move forward. Jeremy Pickering shared that some of the utilities on the site plan are to be provided by the Balance of Nature project. These utilities need to be thought out very carefully. When sewer laterals are shared, there is often an access easement needed. Staff feels it would be beneficial to have Hurricane City and Ash Creek sit

down and come to agreement on utility designs. Shelley Goodfellow pointed out that power has a concern the development has increased their demands. Scott Hughes explained that when they saw the plat, there was short term rentals shown but what is being presented takes care of that concern. Mrs. Goodfellow pointed out there are a lot of things that need to be worked out, but this is just a preliminary site plan and doesn't give any vested rights. Kelby Iverson asked where this project is on the overall Balance of Nature property. Mr. Resch III shared a map for reference. Mr. Iverson's stated his biggest concern is all the historic drainage lands right here. What are we doing to address this drainage? Joe Petrucci is the engineer on the project. He explained they had gone in with a drainage plan on the overall property and sat down with the City Engineers to ensure that all flows are conveyed. They have a plan to address the drainage issue so no surrounding properties are affected. Mr. Iverson stated this property, and the neighboring property are the center of the Bench Lake area, and it has been known to have 6-7 feet of water over the last 100 years. He asked the applicant if they had discussed this concern with the neighboring property owner and if what is proposed is sufficient to address that flooding concern. Mr. Petrucci explained they maintained the existing conditions outside of the Balance of Nature property, so the surrounding property won't be negatively impacted. Mr. Pickering explained there will be a drainage swell on the eastern boundary of the Balance of Nature site so anything approaching from the east will drain there. They are also working with the Washington County Water Conservancy District to excavate the clay and stockpile it. Richard Wedig explained Balance of Nature is constructing all of the roads and Liberty Village is just developing a section in their development. Mr. Pickering stated the City would like to see an agreement or something in writing to see which party is committing to ensuring the infrastructure is installed according to City standards. Ms. Goodfellow pointed out she thinks that is already addressed in the Development Agreement between the City and Balance of Nature.

Paul Farthing motioned to approve PSP24-16 preliminary site plan for Liberty Village Phase 2 & 3 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Motion carried unanimously.

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.

Stacy Young, representing the applicant, explained that while the current plan includes more units than originally anticipated, they intend to offset this by reducing the number of units in other planned areas. Paul Farthing expressed concern about the substantial increase in units, noting that it appears the applicant is front-loading the project. If the project fails, they could potentially walk away, leaving the increase in place. He pointed out that the current density is 10.85 units per acre, which exceeds the intended 10 units per acre. He was also concerned that all the amenities are concentrated in one corner rather than spread throughout the development. Michelle Cloud inquired whether these homes would be luxury or more affordable. Mr. Young responded that the goal is to address Washington County's need for affordable housing. Shelley Goodfellow questioned why a similar application in 2022 was never approved. Fred Resch III clarified that the previous design was different and lacked approval from the fire department.

Shelley Goodfellow motioned to approve PSP24-17 preliminary site plan for Lakeview Townhomes subject to staff and JUC comments. Kelby Iverson seconded the motion. Motion carried unanimously.

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

Fred Resch III stated that there are two main changes. The State changed the law last year and now require the City to match their language. The other change is the implementation schedule. Some of the deadlines we met and some of them we did not. He reviewed all the changes. He stated that he thinks

they have implemented enough of the requirements this year to meet the State requirements. This plan has to be updated every five years. Brad Winder and Kelby Iverson agreed that government doesn't control affordable housing. They feel it is economy driven.

Michelle Cloud motioned to recommend approval of the update to the Moderate-Income Housing Plan to the City Council. Paul Farthing seconded the motion. Motion carried with Paul Farthing, Mark Sampon, Kelby Iverson, Michelle Cloud, Shelley Goodfellow voting aye. Ralph Ballard voted nay. Brad Winder abstained. Mr. Ballard explained he voted nay because he thinks less is more. Mr. Winder stated his reasonings is the City doesn't control affordable housing.

Approval of Minutes:

1. March 28, 2024

Ralph Ballard motioned to approve the minutes from March 28, 2024, as presented. Shelley Goodfellow seconded the motion. Motion carried unanimously.

