



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

January 23, 2025

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

OLD BUSINESS

1. 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 from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, and H-4-2-15-112. Chris Wyler, Applicant. CivilScience, Agent.
2. PP25-02: Discussion and consideration of a possible approval of a preliminary plat for The Orchards at Elim Valley, a 63 lot single family subdivision located east of 3400 W between Jellystone Road and Bash Parkway. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.

NEW BUSINESS

1. PSP25-03: Discussion and consideration of a possible approval of a preliminary site plan for Bash Park, a park located at the southeast corner of Bash Parkway and Glampers Way. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
2. AFP25-01: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat B Lots 122 & 123, located at 2689 S Wilson Drive. Jeffrey and Tiffany Nelson, Applicant. Ryan Scholes, Agent.

Planning Commission Business:

Approval of Minutes:

Adjournment

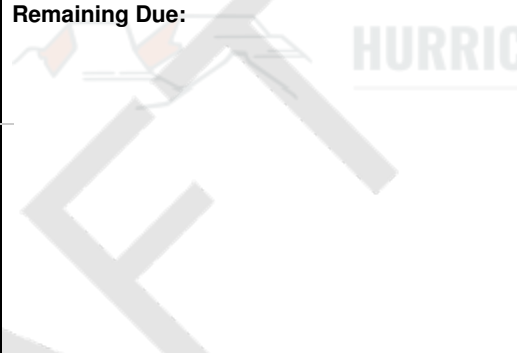
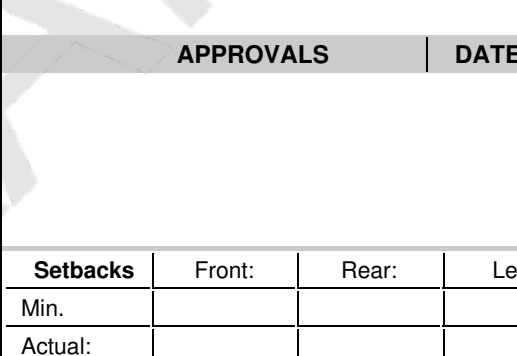
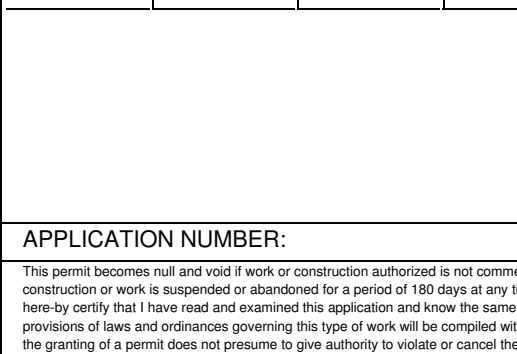


Application

Application Accepted Date: 04/26/2024		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Wyler & Stratton area Zone Change		Planning Fee		\$	500.00					
Tenant / Project Name: Pecan Valley Development ZC		Planning Fee		\$	500.00					
Bldg. Address: 5210 West 2250 South		Sub Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Pecan Valley Resort Phase: TBD		Amount Paid:		\$	500.00					
Block: Lot #: Parcel #: H-4138-A, H-4138-G, H-4138-F		Remaining Due:		\$	0.00					
Zone: A-5										
Property Owner: Chris Wyler										
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: Pecan Valley Development LLC										
License #: P: (435) 467-2216										
Address: 5202 W 2250 S										
City: Hurricane State: UT Zip: 84737										
Email: wyltile@gmail.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC24-06										
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 #: 8.178280-04/26/24										



Application

Application Accepted Date: 04/26/2024		Valuation		\$	0.00				
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES							
Description: Site Plan for RR zoning		Planning Fee		\$	200.00				
Tenant / Project Name: Pecan Valley Development		Planning Fee		\$	200.00				
Bldg. Address: 5210 West 2250 South		Sub Total:		\$	200.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00				
Subdivision: Pecan Valley Resort Phase: TBD		Amount Paid:		\$	200.00				
Block: Lot #: Parcel #: H-4138-A, H-4138-G		Remaining Due:		\$	0.00				
Zone: A-5 (RR)									
Property Owner: Chris Wyler									
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: Pecan Valley Development LLC									
License #: P: (435) 467-2216									
Address: 5202 W 2250 S									
City: Hurricane State: UT Zip: 84737									
Email: wyltile@gmail.com									
APPLICATION DETAILS									
						APPROVALS		DATE	INFO
		Setbacks		Front:	Rear:	Left:	Right:		
		Min.							
		Actual:							
		APPLICATION NUMBER: PLANPSP24-09							
		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 #: 8.178297-04/26/24									

Pecan Valley Development – Zone Change

Narrative

The proposed zone change amendment is for a combined 2.925 acres within the Pecan Valley area located at approximately 2250 South 5210 West. The existing zoning is A-5 with the proposed zoning to be RR (recreation resort). The applicant has developed the RR lots due north, Pecan Valley Phase 3, as well as the RR multifamily property south, Pecan Valley Resort. The existing zoning to the west is RR which is also part of the master planned Pecan Valley development.

This zone change would help correct the agriculture 5 acre minimum as the parcels requesting the zone change together are less than the 5 acre minimum. The adjacent Stratton land to the east is currently seeking a zone change from the A-5.

Pecan Valley Development

Preliminary Site Plan

The applicant is seeking preliminary site plan approval for 3.37 acres of RR (proposed recreational resort) adjacent to the existing Pecan Valley and Pecan Valley Resort developments. This application proposes the amenities of pickle ball, parking, and 17 townhome units. With the PV Resort clubhouse and large pool & waterpark amenity being approximately 350 south of this parcel, the applicant feels the additional parking will offer both support for the pickle ball courts, clubhouse, pool & waterpark, as well as the existing RR large homes to the north of 2250 South.

This application proposes a density of 5.0 units per acre. All town home units have a 2-car garage and the large units on the end have increased driveways. This application provides an additional 92 surface stalls within the parking lot area, 38 stalls in the town home driveways, with 34 garage spaces totaling 164 parking spaces to compliment the existing resort community.

The 3.37 acres will be a part of the existing master planned Pecan Valley community and help provide the connectivity from the northern single family RR lots to the southern multifamily and resort amenities.

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Return To:
City of Hurricane
Attention: Cindy Beteag
147 N 870 W
Hurricane, UT 84737

DOC # 20230000908

Agreement. Page 1 of 13
Gary Christensen Washington County Recorder
01/11/2023 11:38:04 AM Fee \$ 0.00
By HURRICANE CITY



**DEVELOPMENT AGREEMENT
FOR
PECAN VALLEY ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 11 day of January, 2023 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as "City," and PVH LLC, a Utah LLC, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 18.09± acres of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 17, 2022, the City Council approved a zone change as shown on the zoning map attached hereto as EXHIBIT B, subject to and conditioned upon the terms and conditions of this Agreement.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT B. The Preliminary Site Plan grants no vested entitlements and shall be subject to changes as listed within this agreement.

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

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

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

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

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

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

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

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

AGREEMENT

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

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

2. General Terms: The City approves the zoning boundaries shown in EXHIBIT B with the following terms and conditions.

a. Planned Development Overlay. The area labeled as PDO in EXHIBIT B is approved but shall be limited to no more than 77 total units. These units shall only be used for long-term residential uses. Prior to any development, Developer shall file a new preliminary site plan that complies with Hurricane City Code and standards and obtain approval from the Hurricane City Planning Commission.

b. Recreation Resort. The area labeled as Pecan Valley Resort within EXHIBIT B is approved but shall contain no more than 236 units. Prior to any development, Developer shall file a new site plan that complies with Hurricane City Code 10-26 for review and obtain approval from the Planning Commission. The Developer shall provide new outdoor amenities within the southern section of the resort according to Hurricane standards or as otherwise approved by the Planning Commission. The Planning Commission may, but is not required to, consider amenities in other areas of the resort to offset required amenities.

c. Clubhouse and Amenity Center. In the first phase of any development within the Pecan Valley Resort, Developer shall develop a Clubhouse in the northeast of the development as shown in EXHIBIT B. The applicant shall follow all Hurricane City approval procedures, including a preliminary site plan, construction drawings, subdivision plans, final site plan, and building permits.

3. Nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

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

To the Developer: Pecan Valley Holdings LLC
Attention: Chris Wyler
5183 W 2040 S
Hurricane, UT 84737

To the City: City of Hurricane
Attention: Dayton Hall, City Attorney
147 N 870 W
Hurricane, UT 84737

5. Adequate Public Facilities.

a. This subsection 5 applies to any portion of the Property for which development has not already been approved by the City.

b. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property may not be currently available in sufficient capacity to serve some or all of the Property, and may not have been extended to the Property; (b) the granting of this zone change, approval of a preliminary plat, and review of construction drawings, does not in any way guarantee or warrant the availability and extension of power, water, or other utility services to the Property; (c) no application for any building or grading permit requiring the availability and extension of power, water, or other utility service for the specific property identified in the permit application, shall be filed, made, or approved until such time that such utilities or services are available and have been extended to the applicable property, as determined by City staff; and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.

c. The City may deny any application for preliminary plat(s), final plat(s), site plans, and/or building permit(s) if the City finds that (1) utilities, roadways, or other public facilities or infrastructure are inadequate to support the Property that is the subject of that application or (2) services are not in the vicinity of the Property that is the subject of that application. Notwithstanding the foregoing, the City may consider an application if the applicant can show that current utility systems, roadway systems, and other public facilities and infrastructure are adequate to meet the demand for the Property that is the subject of that application and the applicant can provide a plan on how to reasonably

connect the systems, facilities, and infrastructure to the property that is the subject of that application.

6. General Term and Conditions.

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

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

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

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

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

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

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

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

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

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

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

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

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

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



CITY:

CITY OF HURRICANE

ATTEST:

By: Andy Beter

City Recorder

By: Karenth Billings

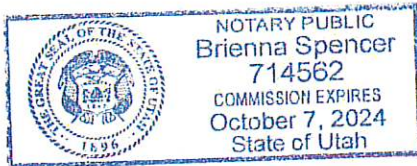
Mayor

DEVELOPER:

By: [Signature]
Name: Chris Wyler
Title: Member

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 11 day of January, 2023, personally appeared before me Chris Wyler, who being by me duly sworn, did say that he is the Member of PVH, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Brienna Spencer
Notary Public
Residing at: Hurricane UT 84737