Kelby Iverson asked why Liberty Villages' application had short term rentals when it was never originally approved. Mr. Resch III stated staff is unsure, but Balance of Nature has made comments that they want to update their master plan. They might not have understood the process for how that is done.

Adjournment: Shelly Goodfellow motioned to adjourn at 7:16 PM. Paul Farthing seconded the motion. Motion carried unanimously.

**Hurricane Planning Commission
Meeting Minutes
September 12, 2024**

Minutes of the Hurricane City Planning Commission meeting held on September 12, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Kelby Iverson (electronically during the pre-meeting), Paul Farthing, and Brad Winder.

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. Follow up discussion on proposed amendments to the Future Land Use Map

Gary Cupp shared that they have updated the map based on notes and conversations from the last meeting. The updated map was rolled out and looked at to see if things were where everyone wanted them to be. There were suggestions to clean up some boundary lines of where we would like to see certain zones/development.

2. Recap of the Utah League of Cities and Towns conference

Ralph Ballard shared his notes on affordable housing.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Brad Winder motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest – Brad Winder shared that it may be construed that he have a conflict with new business #5 as his family is involved with the subdivision but he has no association or personal interests in the application.

OLD BUSINESS

1. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.

Gary Cupp reminded the commission about the water looping question. This has been cleared up. The fire department also had some concerns but staff have been made aware that the issue can be resolved during the final site plan process. He also noted that the affordable housing proposal is not required for the project approval and this isn't being done under our affordable housing ordinance. If that is something we are willing to entertain with the applicant, the commission can recommend we look at a potential development agreement for affordable housing. Kyle Arbizu shared that they would be open to take a look and confirm the details before committing to any type of agreement. He shared that he originally sent a restriction on what rents would be if they could have a waived impact fee. He thinks they can work with staff and council on what the development agreement might look like. They would like preliminary site plan approval to finalize their architectural drawings. Dayton Hall noted that impact fees are waived by the city council not the planning commission. He does feel it is okay that if it is something planning commission would like to include in their motion to explore the possibility of some sort of an agreement for affordable housing, they can.

Paul Farthing motioned to approve PSP24-24 along with a recommendation to the City Council to explore an affordable housing component with the project and subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. PSP24-28: Discussion and consideration of a possible approval of a preliminary site plan for Applebee's, a restaurant, located at 980 W State St. Danwick LLC, Applicant. Wick Gubler, Agent.

Wick Gubler grew up in the area and this opportunity presented itself and he thinks it's a good reason to come back. The Applebee's franchise will be running this, he will not personally be running the restaurant. Paul Farthing asked if they were proposing a double driveway. Mr. Gubler shared that they are going to go back to the drawing board with it, as he likes the suggestion from Jeremy Pickering. Brad Winder is concerned about traffic congestion getting onto SR-9. Are there any limitations to not turn left or are there any issues? Mr. Gubler shared that he is not aware of any access issues for SR-9 but they are working with engineering to get secondary access on 100 N.

Rebecca Bronemann motioned to approved PSP24-28 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. FSP24-59: Discussion and consideration of a possible approval of a final site plan for Hurricane City Four Court Gymnasium, a recreation facility, located at 845 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that this site plan approval is needed so they can get the buildings out for bid to start construction. He shared the layout of the parking spaces for the gyms and current ball fields. Rebecca Bronemann shared that the people in the area are frustrated that no one wants to park in the parking lot and they park on the street. There is also an issue with the loose gravel and dust created. She also suggested no parking along the west side of 200 W. When people park on both sides, it could be a potential safety issue. Jeremy Pickering shared that parking is restricted to one side when pavement is 22'. The road is currently constructed to accommodate parking on both sides. Mrs. Bronemann is hopeful the paved parking lot will help with the parking along 200 W. Shelley Goodfellow commented that she thinks it's great the city has been able to do this without raising taxes. Fred Resch III shared that it is being paid for with the parks and recreation impact fees. Desert Edge shared that there was also a two-million-dollar donation from the county. Brad Winder is concerned about the design of the building and if it will be similar to what is already there. It was stated that the building will look better than what was just built. Mr. Winder stated that this spot would be a great place for a covered aquatic center. Do we really need more basketball courts since we have access to the schools? He

would like to see an aquatic center similar to the one in Washington City. Mr. Rasmussen shared that there is a masterplan for the pool. When the parking lot was done, they took into consideration that there is a need for the pool to be retrofitted. Kaden DeMille shared that we have been accumulating funds for numerous years. The council felt like they wanted to pursue the gym side of recreation. In addition to the savings we've accumulated over the years, we anticipate using impact fees to make up a portion of the difference along with the two-million-dollar grant we received from the county from the Greater Zion. It's anticipated that once we get a little more free time, we will expand the pool and cover it. We also have funds we have been accumulating for a number of years that we are going to put towards that. We are getting close to having the cash to do a renovation on the pool, the cover is going to be the expensive part.

Shelley Goodfellow motioned to approve FSP24-59. Paul Farthing seconded the motion. Unanimous.

3. CUP24-18: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 358 S 985 W. Matt Tebbs, Applicant.

Matt Tebbs shared that they are building another garage but also adding a casita. Their son is getting married and he needs a place to live affordably.

Paul Farthing motioned to approve CUP24-18 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

4. FSP24-60: Discussion and consideration of a possible approval of a final site plan for Wasatch Trailer Sales, a commercial retail development, located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reminded the commission of the location of this project. They are a trailer sales company that'll be going here. Paul Farthing asked if the issues had been resolved. Fred Resch III shared that a lot split application has been submitted and is under review. The landscaping plan has also been updated and staff is now recommending approval. Shelley Goodfellow asked what the staff meant about land locking. Mr. Resch III said that what they were proposing was conflicting and confusing for staff. They couldn't land lock the property and the resolution was to submit a lot split to clearly define property lines.

Brad Winder motioned to approve FSP24-60 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

5. CUP24-19: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 419 S Station Cir. Brett Dennett, Applicant.

Colten Iverson shared that this is a detached garage taller than 16' so they need a conditional use permit.

Shelley Goodfellow motioned to approve CUP24-19. Brad Winder seconded the motion. Unanimous.

6. FSP24-10: Discussion and consideration of a possible approval of a final site plan for The Perch, a transient lodging facility, located at 240 N State St. Robert Peterson/Erica Leach, Applicants. Brant Tuttle, Agent.

Brigham Mclaws is the contractor on the project. They just need approval so they can get moving on the project. Mark Sampson asked if they have agreed to 24/7 onsite management. Mr. Mclaws stated that one of the units is for that. No further comments.

Paul Farthing motioned to approve FSP24-10 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. Discussion and possible approval of canceling the previously scheduled October 10th, 2024 Planning Commission meeting

Fred Resch III shared that the APA conference is this week.

Ralph Ballard motioned to cancel the meeting on October 10, 2024. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. July 8, 2021

Ralph Ballard motioned to approve the minutes from July 8, 2021. Brad Winder seconded the motion. Unanimous.

2. April 11, 2024

Paul Farthing motioned to approve the minutes from April 11, 2024. Ralph Ballard seconded the motion. Unanimous.

3. April 25, 2024

Ralph Ballard motioned to approve the minutes from April 25, 2024. Rebecca Bronemann seconded the motion. Unanimous.

4. June 27, 2024

Rebecca Bronemann motioned to approve the minutes from June 27, 2024. Paul Farthing seconded the motion. Unanimous.

Brad Winder motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment at 6:55PM

Hurricane Planning Commission
Meeting Minutes
August 22, 2024

Minutes of the Hurricane City Planning Commission meeting held on August 22, 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, Ralph Ballard, Rebecca Bronemann, Brad Winder, Kelby Iverson, Michelle Cloud and Shelley Goodfellow

Members Excused:

Staff Present: Planning Director Gary Cupp, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Councilman Kevin Thomas, Water Representative Corey Wright, and City Engineer Representative Jeremy Pickering.