EXHIBIT A
Legal Description Parcel

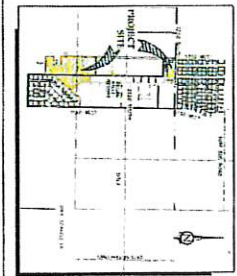
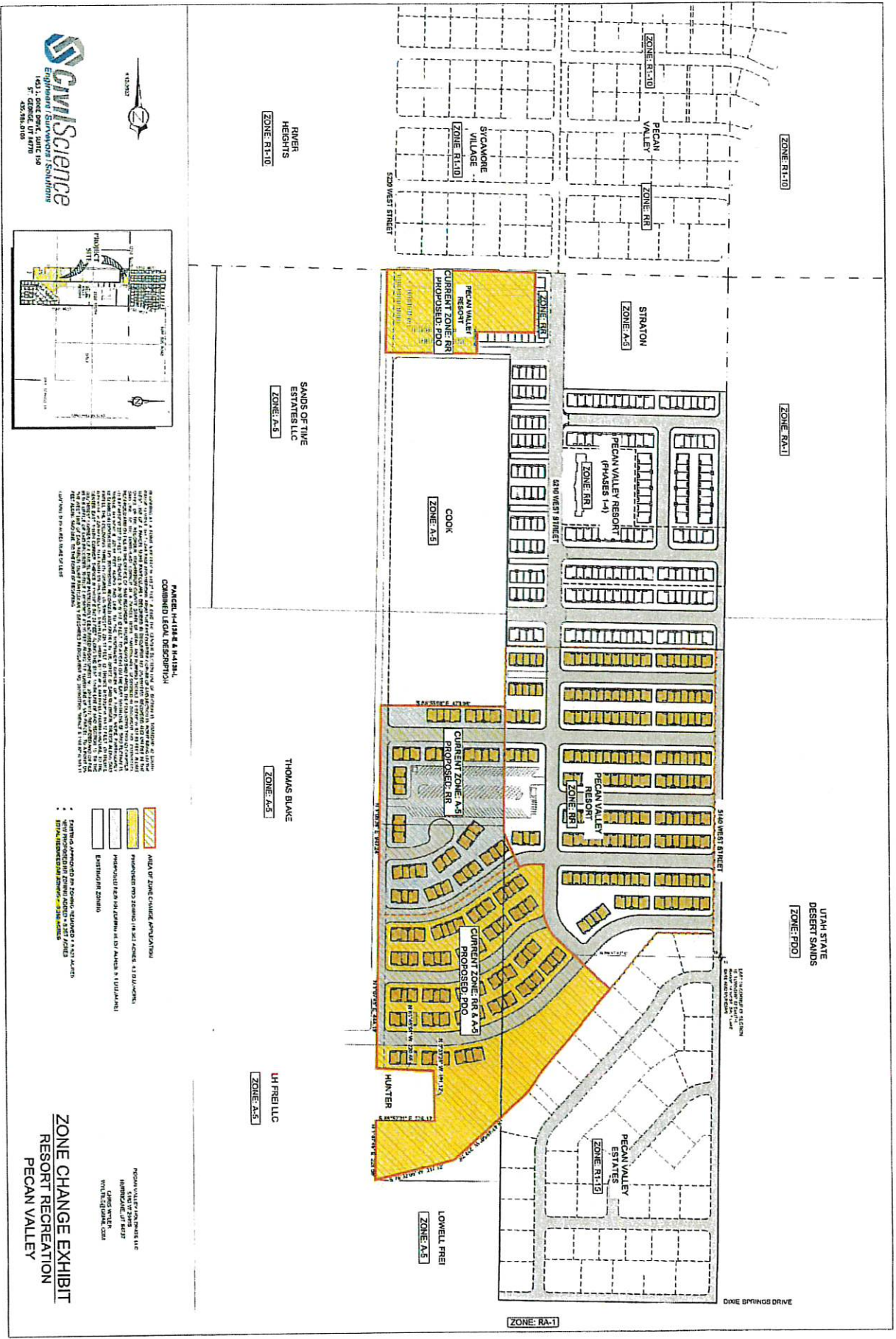
PARCEL H-4138-E & H-4138-L
COMBINED LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°41'43" W 645.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'49" W 624.69 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 47°49'50" W 237.76 FEET, (2) THENCE S 76°32'06" W 317.12 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15, THENCE N 1°07'49" E 225.96 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170050011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 88°52'21" E 226.17 FEET, (2) THENCE N 0°33'28" W 191.12 FEET, (3) THENCE N 66°45'54" W 220.69 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE, THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/16TH CORNER, THENCE N 1°05'38" E 947.24 FEET ALONG THE EAST 1/16TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011171, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°55'08" E 479.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE TO THE POINT OF BEGINNING

CONTAINS 18.09 ACRES MORE OR LESS

EXHIBIT B
Zoning Amendment Preliminary Site Plan Map

EXHIBIT C
City Council Approval Minutes



GENERAL NOTES & DEFINITIONS
 1. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF ST. GEORGE, UTAH, AS AMENDED TO DATE OF THE DATE OF THIS MAP.
 2. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF ST. GEORGE, UTAH, AS AMENDED TO DATE OF THE DATE OF THIS MAP.
 3. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF ST. GEORGE, UTAH, AS AMENDED TO DATE OF THE DATE OF THIS MAP.
 4. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF ST. GEORGE, UTAH, AS AMENDED TO DATE OF THE DATE OF THIS MAP.
 5. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF ST. GEORGE, UTAH, AS AMENDED TO DATE OF THE DATE OF THIS MAP.

- LEGEND**
- ZONE A-5
 - ZONE RA-1
 - ZONE PDO
 - ZONE R-1-10
 - ZONE RA-1

ZONE CHANGE EXHIBIT
 RESORT RECREATION
 PECAN VALLEY

Mr. Nelson. Councilman Hirschi confirmed there are five hundred units and expressed concern with the density. Mr. Brown noted that he discussed this with Mr. Nelson and felt this area is a good location for this type of development. Councilman Thomas noted that there is infrastructure in the area, and this is near other commercial uses.

Mayor Billings asked how the applicant intends to make this an affordable housing product. Mr. Brown reiterated that the applicant is willing to provide ten percent as affordable housing with a development agreement. Councilman Prete likes the project. It is time to proceed forward with the moderate-income housing plan. He confirmed that the applicant agrees to not exceed three stories and designate ten percent as affordable housing. He explained that these details must be worked out in a development agreement. He suggested continuing the item until the development agreement has been reviewed. He noted that this is the first applicant that has committed to deed-restricted affordable housing.

Joseph Prete motioned to continue the Zone Change Amendment request for Steward Land Holdings located at approx. 3112 West State Street from HC to PC to the next meeting to consider the request with a development agreement. Seconded by Kevin Thomas. Dave Sanders, Kevin Thomas, and Joseph Prete voting, aye. David Hirschi and Doug Heideman nay. Motion carried.

5. Consideration and possible approval of **allocating funds to the Tourism Board** - April Gates/Doug Heideman

April Gates stated that the Tri-State Jamboree donated money to help veterans. The Tourism Alliance is taking over the Tri-State Jamboree moving forward. Ms. Gates reported that the Tourism Board is requesting \$3,000 to help boost their website.

Kevin Thomas motioned to approve allocating \$3,000 to the Tourism Board. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders voting aye. Motion carried unanimously.

6. Ordinance 2022-60: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort**. Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

Stephen Nelson explained that this is part of the Pecan Valley project. The applicant previously asked to expand the resort use and add a PDO. The Planning Commission recommended denial. After discussions with the applicant, the City Council felt a development agreement could be implemented to cap the density. He explained that the presented development agreement will require amenities in certain areas, an additional clubhouse in the southern area, and limits the

number of units. Mayor Billings asked when the clubhouse will be built. Mr. Nelson reported that the clubhouse will be built in the first phase. Councilman Thomas feels this is a good change that benefits the community. Councilman Sanders asked how the excavation process will affect the neighbors. Chris Wyler feels it will help the neighbors with the flood water. They have a four-foot storm drain going to the river, which will help with future flooding. Mr. Nelson explained that the Planning Commission recommended denial due to concerns regarding infrastructure in the area, the main sewer line, and the expansion of the resort area. He noted that the development agreement contains adequate public facilities language.

Kevin Thomas motioned to approve the Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort subject to a development agreement and staff and JUC comments; 1. Power: Dixie Power area. Still waiting on off-site improvements. Probably will have enough capacity when they get to this part. 2. Water: Need an updated water model. Water is in the area but could be limited with this increase. 3. Streets: Second access needed to handle high density traffic flow. 4. Sewer: A lot of off-site sewer will be needed for this property. May need a regional lift station. 5. Engineering: 5200 W is 5350 W. The property should be acquired to connect 5350 W through. The Hunter and Lowell Frei parcels should be accessible from a public street. 6. Fire: Water supply and access. 7. Gas: No concerns. 8. Cable: No comments. 9. Density: The applicant is proposing 4.2 units per acre, RM-1 zoning allows up to six units per acre. The applicant is proposing 71 long-term townhome units and 228 resort townhome units. 10. The applicant is proposing that the already approved parking lot and clubhouse area on the north end of Pecan Valley Resort be zoned RM-1 PDO. The applicant has indicated to staff that this would be a recreation/community center open to the public. 11. Amenities: The total Pecan Valley Resort area has 473 units. Per HCC 10-26-4: Two clubhouses with 2,000 sq ft of nonoffice space and four pools of at least 2,000 sq ft are required. Two clubhouses are shown and the Planning Commission has approved a larger pool amenity with enhanced features in the phase 1 amenity area. a. The Planning Commission may approve an alternative amenity package. Staff would be broadly supportive of some level of alternative compliance on this overall plan due to the fact that the code requiring amenities was passed during the design and construction of the overall resort area. The relevant codes are: i. Alternative compliance, such as splash pads, sports courts, and open space amenities may be considered by the Planning Commission to offset other amenities requirements. ii. Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission. b. Staff has serious concerns with counting the proposed recreation/community center as an amenity for the resort when it is not zoned Recreation Resort and instead zoned RM-1 PDO. Other resorts in the city have been required to provide all of their amenities within the recreation resort zoning and have not been allowed to count amenities in other zones. c. Another consideration is that HCC 10-26-4 states that: "These amenities should be centrally located and have walking trails or sidewalks for access. Where applicable, multiple amenities should be placed throughout the property to ensure equitable access." With this addition the amenities are clustered around the northern end of the property.

Some sort of amenity should be placed on the southern end of the property. 12. Parking: A full parking plan will be needed for the preliminary plat approval. Most units will have garages sized enough to meet the requirements of, "two parking spaces per unit or one space per bedroom, whichever is higher" (HCC 10-26-6 E) a. Previous submissions have indicated that 100 RV parking spaces are provided within the recreation resort zone. 94 spaces are required for the entire resort area. 13. While staff has no issues with long-term residential in this area staff has serious concerns with the plan as presented with regards to the integration of the two uses on the site plan. Staff has had problems in the already built portions of Pecan Valley where there is an approved resort on one street and long-term residential on another where people have bought in the long-term area thinking it was the short-term, which causes confusion for property owners and noise and parking issues for residents. This plan mitigates this from the previous plan by not having long-term and short-term units sharing a building but where they share a street and where the units will theoretically be identical looking the problems that exist in other phases of Pecan Valley will persist. 14. The applicant is proposing that 3.737 acres of resort zoning be removed from the northern property and 3.370 acres be added to the southern property. This change increases the number of approved resort units within Pecan Valley by 23 additional units. 15. Planned Development Overlays (PDO) are required to be a minimum of 5 acres. The proposed resort is a total of 3.737 acres. This zoning is attached to the resort and the other PDO. Generally speaking, the applicant is seeking to exchange property from Resort to PDO without changing the use and justifying an expansion of resort zoning. Because of this, staff would generally recommend that the clubhouse/fitness area remains in the same zone and that the Planning Commission consider the southern zone change independently. 16. Hurricane City Code 10-37-4 states: a. Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City. b. The City has generally interpreted this code to mean that developments should not be approved without an adequate, approved, and bonded for plan to install facilities and infrastructure to the property. The Sewer District has expressed concerns about sewer capacity. Also, the Fire District has serious concerns about increasing units and density along Turf Sod Road, which does not have a second access, and there are plans for an improved second access to the property to Dixie Springs Drive once connected to 5140 West. These plans have been signed, but the improvements have not been installed. Seconded by David Hirschi. Doug Heideman, Dave Sanders, David Hirschi, and Kevin Thomas voiting aye. Joseph Prete, nay. Motion carried.



STAFF COMMENTS

Agenda Date:	01/23/2025 - Planning Commission
Application Number:	ZC24-06; PSP24-09
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Chris Wyler
Agent:	CivilScience
Request:	Zone Change from A-5 to Recreation Resort
Location:	5210 W 2250 S
Zoning:	A-5
General Plan Map:	Planned Community
Recommendation:	Approval with conditions.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion: This item was initially presented and had a public hearing on May 23, 2024, but was tabled until an unlawful division of land affecting the property could be addressed. The subdivision issue has since been resolved, and the applicant is now requesting to proceed with the original zone change application.

The applicant proposes adding 3.37 acres to the existing Pecan Valley Resort. The request includes plans for additional parking spaces to support nearby clubhouses and amenities, the construction of pickleball courts, and the addition of 17 housing units.

	Zoning	Adjacent Land Use
North	RR	Pecan Valley Phase 3(single family homes)
East	A-5, RA-1	Undeveloped property, pistachio orchard
South	RR	Under development Pecan Valley Resort
West	RR	Under development Pecan Valley Resort



Zone Change Factors:

As per Hurricane City Code 10-7-7:

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*

3. *The extent to which the proposed amendment may adversely affect adjacent property;*
and

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

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

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

Historically, when the City has approved Recreation Resort zones, these zones have been limited to the Planned Community portions of the Future Land Use Map. The project area is surrounded by existing and ongoing resort development.