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

1. Discussion and presentation on the Future Land Use Map

There was a map laid out that commissioners marked up where they'd like to see certain zoning/development within the city. This map will be updated with their suggestions and presented to them at the next meeting to make sure all comments and notes are reflected.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Rebecca Bronemann

Prayer and/or thought by invitation offered by Mark Sampson

Declaration of any conflicts of interest – there were none declared

Approval of the agenda

Paul Farthing motioned to approve the agenda as presented. Michelle Cloud seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4. Edith Lang shared that this street is part of a long L and right now, there is a business on the property. From her understanding, this request is so the daughter can also have a business. Where the two streets create an L, it is too narrow to support a business. Adding the possibility of another business or a multifamily unit could cause further problems. She has a casita in her backyard and she had access requirements she needed to meet and she was told she would never be able to rent it out. She, as a citizen, doesn't understand why her situation is not acceptable for what the Colby's want to do.

Tracy Sleen agreed that 250 S already has enough traffic. While she understands the intent is to allow for a young adult to have some independence and that it is not easy but the change would be for the lot, not the house. If the home were to be sold, the new owner could knock the home down and build whatever the zone allows. As we have all seen, developers really like town homes and if there is multifamily, they are here in meetings asking for that use. Sadly, this house is already an issue with the daycare business from parking and employees. Let's pretend the daycare wasn't there, we cannot lose the neighborhood feeling. Once this house is gone, multifamily will be there and that opens it up too much.

Erroleen Scholzen shared that many years ago, we decided that we as a city would not do spot zoning and that is exactly what this is. 250 S is a small road and there is already an abundance of traffic.

Alex Lebaron lives right next door to the Colby's. His concerns have already been voiced, which is multifamily. He does not want what is happening on the corner of 100 W and 200 S to happen right next door to his house. Traffic is already an issue.

Treasa Collard agrees with what has been said. She really likes her small neighborhood and she would hate to see multi-units put in.

Doug Katzenbach feels the same. He doesn't mind what they are trying to do individually, but his concern is with the zoning. He doesn't want the opportunity for condos or multifamily next door.

NEW BUSINESS

1. ZC24-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4. William and Malia Colby, Applicant.

Malia Colby shared that when they purchased the house, it had a separate attached dwelling unit. She didn't know what spot zoning was and she was trying to get everything as separated as possible for own mailbox, utilities, business opportunities, etc. Mark Sampson asked if she'd seen other properties making changes that she thinks would be the same type of change they are asking for. Mrs. Colby shared that there is a house about five doors down with a basement but it has been converted to a duplex. The basement is being rented out and so is the top half. While doing research, she learned that one street over, there are at least 30 houses zoned RM-2 which is 10 units per acre. Within one to two miles, there are at least another 10. That was another reason they are here asking for it to be possible to have it rezoned. She understands the concerns voiced and people not wanting there to be six units on the property. These houses she is referring to in the multifamily zones around her, about 90% of them only have one house on them. Mark Sampson asked why they need separate utilities and all the things. Mrs. Colby shared that you could access the ADU from the inside of the house but it does have a separate entrance. As mentioned before, the separate utilities, mailbox, and home-based business are the main reasons why she's asking for the request. Ralph Ballard stated that he is afraid of the potential of future development. Shelley Goodfellow asked if they were to get this zone change, they couldn't build more than two. Gary Cupp stated that is correct, because you look at the size of the lot which would only give them one unit but because they have 10,000 square feet, the RM-1 would give them the allotment of 2 units. Mrs. Goodfellow clarified that the most this property could ever be is a duplex. You basically have two units already, your primary residence and your ADU. And the ADU can be rented out long term. Her question is, if the zone change is only wanted for separate address and separate utilities, is there any way to achieve that without a zone change? City Attorney Dayton Hall shared that the ordinance states only one meter per lot. If a zone change was granted that would allow them to split the lot. Then you could do a subdivision, split the lot into two parcels, request a new connection by paying

new impact and connection fees. Mrs. Goodfellow stated that this would be the start of a very tedious and expensive process to get two meters. Another thing is that this entire street is single family homes and she thinks by allowing the accessory dwelling unit it already pushes what exists there. She doesn't think the zone change is appropriate for this and it may not even solve the problem trying to be fixed. Brad Winder voiced a safety concern with the line of site on the road with a lot more cars being parked there too. Do we know if there is an adequate setback to add more parking if needed. Mr. Cupp shared that he thinks they already have ample parking and he doesn't think it's an issue. The setbacks of the house were not a consideration as an expansion wasn't proposed. Mrs. Goodfellow asked if you're allowed to run a business out of your home with an RM zoning. Mr. Cupp stated that he thinks a home-based business is only allowed in single family zones. Mrs. Goodfellow then reiterated that if the zone was to be changed, it would disqualify the existing business they have. Mrs. Colby shared that she knows you can run a home daycare while renting an apartment. Brienna Spencer stated that you can have homebased businesses in multifamily zones. In home child care or daycares are allowed in all of our residential zones. If someone in the Sky Mountain Apartments came in and wanted to do a daycare, the use allows for it, they would just have to meet state standards. Kelby Iverson appreciates the applicants for coming in and going through the process. One thing they learned tonight is that if the zone change was granted, you could not have more than two units. Hopefully that provides some relief to your neighbors. He asked staff if we allowed adu's on 0.28 acre lots. He thought it was only if you had 0.8 acres or larger. Mr. Cupp shared that you can have two adu's if you have 0.8 acres or more but every residential lot is allowed to have one. One suggestion or possibility could be abandoning the existing internal ADU and building a detached casita. He is not in favor of the zone change, it is random to put multifamily in the middle of a subdivision but he can see that even if you did, you could only have two units because of the size of the lot. Mrs. Colby asked if they were to do that, wouldn't it still cost the same to run the new meters? Mr. Iverson stated that the ADU would still have the utilities run to it off the existing house meters just like they have right now, but if you split the lot, then the subdivision ordinance would require they get new utilities. Mrs. Colby asked if they change the zone to any RM zoning, they will have to split the lot. Attorney Hall stated that if you want separate ownership, you have to split the lot. If you're going to have two separate parcels because you split the lot, then to add another building onto the new lot, it would be like any house on any lot. You'd pay impact fees and pay what anyone would pay. If you leave it in the same ownership, you can have an adu because it is the same ownership. You have the house and up to one adu on a lot this size. You don't have a second water meter or second power meter because it is the same lot. Mrs. Colby asked about the duplex on 700 W, since they are listed as a duplex, they must also have separate utilities for that. Mr. Sampson shared that he believes they do have the same meter, they are just two units. Paul Farthing stated that R1-15 is all around and this would be the definition of spot zoning. If you come into an established subdivision and start zoning it into duplexes, what does that do to the neighbors and neighborhood in single family subdivision. It's already that step in that direction with an ADU, but to rezone stuff into duplexes in an existing single-family subdivision is just wrong. Michelle Cloud suggested the same thing about building a separate ADU. She also mentioned that when looking at a zone change, there are four questions they have to answer. The first is whether the proposed amendment is consistent with the goals and objectives of the general plan. The second is whether the proposed amendment is harmonious with the overall character of existing development. The third is whether the proposed amendment will adversely affect the adjacent properties. The fourth is whether or not there are adequate services to serve it. There are adequate services and it probably wouldn't, maybe, adversely affect the adjacent properties. But it is definitely not consistent with the general plan and it is not harmonious with the character with the rest of the neighborhood. It does not answer all the questions in the affirmative so she does not think they should vote for it. Rebecca Bronemann asked if this would be in addition to the existing apartment on the property. Mrs. Colby stated that her daughter lives there. Mrs. Bronemann agrees with Mr. Iverson, she's not sure it's necessarily worth all the effort to go and redo all the utilities just so she can have a separate address. Having the ADU for her to stay in might be the best route for her. Mr. Sampson commented that he thinks this is the first of probably many attempts by the public to try to get out of the situation

we're in when referring to affordable housing. He appreciates the efforts to educate us with the frustration of affordable housing. There is a lot of work we need to do to help resolve this situation. He likes the comment that was made that with their own address, they could obtain their own mailbox and trash cans and feel more independent. He agrees, but he doesn't know if we have the rules in place to be able to allow them to do that in an affordable way. Mrs. Goodfellow said that one thing that wasn't said was accessibility. Doesn't fire codes come into play when a flag lot is created. There would have to be a certain amount of access on the side of the house. Mr. Iverson stated that there wouldn't be with and ADU but there would with the subdivision. Mrs. Bronemann will be in the same spot in a few years with her son trying to figure out how to help him live. It's hard to know how to help our children when the world seems to be against them when it comes to money and stuff.