This area is currently zoned A-5, agricultural one unit per 5 acres, which does not conform to the general plan, but there are many agricultural uses and larger homesteads in the area. The General Plan says: *1.1. Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.* A buffer area between agriculture and resort use would be desirable, but one is not provided by this plan and is likely not feasible since the zone-change area is bounded on three sides by Recreation Resort zones.

The Moderate Income Housing Plan, most recently updated in 2024, recommends limiting the expansion of Recreation Resort zoning except in special circumstances. Ultimately, the proposed zone change would be practical since the property is essentially a small island of agriculturally zoned land surrounded by Recreation Resort.

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

Response: Most of the area is agriculture, undeveloped, or other phases of Pecan Valley Resort. The proposed development plan would be harmonious with the adjacent phases of Pecan Valley Resort.

3. Will the proposed amendment adversely affect the adjacent property?

Response: Any adverse impacts on the surrounding property resulting from the zone change could be considered negligible in light of the overall Recreation Resort development that has already been approved around the subject property. Furthermore, bringing the zoning into conformance with the

Planned Community general plan designation for the site could justify the zone change. But the loss of agricultural area could be seen as an adverse impact.

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

Response: Services should be adequate for the additional development. See JUC comments below.

Other Considerations:

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

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

1. *General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*

Response: The property is located in the Planned Community portion of the General Plan Map and the zone change would bring consistency between the general plan and zoning at the site.

2. *Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*

Response: Even without this addition, the Pecan Valley Resort already exceeds 20 acres and is the largest development in the area.

3. *Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*

Response: There are no master planned roadways adjacent to this property. The nearest master planned roadway is 5140 W which is a minor collector.

4. *Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*

Response: The proposed zone change does not enhance this objective.

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

Response: This area does not have easy access to existing public amenities that would benefit multifamily uses; this site would probably not be ideal for multifamily housing due to the existing surrounding resort uses.

Vacation Rentals

The City has approved 5,250 recreation resort units, the vast majority of which have not been constructed. There is a development agreement currently in place for Pecan Valley Resort that limits the total number of new resort units the developer is allowed to construct to 236 units (not counting previously approved units in Pecan Valley Phase 3 and Pecan Valley Resort Phase 1-4). Staff would recommend that this development agreement be amended to encompass this area and that the number of units permitted not be increased. This allows the City to maintain the current number of approved recreation resort units to 5,250 but allow for the thoughtful development of this parcel.

Preliminary Site Plan Review

Applicant has submitted a site plan for the proposed zone-change site.

JUC Comments:

Public Works: No comment.

Power: Dixie Power area. No comment.

Water: Okay.

Streets: No comment.

Sewer: No exception to the additional seventeen units.

Engineering: The preliminary site plan should indicate how the historic access to the neighboring parcel H-4138-G will be preserved or replaced (HCC 10-7-10(D)(2)). A portion of the area in this zone change exhibit was subdivided from a neighboring parcel without a plat or staff's approval (HCC 10-39-4(A)). Applicant needs to review our on-street parking ordinance (HCC 10-34-8(J)). Public street should be extended to property lines (HCS 2.1(bullet 2)) & turnaround can be protected by easement. The preliminary site plan shall include a preliminary storm drain plan (HCC 10-7-10(D)(2)(A)(5)). A brief summary of the amenities being provided in other portions of the resort, a ratio of units per amenity, a comparison of entitled units to proposed units could go a long way.

Fire: Okay.

Gas: No concerns.

Fiber: No comments.

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

Staff Comments:

1. **Density:** The density is about 5 units per acre for the zone change area. Density cap is 15 units per acre in RR zoning. As stated above, staff recommends the existing development agreement be extended to include this property so this could be considered a “density transfer” from the area to the south.
2. **Parking:** Per HCC 10-26-6:

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

- 1. Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.*
 - 2. RV and Trailer Parking: An applicant shall provide sufficient parking areas for RV's and trailers. A minimum of one RV/trailer parking space shall be provided for every 5 units.*
 - a. More information is required but one would presume all of these units will have garages to fulfill part 1's requirements.
 - b. No RV/trailer parking is shown in this site plan and none is existing or planned in approved future phases of Pecan Valley Resort (this development predates that requirement). Some of the parking stalls appear to be pull-through which the Planning Commission has allowed for RV parking in the past.
 - c. On street parking needs to meet HCC 10-34-8.
3. **Amenities:** The applicant is requesting that amenities being provided in other phases of the resort be counted towards the amenity requirements. Otherwise, one clubhouse and pool would be required.

Findings:

Staff makes the following findings:

1. The application meets the standards of the General Plan Map in that the action would bring the zoning into consistency with the general plan, but it does not meet the policies of the Moderate Income Housing Plan.
2. Generally, the uses are harmonious with the surrounding uses to the north, south, and east.
3. The proposed amendment will have an impact on the area; however, the impact could be considered minimal in light of the overall Recreation Resort development that has already been approved around the subject property.
4. Services are currently adequate to serve the property.
5. The application does not meet some of the requirements of rezoning a property to Recreation Resort, specifically the overall development will be larger than 20 acres and the property is not adjacent to the master planned road.
6. The Preliminary Site Plan provided is acceptable for the zone change application.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received. Staff has identified several options for the Planning Commission and City Council regarding this application:

- **Approve with the condition of an amended development agreement:**

- While the zone change does not meet all the conditions for rezoning to a Recreation Resort, it does establish consistency with the general plan by eliminating a small island of inconsistent zoning.
- Does not increase the current number of approved Recreation Resort units within the overall Pecan Valley development and the community.
- It aligns with prior approvals granted to the developer for expanding the resort.

(Staff recommends this option.)

- **Approve the zone change as presented:**

- This option increases the total number of Recreation Resort units in the Pecan Valley development and the community by 17 units.

(Staff does not advise increasing the unit density.)

- **Deny the application:**

The Planning Commission and City Council could reasonably determine that the zone change should be denied, since the zone change does not meet all the conditions for rezoning to a Recreation Resort in that it:

- exceeds the recommended 20 acres for Recreation Resort developments;
- is not consistent with the existing development agreement;
- is not located adjacent to major collectors, minor arterials, or major arterial roads;
- does not add significant commercial viability to the area nor does it provide commercial amenities; and
- would result in the loss of agricultural lands.

EXISTING ZONE: R1-10

LOT 60

LOT 59

LOT 58

LOT 57

LOT 56

EXISTING ZONE: RR

2250 SOUTH (52' PUBLIC STREET)

BEGINNING AT A POINT BEING WHICH IS N 88°27'52" W 330.00 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASIN MERIDIAN, FROM THE NORTHEAST CORNER OF SECTION 15, POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 614595, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, UTAH, AND RUNNING THENCE S 10°30'30" W 208.54 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE EXTENSION THEREOF, THENCE S 88°52'50" E 137.48 FEET TO A POINT ON THE EXTENSION OF THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE S 10°30'30" W 232.00 FEET, TO A POINT ON THE NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230023476, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE ALONG SAID PARCEL S 88°28'33" W 264.02 FEET TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY IN DOCUMENT NO. 20240003437, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE S 88°28'33" E 264.02 FEET THE NORTH LINE OF SAID PARCEL AND THE EXTENSION THEREOF, TO THE POINT OF BEGINNING.

CONTAINS 148,066 SQ FT OR 3.399 ACRES MORE OF LESS

EXISTING ZONE: PF

EXISTING ZONE: RR

5210 WEST
(52' PUBLIC STREET)

EXISTING ZONE: RR

PECAN VALLEY DEVELOPMENT LLC,
PARCEL NO.
H-4-2-15-112

SUBJECT PARCEL
3.399 ACRES

EXISTING ZONE: A-5
PROPOSED ZONE: RR

EXISTING ZONE: A-5

EXISTING ZONE: RA-1

PECAN VALLEY HOLDINGS LLC,
PARCEL NO.
H-4138-G

EXISTING ZONE: RR

EXISTING ZONE: RR

APPLICANT
PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737

LOCATED IN
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, AND THE
SALT LAKE BASE AND MERIDIAN

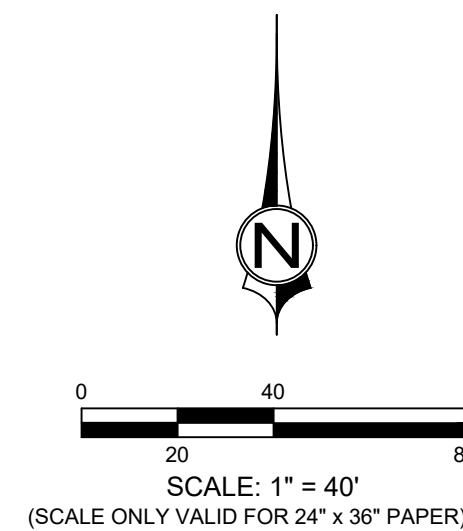
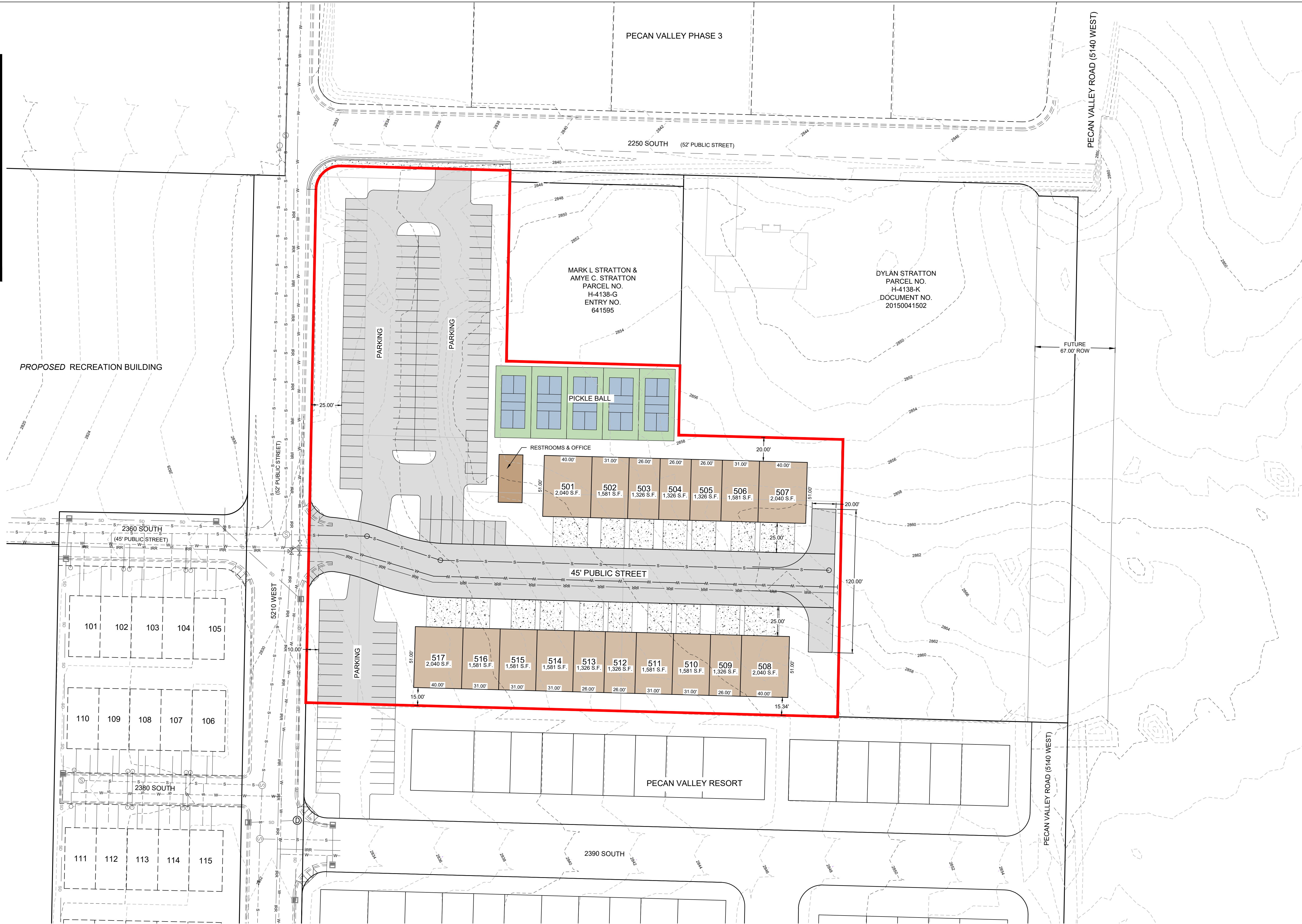
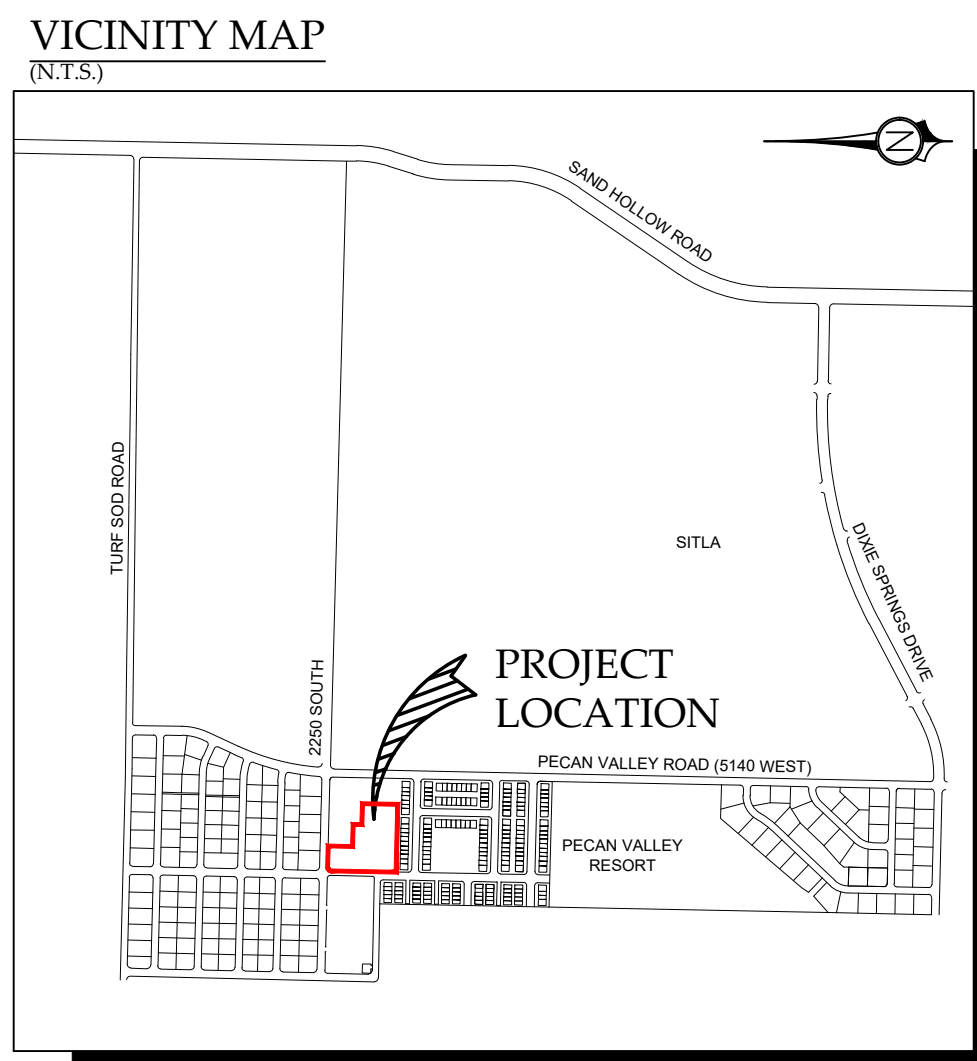
ST. GEORGE, UT 84770
435.986.0100



PECAN VALLEY DEVELOPMENT I
ZONE CHANGE
LOCATED IN HURRICANE, UTAH

DJ. #: FF23159
 DRAWN BY: BLW
 DATED: 5/07/2024
 CHECKED BY: TWS
 SCALE OF SHEET
 R SCALE: 1" = 40'

1
OF
1



PROJECT INFORMATION
TOTAL AREA: 3.37 ACRES
PROPOSED RR ZONING
UNITS: 17 TOWN HOMES
DENSITY: 5.0 DU/AC
AMENITY AREA: 0.81 ACRES
PARKING AREA: 0.66 ACRES

PARKING
PARKING STALLS: 138 SURFACE STALLS
TOWN HOME DRIVEWAYS: 38 STALLS
TOWN HOME 2-CAR GARAGES: 34 GARAGE SPACE

PECAN VALLEY DEVELOPMENT
PRELIMINARY SITE PLAN
(RECREATIONAL RESORT)

PECAN VALLEY DEVELOPMENT
LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF23159
DRAWN BY: BLW
DATE: 12/02/2024
SCALE OF SHEET
HOR. SCALE: 1" = 40'

SHEET
1
OF
1

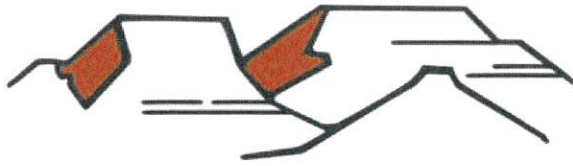


1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



Application

Application Accepted Date: 12/18/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: Subdivision of .75 acre lots		Planning Fee		\$	200.00					
Tenant / Project Name: The Orchards at Elim Valley .75 Acre		Planning Fee		\$	200.00					
Bldg. Address: East of 3400 West, between Jellystone Rd. and		Sub Total:		\$	200.00					
City: Hurricane City Parkway State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: The Orchards at Elim Valley Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-3-2-7-4402-GS2		Remaining Due:		\$	0.00					
Zone: R1-15										
Property Owner: Tim Tippet										
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: Western Mortgage and Realty Company										
License #: 191090-2203 P: (509) 521-9354										
Address: 6610 WEST COURT STREET										
City: PASCO State: WA Zip: 99302										
Email: ttippet@westernmort.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPP25-02										
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 #:										



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

Date December 18, 2024

To Whom It May Concern:

Tim Tippet (the "Developer") has requested a culinary water will serve letter for the subdivision known as The Orchards at Elim Valley, located at approximately Northeast of Bash Parkway and 3400 W in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to 63 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins

Water Department Superintendent



December 17, 2024

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

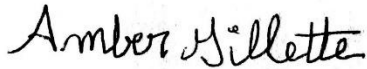
Subject: The Orchards At Elim Valley

Gary,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

The Orchards at Elim Valley: Parcels, H-3-2-7-4501, are currently owned and will be developed by Western Mortgage & Realty Company. There will be 63 lots in phase 1-2. There will be a city park with a parking lot and drainage.



STAFF COMMENTS

Agenda Date:	01/23/2025 - Planning Commission
Application Number:	PP25-02
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	East of 3400 W between Jellystone Road and Bash Parkway
Zoning:	R1-15
General Plan Map:	Planned Community
Recommendation:	Table
Report Prepared by:	Fred Resch III

Updated Discussion 01/23/2025:

This item was continued at the last meeting due to the issues with adequate public facilities laid out in this report. The applicant informed staff they would be submitting a revised plat for the areas that can be adequately served with the existing utilities in the area, but as of this writing, no updates have been received. Staff's previous recommendation to deny or table this item stands.

Discussion:

The applicant is seeking preliminary plat approval for The Orchards at Elim Valley, a 63 lot subdivision within the Gateway to Sand Hollow PID east of the proposed Copper Meadows subdivision. This property is at the furthest east end of Bash Parkway. This property is zoned Single Family Residential R1-15.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Public Works recommends denial due to lack of access from a dedicated roadway and no utility infrastructure.
2. **Power:** Dixie power has capacity to feed this new development..
3. **Sewer:** No comments
4. **Streets:** Only portion of roadway that exists that touches property is in southwest corner. 3400 W not completed for access to property. JellyStone Road not completed at this time for second access. What is the plan for JellyStone Rd from here?

5. **Water:** Water loop must be provided. Main in Bash Parkway and Jellystone will be the nearest.
6. **Engineer:** Engineering wants to understand more of the planned overall road network (HCC 10-39-7(B)(3)) for the properties in Western Mortgage's control. It appears shifting roadways a lot's depth to the south would address most of the concerns raised in this review. Additionally, the orientation of the city blocks should begin to align with the existing ridge rather than the cardinal directions as it approaches the ridge (see HCS 3.2.2(bullet 7) & HCC 10-24-8(D)(3)). The ability to develop and access the area east of the subdivision and below the ridge, owned by Lowe Land BL LLC, must be considered with this subdivision (HCS 2.1(bullet 2)). It appears said area would be unable to secure reasonable access from anywhere except this subdivision. If the area is developable, there should be a roadway stubbed from the subdivision or shared with the subdivision. If the area is undevelopable, could arrangements be made with the property owner to combine said area with the proposed park? My office needs documented justification to vary from the standard 800' maximum block lengths mentioned in HCS 3.2.4.2(F) for neighborhood roadways. Especially when an existing driveway for the property to the south would be disrupted by this proposal. Construction plans for Flora Tech Road (3400 W) have yet to be approved for construction (HCC 10-37-4). Including the segment of Flora Tech Road between Jellystone Road and Bash Parkway as part of this project shows that the developer will provide adequate public facilities for themselves. This portion of Jellystone road is not a master planned road. HCC 10-37-12(E) indicates there shouldn't be double frontage lots east of 3400 W. Designing and approving without a known/depicted rock fall hazard boundary is discouraged. A second water source must be identified and constructed for this development to have a proper water loop.
7. **Fire:** [No comments received.]
8. **Cable/Phone:** [No comments received.]
9. **Fiber:** No issues.
10. **Gas:** [No comments received.]
11. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Location is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-15. Almost all lots are more than double the minimum lot size in this zoning, which staff finds unusual.
 - a. Staff can foresee some potential issues down the line since under the current zoning every single one of these property owners can legally request a lot split.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. Due to there being a subdivision with preliminary plat approval called “The Orchards” in the immediate vicinity of this proposed subdivision staff would recommend that the name of this subdivision be changed to avoid confusion.
4. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
5. The applicant has noted that the property isn’t located in a desert tortoise take area.
6. The plat shows a city park and detention area on site. Additional details on how the park will be constructed and maintained needs to be worked out between the city and the applicant as this is not one of the designated PID parks.
7. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site and there are existing unpaved roadways to the site. Hurricane City Code states the following:

10-37-4: ADEQUATE PUBLIC FACILITIES:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such

development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

- a. There is currently a roadway stub to the site but there is not legal access for water looping or secondary emergency access. The applicant must be required to provide a timeline for when the provision of adequate facilities will be accomplished.

8. Water use: The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 63 units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff would recommend this item be denied due to lack of public facilities. The Commission could also table the item until the applicant can provide sufficient information that utilities can be timely provided to the site as well as address issues raised in the Engineering review.

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



Utah
811
Call 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.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	H – HIGH ROCK–FALL–HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >≈3% CSB–STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER BRH–HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	SGW3–MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON–DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.

ALL LOTS TO HAVE 10’ PUBLIC UTILITY EASEMENTS ALONG THE RIGHT–OF–WAY LINE OF ALL INTERNAL ROADWAYS.

PRELIMINARY STORM DRAINAGE PLAN

STORM WATER WILL BE COLLECTED IN A DETENTION BASIN LOCATED AT THE SOUTHWEST OF THE PROPERTY.

EXISTING WATER AND SEWER NOTE:

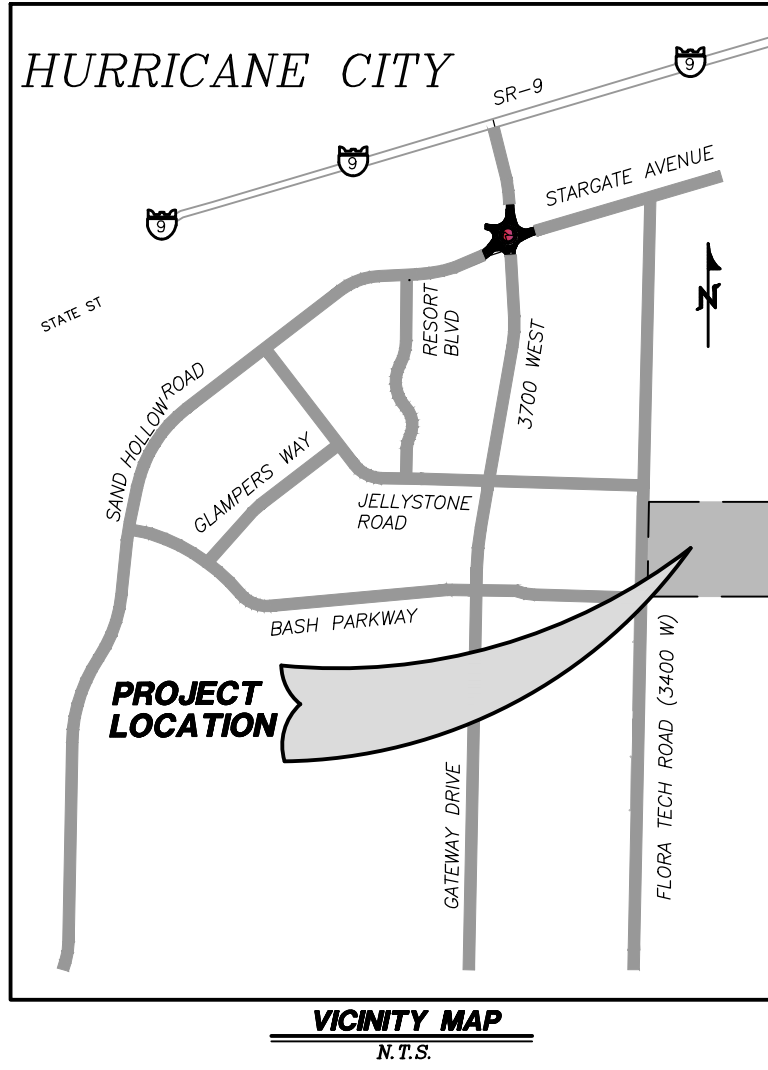
EXISTING 10” DUCTILE–IRON WATER PIPE AND 12” SEWER PVC W/ SEWER MANHOLE ARE LOCATED AT THE INTERSECTION OF BASH PARKWAY AND 3400 WEST.

SITE DATA

PHASE #	# OF LOTS	AVG. LOT S.F.
PHASE 1	32 LOTS	32,785 S.F.
PHASE 2	31 LOTS	33,883 S.F.
TOTAL LOTS	63 LOTS	33,325 S.F.

TITLE SHEET FOR:
 THE ORCHARDS AT ELIM VALLEY

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
 WASHINGTON COUNTY, UTAH

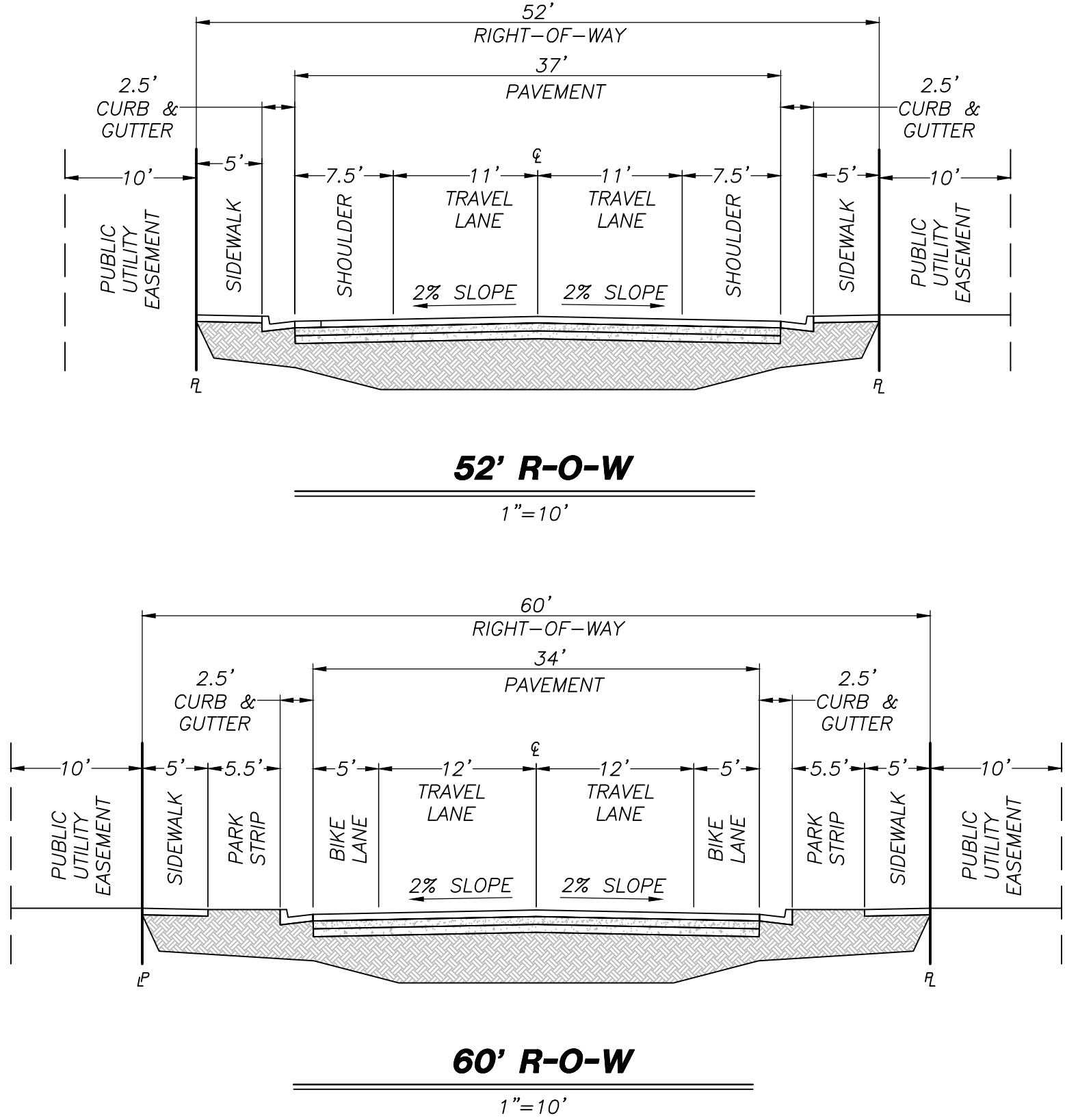


DESERT TORTOISE TAKE AREA

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

OWNER(S):

WESTERN MTG & REALTY CO
 6610 W COURT ST
 PASCO, WA 99301



LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 7, THENCE S88°54'43"E 2101.04 FEET; THENCE S88°54'43"E 35.00 FEET; THENCE S01°04'17"W 1399.63 FEET; THENCE N88°48'53"W 2103.82 FEET; THENCE N01°11'07"E 1396.06 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,938,869 SQUARE FEET OR 67.467 ACRES.

GEOLOGICAL NARRATIVE

Qbv: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

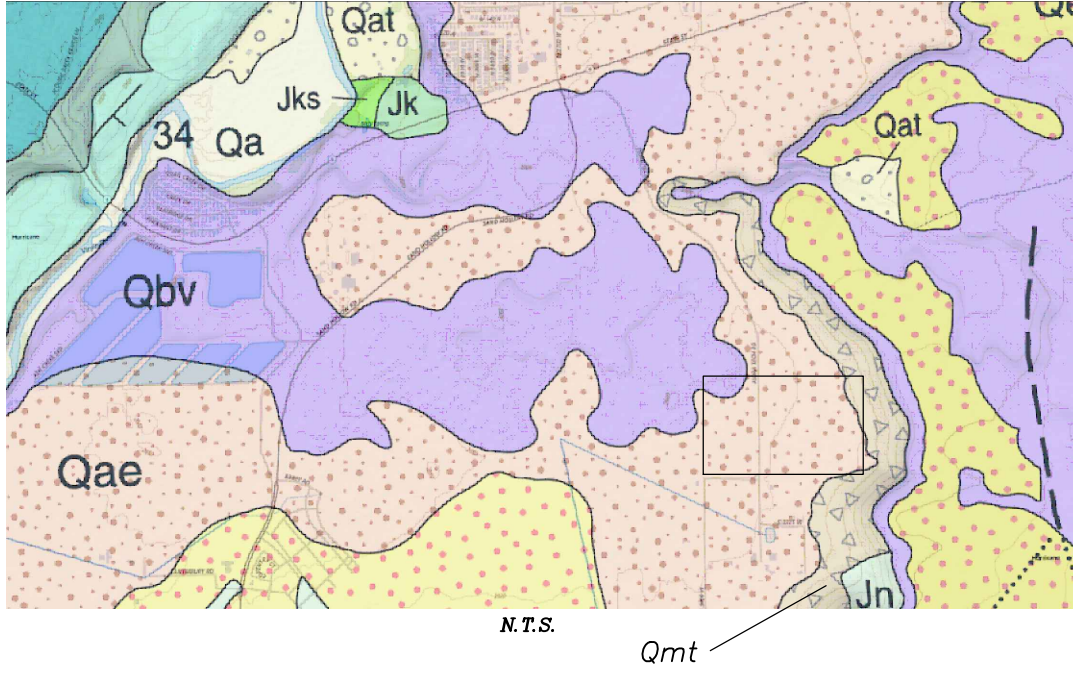
MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QVVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF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

Qae: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE);–

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAE0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

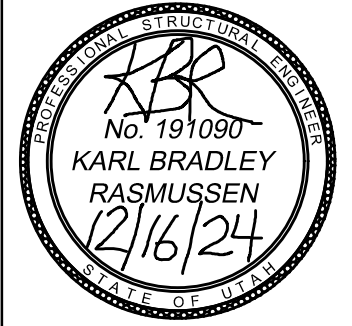
Qmt: TALUS DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

POORLY SORTED, ANGULAR BOULDERS AND FINER–GRAINED INTERSTITIAL SEDIMENT DEPOSITED PRINCIPALLY BY ROCK FALL ON AND AT THE BASE OF STEEP SLOPES; TYPICALLY GRADES DOWNSLOPE INTO COLLUVIAL DEPOSITS AND MAY INCLUDE COLLUVIAL DEPOSITS WHERE IMPRACTICAL TO DIFFERENTIATE THE TWO; ALSO INCLUDES ALLUVIAL DEPOSITS IN THE BOTTOM OF WASHES, AND, IN THE SMITH MESA QUADRANGLE, LOCALLY INCLUDES SMALL LANDSLIDE DEPOSITS ALONG THE OUTCROP BELT OF THE PETRIFIED FOREST MEMBER OF THE CHINLE FORMATION; GENERALLY LESS THAN 30 FEET (9 M) THICK.



NO	REVISIONS		DATE	BY
	DESCRIPTION			

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



TITLE SHEET FOR:
THE ORCHARDS AT ELIM VALLEY
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	N.T.S.
JOB NO.	336-016
SHEET NO:	



PROPERTY LINE

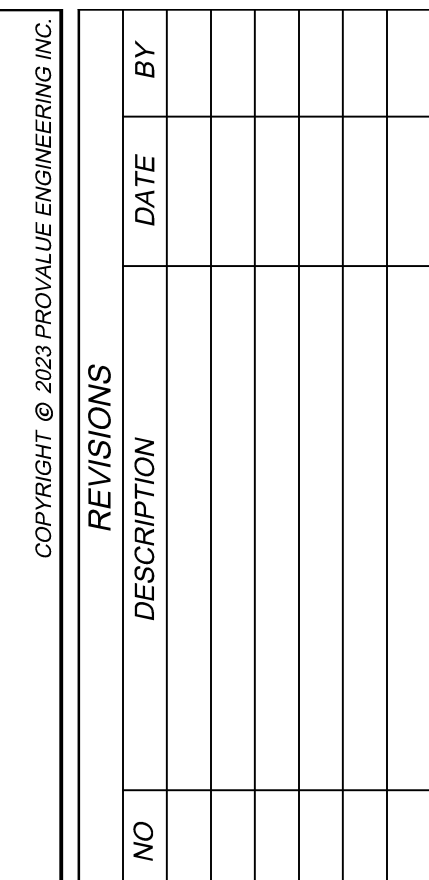
ADJACENT PROPERTY LINE

SECTION LINE

CENTER LINE

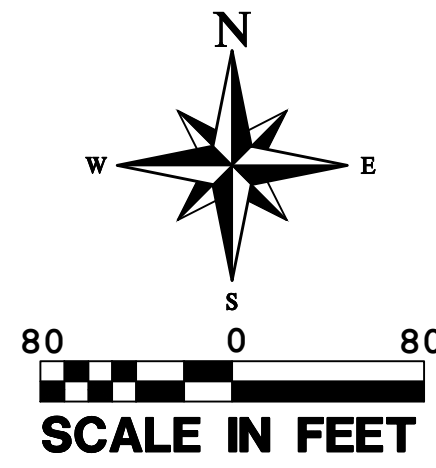
PUBLIC UTILITY EASEMENT

EXISTING EDGE OF PAVEMENT



LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	1"=80'
JOB NO.	336-016
SHEET NO:	



PRELIMINARY PLAT FOR: THE ORCHARDS AT ELIM VALLEY

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

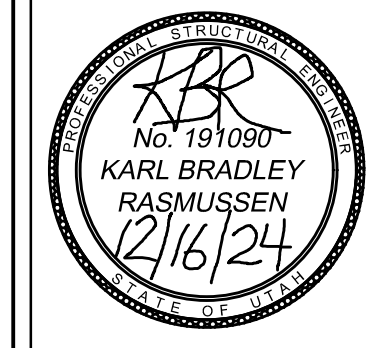
LEGEND

- PHASE LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 10' TYP. PUBLIC UTILITY EASEMENT
- CURB & SIDEWALK LINE



NO	REVISIONS	DESCRIPTION	
		DATE	BY

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84307
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
THE ORCHARDS AT ELIM VALLEY
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	1"=80'
JOB NO.	336-016
SHEET NO.	3 OF 3



Application

Application Accepted Date: 12/23/2024		Valuation		\$	0.00						
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES									
Description: Play Structure, Building and Bathrooms, and Grassy		Planning Fee		\$	200.00						
		Planning Fee		\$	200.00						
Tenant / Project Name: Bash Park		Sub Total:		\$	200.00						
Bldg. Address: Southwest corner of Jellystone Rd and gateway		Permit Total:		\$	200.00						
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	200.00						
Subdivision: n/a Phase:		Remaining Due:		\$	0.00						
Block: Lot #: Parcel ID #: H-4-2-12-1207-GS1, H-											
Zone: R1-6 4-2-12-1208-GS1											
Property Owner: Tim Tippet											
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: Western Mortgage and Realty Company											
License #: 191090-2203 P: (509) 521-9354											
Address: 6610 WEST COURT STREET											
City: PASCO State: WA Zip: 99302											
Email: ttippet@westernmort.com											
APPLICATION DETAILS											
						Setbacks		Front:	Rear:	Left:	Right:
						Min.					
						Actual:					
APPLICATION NUMBER: PLANPSP25-03											
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.											
Applicant Name: Treasa Anderson											
Signature of Applicant/Authorized Agent or Owner: Date:											
Application Approved By: Date:											
Application Issued By: Date:											
Receipt #:											

Bash Park will have a play structure, building and bathrooms, along with a grassy area.



STAFF COMMENTS

Agenda Date:	01/23/2025 - Planning Commission
Application Number:	PSP25-03
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co.
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	Southeast corner of Bash Parkway and Glampers Way.
Zoning:	Single Family Residential R1-6
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report prepared by:	Fred Resch III

Discussion:

The applicant is proposing a park along Gateway Blvd between Jellystone Road and Bash Parkway. As part of their approvals the Gateway to Sand Hollow Public Infrastructure District is required to construct two city parks within their development, this being the second one after Gateway Park that has an approved preliminary site plan. It is proposed that the park have amenities such as sports fields, pavilions, trails and open space. The site is zoned Single Family Residential R1-6.

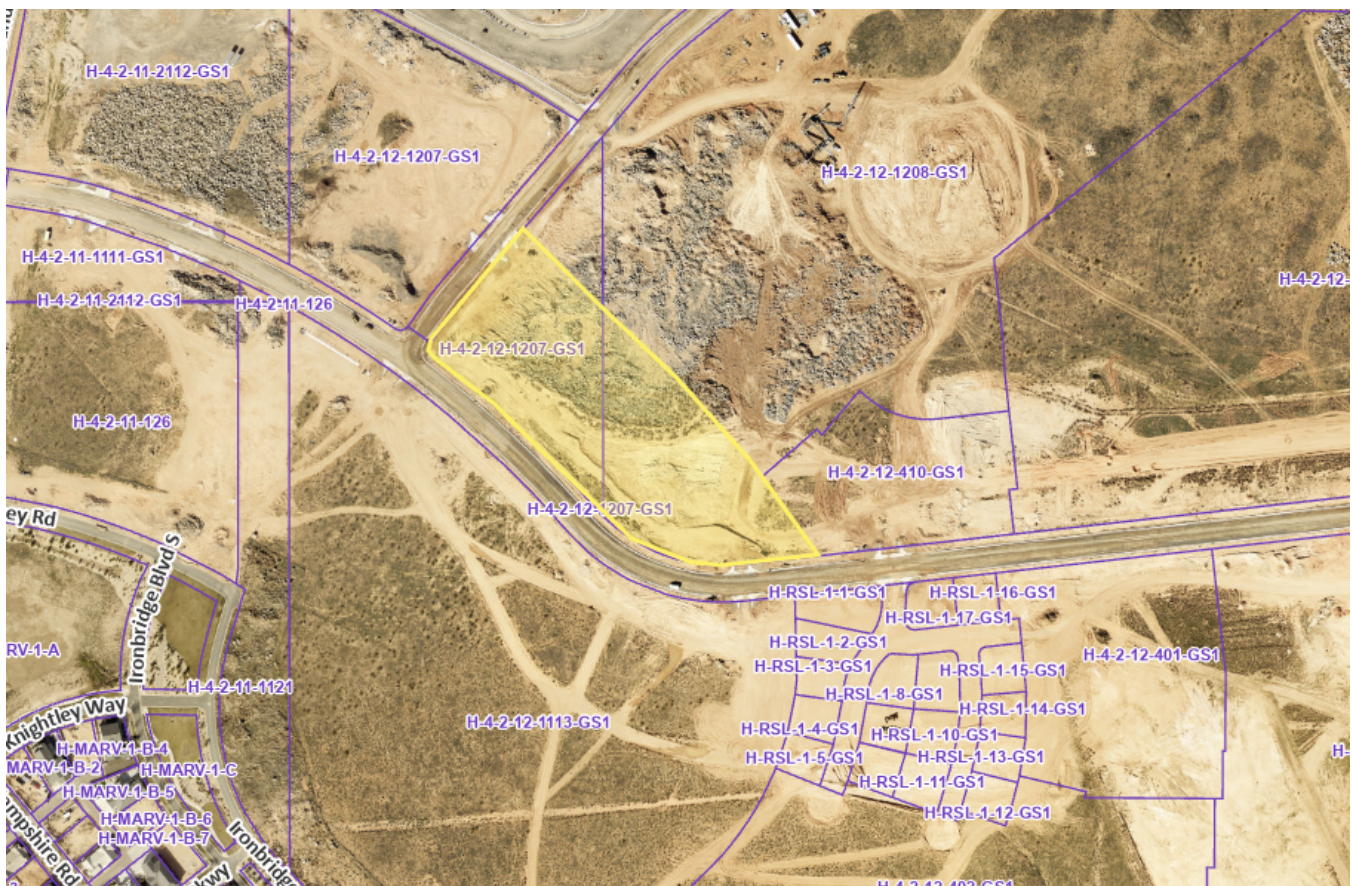
JUC Comments

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Dixie Power area. [No comments received.]
3. **Water:** Okay.
4. **Streets:** No comment.
5. **Sewer:** No comment.
6. **Engineering:** Engineering recommends approving the preliminary site plan. Discussion on what should be prioritized would be beneficial for the applicant and city staff. The site should be given a single legal description when conveyed to Hurricane City. Fenced in and steep sloped basins are difficult to maintain. Coordinate a preferred design with Hurricane City's Streets department. (HCS 3.4.1(paragraph 14)). Ensure the equipment is easily removable if it's to rest over the storm drain. Easily moved equipment doesn't bode well for anti-theft measures. Engineering would

suggest another location for the open air gym. Although trash collections are more intensive, numerous, well dispersed trash receptacles seem to keep public spaces more clean. Learn the Parks Department's preference. Glampers Way and Bash Parkway are not designed to accommodate parallel parking. It appears the street in the Legacy at Sand Hollow subdivision is the nearest place for additional parking when the parking lots are filled.

7. **Fire:** [No comments received.]
8. **Phone:** [No comments received.]
9. **Cable:** [No comments received.]
10. **Gas:** [No comments received.]
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Map is approximate

Staff Comments: Preliminary Site Plan

01/23/2025

PSP25-03

1. The proposed use of a park is permitted in the R1-6 zone.
2. Parking Requirement: Per HCC 10-34-10,

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

The site plan shows 77 parking stalls for the site. The applicant will need to provide a parking study showing that this is an adequate amount of parking for the proposed uses of the site. The applicant has provided on the site plan some justification for the number of parking stalls, more detail will need to be provided to meet the requirements of HCC 10-34-9F.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-6. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

C. Parking strip landscaping. All parking strips shall be landscaped.

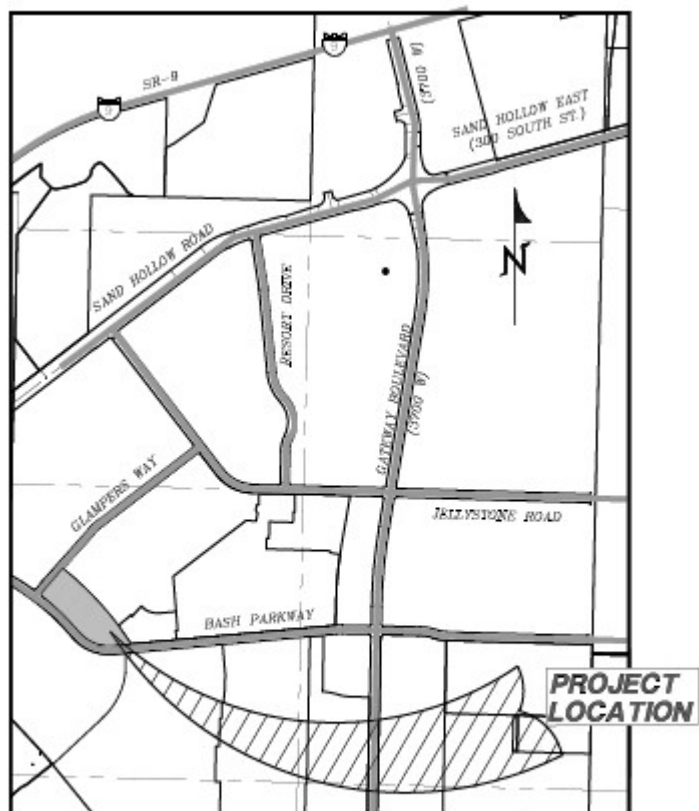
D. Parking lot landscaping.

1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:

- a. Multiple-family residential. A minimum of ten percent of total parking lot area.*
- b. Office and commercial. A minimum of seven percent of total parking lot area.*

- c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*
- 2. *For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*
- 3. *Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*
- 4. *Landscape islands should be located in the following priority:*
 - a. *To define major drives and accessways;*
 - b. *To delineate ends of parking rows;*
 - c. *At aisle intersections; and*
 - d. *Within parking rows.*
 - a. A full landscaping plan will be required with the final site plan.
- 4. The sports fields on the west end are within a planned drainage facility for the area. Placing sports fields within large drainage facilities is an efficient way to keep sports fields watered without using other sources.
- 5. The Parks, Trails, and Recreation Master Plan recommends that parks are designed with collaboration between different community groups and city departments to further the goal of the master plan. While that collaboration hasn't happened at this stage the planning staff finds that this site plan is acceptable as a broad starting off point. Staff recommends additional collaboration between staff and the applicant takes place before finalizing the plans.
- 6. ***Be advised: 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. (Hurricane City Code 10-7-10 (D)(2)(b)).***

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



VICINITY MAP

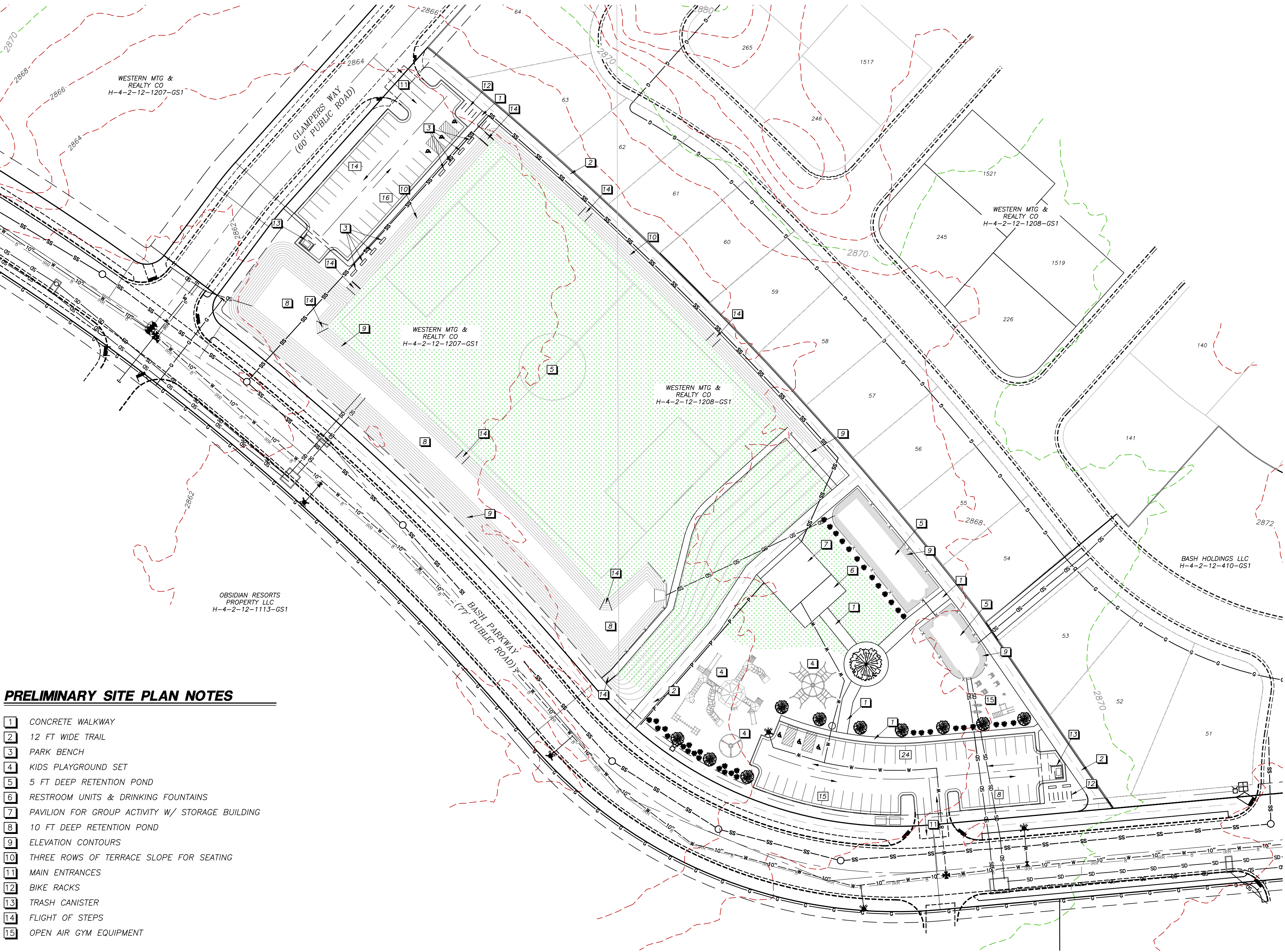
SCALE: 1" = 1000'

PRELIMINARY SITE PLAN FOR:
BASH PARK

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

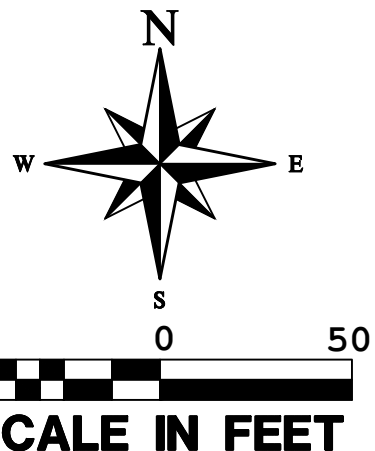
SITE DATA

1. SIZE OF PROPOSED DEVELOPMENT: 5.6 ACRES
2. LAND USE SUMMARY:
 - 2.1. SPORTS FIELD: 82,366 SQ.FT. (TEAM SPORTS)
 - 2.2. KIDS PLAY AREA: 11,712 SQ.FT.
 - 2.3. COMMUNITY USE PAVILION: 2,000 SQ.FT. (GATHERINGS)
 - 2.4. REQUIRED PARKING STALLS:
 - 2.4.1. 1.8 PER PLAYER ON SPORTS FIELD - 40
 - 2.4.2. 1 PER FAMILY FOR KIDS PLAYSET - 21
 - 2.4.3. 1 PARKING SPACE FOR 5 PEOPLE - 16 (80 PEOPLE)
 - 2.4.4. TOTAL STALLS NEEDED - 77
 - 2.5. VEHICLE PARKING STALLS: 77 (6 ADA STALLS)
 - 2.6. BIKE PARKING STALLS: 22
 - 2.7. TRAILS: 1,230 FT (14,760 SQ.FT.)
 - 2.8. LANDSCAPE AREA: 20,021 SQ.FT.



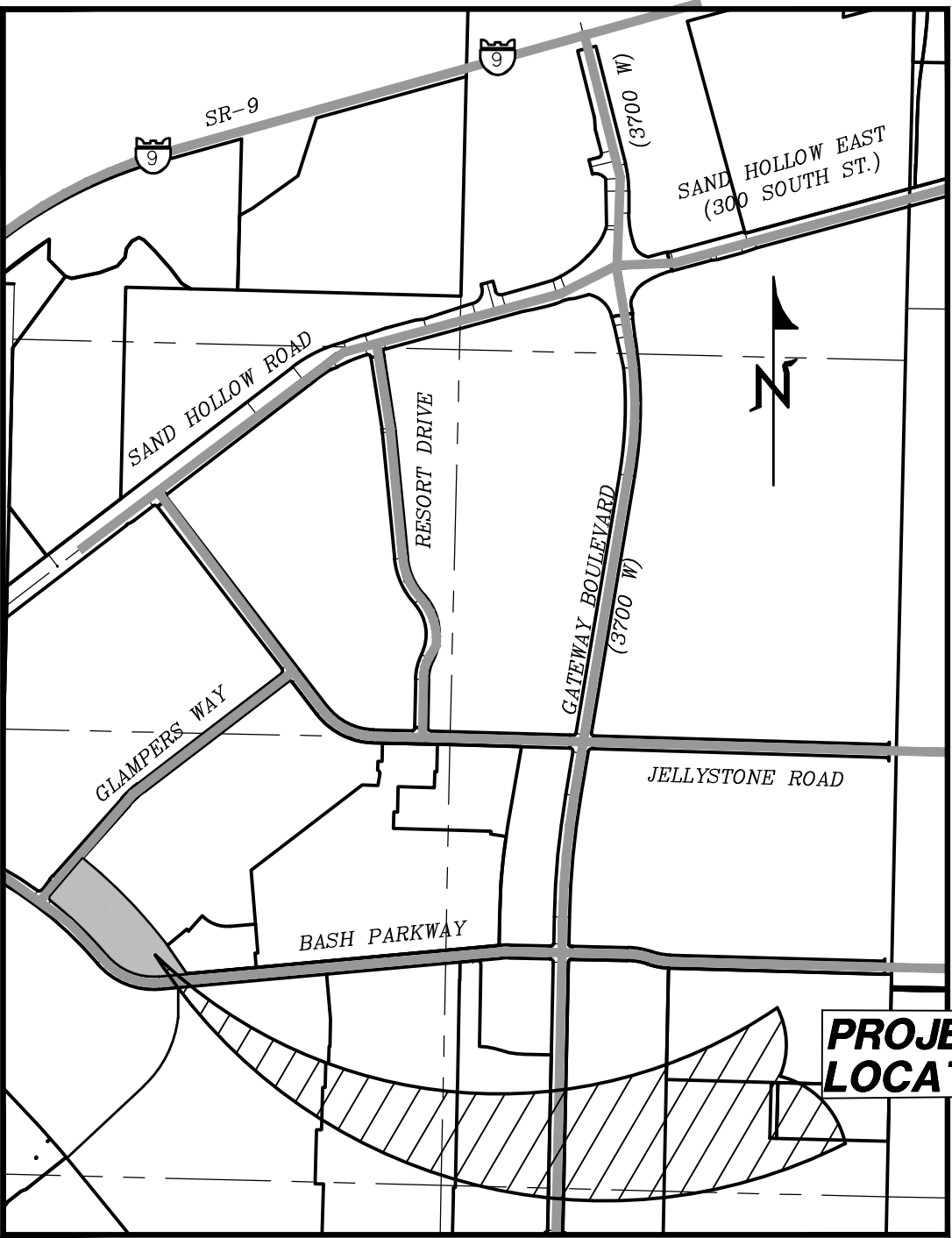
PRELIMINARY SITE PLAN NOTES

- 1 CONCRETE WALKWAY
- 2 12 FT WIDE TRAIL
- 3 PARK BENCH
- 4 KIDS PLAYGROUND SET
- 5 5 FT DEEP RETENTION POND
- 6 RESTROOM UNITS & DRINKING FOUNTAINS
- 7 PAVILION FOR GROUP ACTIVITY W/ STORAGE BUILDING
- 8 10 FT DEEP RETENTION POND
- 9 ELEVATION CONTOURS
- 10 THREE ROWS OF TERRACE SLOPE FOR SEATING
- 11 MAIN ENTRANCES
- 12 BIKE RACKS
- 13 TRASH CANISTER
- 14 FLIGHT OF STEPS
- 15 OPEN AIR GYM EQUIPMENT



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PUBLIC UTILITY EASEMENT
- IRRIGATION LINE
- STORM DRAIN LINE
- SEWER LINE (SIZE INDICATED)
- WATER LINE (SIZE INDICATED)
- POWER LINE
- LANDSCAPE LAWN SURFACE
- SHADED STRUCTURES W/ BENCH
- INGRESS AND EGRESS DIRECTIONS
- FIRE HYDRANT
- ADA RAMP
- ADA PARKING STALL



VICINITY MAP

SCALE: 1" = 1000'

REVISIONS		DATE	BY
NO	DESCRIPTION		

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

PRELIMINARY SITE PLAN FOR:
BASH PARK
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-27-2024
SCALE	1"=50'
JOB NO.	336-010
SHEET NO:	1 OF 1



Application

Application Accepted Date: 01/08/2025		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: COMBINE LOTS 122 AND 123 INTO SINGLE LOT		Planning Fee		\$	150.00
Tenant / Project Name: DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND		Planning Fee		\$	150.00
Bldg. Address: 2689 S WILSON DRIVE		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: DIXIE SPRINGS SUBDIVISION Phase: B		Amount Paid:		\$	150.00
Block: Lot #: 122, Parcel ID #: H-DSP-B-123-A		Remaining Due:		\$	0.00
Property Owner: JEFFERY AND TIFFIANY NELSON					
Permit Contact: Ryan Scholes P:(435) 628-6500					
Email: ryanscholes@alphaengineering.com					
CONTACT INFORMATION					
General Contractor: _____					
License #: _____ P: _____					
City: _____ State: _____ Zip: _____					
Email: _____					
APPLICATION DETAILS					
					
APPROVALS		DATE	INFO		
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER:		PLANAFP25-01			
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 hereby 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: Ryan Scholes					
Signature of Applicant/Authorized Agent or Owner: Date: _____					
Application Approved By: _____				Date: _____	
Application Issued By: _____				Date: _____	
Receipt #: 8.185223-01/08/25					



ALPHA
ENGINEERING

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PROJECT NARRATIVE

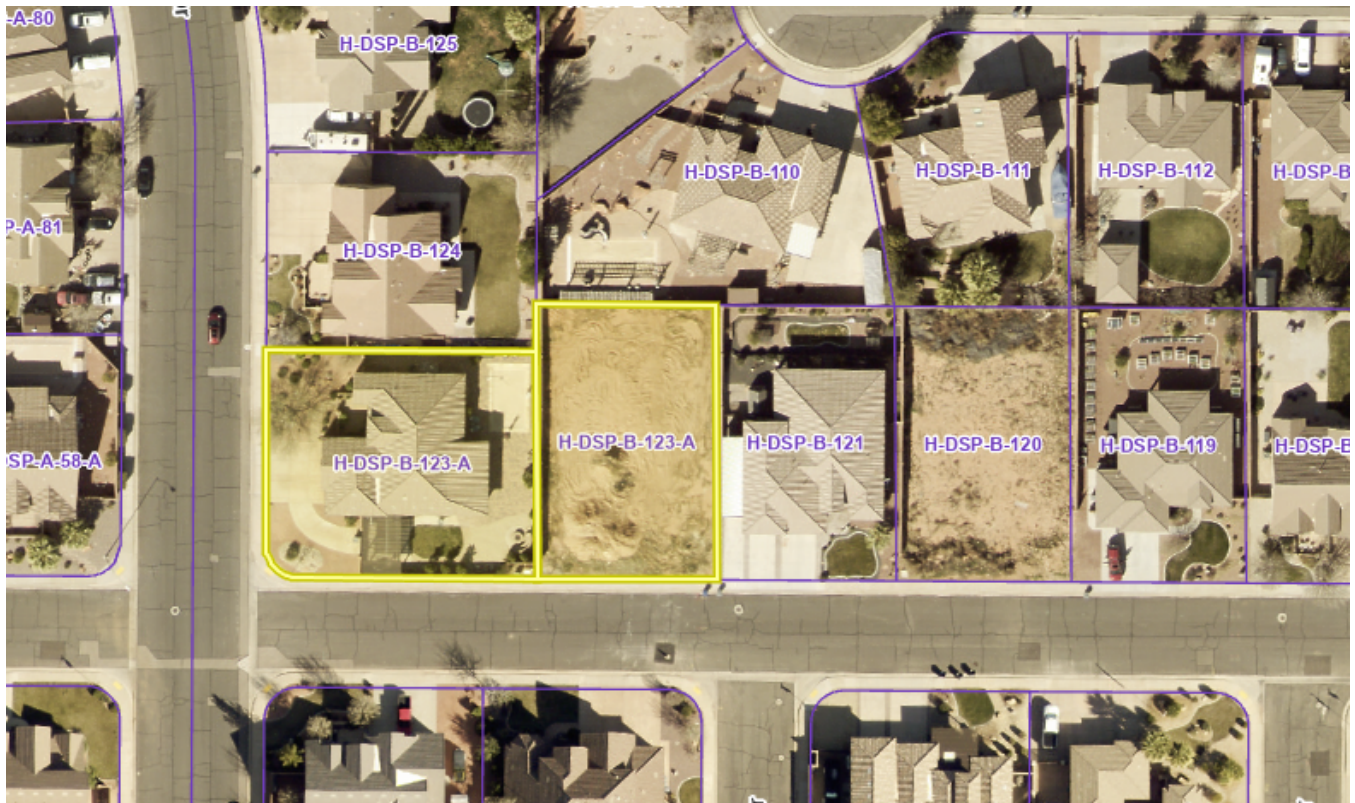
THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 122 AND 123 OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", RECORDED AS DOCUMENT 968045 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INTO A SINGLE LOT TO BE KNOWN AS LOT 123.



STAFF COMMENTS

Agenda Date:	01/23/2025 - Planning Commission
Application Number:	AFP25-01
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Jeffrey and Tiffany Nelson
Agent:	Ryan Scholes
Request:	Approval of an Amended Final Plat
Location:	2689 S Wilson Drive
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 Dixie Springs Plat B to combine Lots 122 and 123. There is an existing house on Lot 123. Combining lots within a recorded subdivision requires approval of an amended final plat. The site is zoned Single Family Residential R1-10.



JUC Comments

1. **Public Works:** No comment.
2. **Power:** Dixie Power area. Approved.
3. **Water:** The culinary water service in Lot 122 will need to be abandoned back to the main water line.
4. **Streets:** Okay with amendment.
5. **Sewer:** [No comments received.]
6. **Engineering:** The Plat name has already been taken, this will be Partial Amendment "C". Although redlines have been provided, engineering supports the intent. Applicant should return the updated plat to engineering for another review before printing the mylar.
7. **Fire:** [No comments received.]
8. **Cable:** TDS requires blue stake for facilities in this area.
9. **Gas:** No comment.

Staff Comments

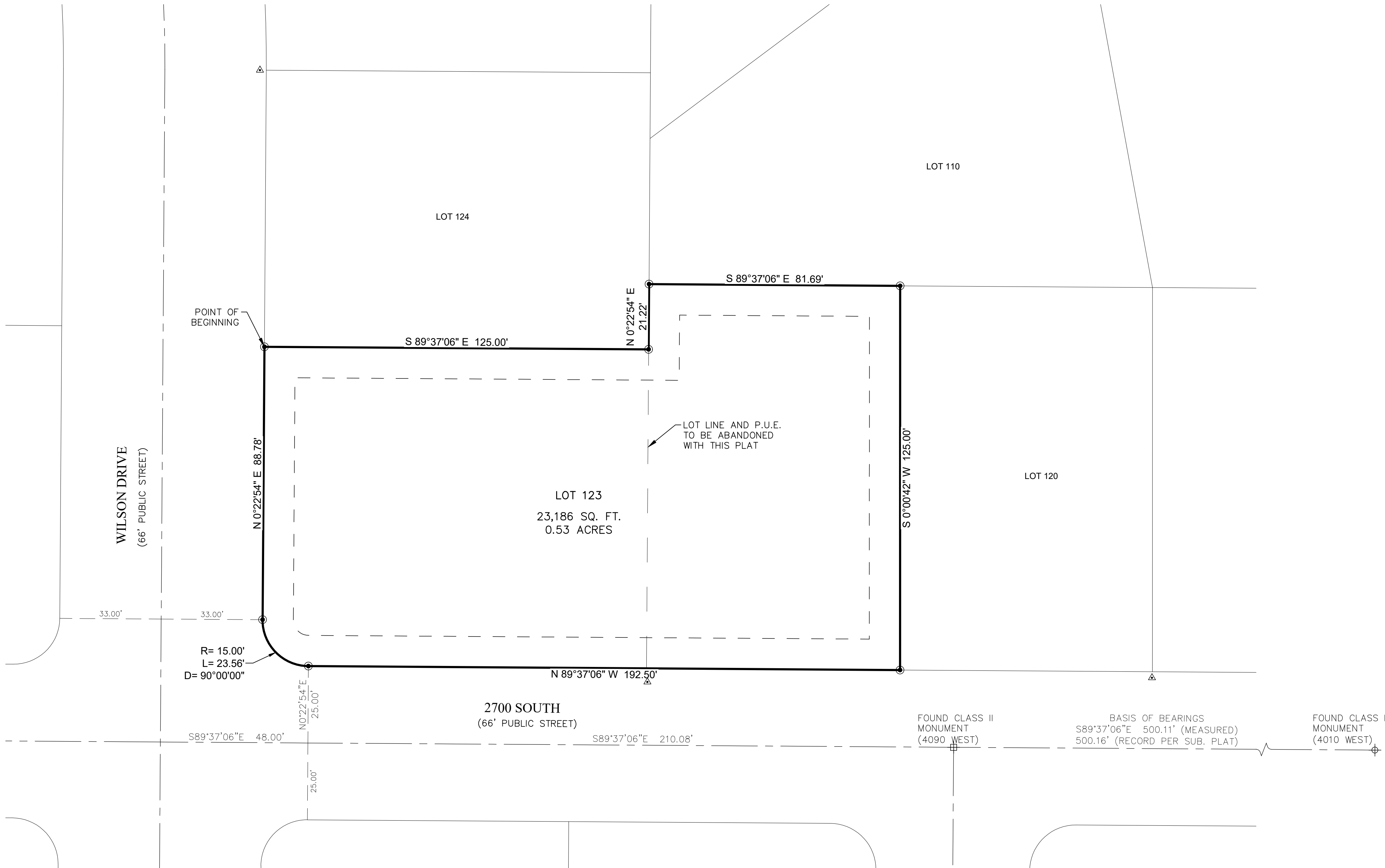
1. The plat meets the amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key requirements:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

3. Additional utility services will need to be shut off to the property.
4. The Public Utility Easement on the side and rear of the property can be abandoned.

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

FINAL PLAT OF
**DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B",
PARTIAL AMENDMENT "B"**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M.
HURRICANE CITY, UTAH



NOTES

- 10.0 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE LOCATED ALONG ALL FRONT, SIDE, AND REAR LOT LINES.
- THE BASIS OF BEARING IS SOUTH 89°37'06\"

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 122 AND 123 OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", RECORDED AS DOCUMENT 968045 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INTO A SINGLE LOT TO BE KNOWN AS LOT 123.

LEGEND

- CLASS 1 (RING & LID) FOUND
- CLASS 1 (RING & LID) MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT
- SPECIFIES PROPERTY CORNER MONUMENT FOUND (MAG NAIL IN SIDEWALK ON PROPERTY LINE PROJECTION)
- CENTERLINE
- EASEMENT LINE



1692--020 AMD.DWG

SURVEYOR'S CERTIFICATE

I, RYAN SCHOLLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, 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 HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

**DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B",
PARTIAL AMENDMENT "B"**

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A LOT AND PUBLIC UTILITY EASEMENTS, AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 123, OF THE DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT & EXTENSION PLAT "B" AS SHOWN ON ENTRY #968045, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°37'06\"

CONTAINING: 23,186 SQUARE FEET OR 0.53 ACRES, MORE OR LESS.

OWNER'S 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 A LOT AND PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

**DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B",
PARTIAL AMENDMENT "B"**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AS PUBLIC UTILITY EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNERS DO HEREBY CONVEY AND WARRANT TO HURRICANE CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__

JEFFERY K. NELSON

TIFFANY E. NELSON

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JEFFERY K. NELSON AND TIFFANY E. NELSON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

NO STAMP REQUIRED
(UTAH CODE 46-1-16(17))

NOTARY PUBLIC (SIGNATURE) _____

FINAL PLAT OF

**DIXIE SPRINGS SUBDIVISION
SECOND AMENDMENT AND
EXTENSION PLAT "B",
PARTIAL AMENDMENT "B"
(LOTS 122 AND 123)**

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 20__.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 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.	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.	
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY	CITY ATTORNEY HURRICANE CITY	MAYOR HURRICANE CITY ATTEST: CITY RECORDER HURRICANE CITY	WASHINGTON COUNTY TREASURER	Washington County Recorder