Michelle Cloud motioned a recommendation of denial of ZC24-08 as it is not consistent with the goals and policies of the general plan and it is not harmonious with the overall character of the existing development. Rebecca Bronemann seconded the motion. Unanimous.

2. PP24-19: Discussion and consideration of a possible approval of a preliminary plat for Dixie Heights Phase 3 & 4, a 75-lot single family subdivision, located at 3780 W 2610 S. Western Mortgage - Tim Tippet, Applicant. Karl Rasmussen and Brent Moser, Agents.

Karl Rasmussen shared this is phases 3 & 4 of Dixie Heights. It's right next to Dixie Springs.

Paul Farthing motioned to approve PP24-19 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

3. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, an apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.

Kyle Arbizu shared that they did Shadow Ridge Phase 1 last year. They've been in some discussion with Gary and the team and they found that there was actually enough space to add some additional units. What this would be is 16 more units all 1 bedroom. If the City was open to do anything with affordable housing to assist with impact fees. Once thing they ran into with the first phase was that the impact fees are the exact same price to build a one-bedroom apartment as it is to build a 5000 square foot home. They were hoping for some kind of break and in exchange they are willing to do a 20 year agreement on the units that would restrict rents to 80% of area median income. It would scale with inflation, so if median income comes up, rents will come up as well. However, they can still do the project without the reduced impact fees. The issue that came up during the planning review regarding the water looping has been addressed in the updated site plan he sent today. This update shows that the building has been brought within 300 feet, which then the water looping would no longer be needed and fire has signed off as well. Gary Cupp shared that he has not had a chance to review the revised plan. Preliminary site plans don't vest anything. On the affordable housing, zoning doesn't require them to have an agreement with the city to provide that nor do they have a development agreement. Paul Farthing asked if affordable housing is something the city could look at? Mr. Cupp shared that we are open to that but it is not required for preliminary site plan.

Paul Farthing motioned to continue PSP24-24 to the next meeting to allow the planning staff time to respond to the applicant about staff concerns. Michelle Cloud seconded the motion. Unanimous.

4. AFP24-12: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 5 Lots 510 & 511, located at 5589 W 860 S. D&G Property Holdings, LLC, Applicant. CivilScience, Agent.

Doug Dennett shared that there is a large equipment company that wants to buy the building on lot 510 and they want just a little bit more space. They are going to take an acre from lot 511 to add to lot 510.

Kelby Iverson motioned to approve AFP24-12. Brad Winder seconded the motion. Unanimous.

5. PP24-20: Discussion and consideration of a possible approval of a preliminary plat for Quail Creek Commercial Plaza, a 28-lot industrial subdivision, located at 578 N Old Highway 91. Mountain Ridge Properties LLC, Applicant.

Bill West shared that they have received all their approvals. Engineering and construction drawings are approved. They thought they were getting each unit as individual but that wasn't the case so they are here asking to ask for each unit to be individually divided.

Shelley Goodfellow motioned to approve PP24-20 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

6. PSP24-13: Discussion and consideration of a possible approval of Southern Utah Sheds, a retail development, located at 989 W State St. Rachel Rasmussen, Applicant.

Gary Cupp shared that the applicant is asking to table because there is a restaurant coming in on the same property and the applicant would be leasing the land from someone else and the property owner is having some reservations. The applicant also has some questions about the JUC comments and would like to table it.

Shelley Goodfellow motioned to table PSP24-13 for six months. Paul Farthing seconded the motion. Unanimous.

There was back and forth discussion about updates to plans needing to be submitted in an appropriate time frame to allow staff time to review the changes. Sometimes items need to go back to the JUC to make sure concerns really have been addressed.

Kelby Iverson motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment