



HURRICANE CITY UTAH

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City Manager

Nanette Billings Kaden DeMille

Planning Commission

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Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
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Kelby Iverson
Amy Werrett
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Hurricane Planning Commission Meeting Agenda

October 9, 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

Public Hearings

1. A Zone Change Amendment request on 2.71 acres located at approx.. 100 N and Black Rock Rd from MH/RV with a PDO, Mobile Home/RV with a Planned Development Overlay, to GC, general commercial to match the property to the West. **Public Hearing Only. No action will be taken on this item at this meeting.**
2. A Zone Change Amendment request located at 505 S Sand Hollow Rd from PC, planned commercial, to GC, general commercial.

3. A Zone Change Amendment request located at approx.. 650 S Mountain View Dr from RA-1, residential agriculture one per acre, to R1-10, residential one unit per 10,000 square feet.
4. A Land Use Code Amendment request to Title 10 Chapters 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities.
5. A Land Use Code Amendment request to Title 10 Chapter 39 regarding bonding for off-site improvements.

NEW BUSINESS

1. ZC25-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 505 S Sand Hollow Rd from PC, planned commercial, to GC, general commercial. Scott Nielson, Applicant.
2. ZC25-19: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 650 S Mountain View Dr from RA-1, residential agriculture one per acre, to R1-10, residential one unit per 10,000 square feet. Andrew Kay, Applicant. Brandee Walker, Agent.
3. PP25-17: Discussion and consideration of a possible approval of a preliminary plat for Sand Hollow Mesa Neighborhood Six, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent.
4. AFSP25-03: Discussion and consideration of a possible approval of an amended final site plan for Sand Hollow Villas Bulding 6 and 7, a recreation resort development located at 5160 and 5136 Villas North Dr. Adam Jasperson, Applicant. Brigham McLaws, Agent.
5. A request to build a wall in a front yard taller than 4 feet located at 1948 W Andesite Dr. Kevin Davis, Applicant.
6. LUCA25-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapters 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities. Hurricane City, Applicant.
7. LUCA25-11: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 39 regarding bonding for off-site improvements. Hurricane City, Applicant.

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.

From: Kristina Williams <chevellestillrunning@yahoo.com>
Sent: Saturday, October 4, 2025 12:40 PM
To: Public Comment; Public Comment
Subject: Fw: Zone change 100 N and Black Rock Rd

Hello,

I am an OTR truck driver, and won't be in town on 10/9/25. I'm against making the property across from my house commercial zone.

I thought we already voted on this months ago, but that is my vote as homeowner of 93 Lava Rd Hurricane.

Thanks,

Kristina Williams

260-920-0088

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "Kristina Williams" <chevellestillrunning@yahoo.com>

To: "publiccomment@hurricane.utah.gov" <publiccomment@hurricane.utah.gov>

Sent: Thu, Oct 2, 2025 at 1:07 AM

Subject: Re: Zone change 2800 W 100 N

Hello,

I saw a post on same property claiming another meeting for Zone change again. I haven't received anything in the mail about meeting or voting again. I still don't want it zoned commercial across from my home.

Thanks,

Kristina Williams

93 Lava Rd

Hurricane, UT

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Dec 2, 2024 at 11:05 AM, Kristina Williams
<chevellestillrunning@yahoo.com> wrote:

Let me know if this went through this time.

Thanks,

Kristina Williams

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "Kristina Williams" <chevellestillrunning@yahoo.com>

To: "publiccomment@cityofhurricane.com" <publiccomment@cityofhurricane.com>

Sent: Sat, Nov 30, 2024 at 1:56 PM

Subject: Zone change 2800 W 100 N

Hello,

I am the homeowner of lot 93 Lava Rd Hurricane, Utah. I'm writing in my objection to making the change to general commercial to the lots given to me in the letter. I will attach the pictures of letter I was sent.

I'm an OTR truck driver, so it won't be possible to attend the meeting on 12/12.

I don't want commercial business next to my home.

Kristina Williams

260-920-0088



[Yahoo Mail: Search, Organize, Conquer](#)

September 15th, 2025

Narrative Statement for Planning Board

Re: PLAT # H-GIP-2-GS1 – Zoning from PC to GC

Proposed Use: Conditional Use for Small RV Dealership & Rental Operation

To the Honorable Members of the Planning Board,

This narrative is submitted on behalf of Scott T. Nielson and his proposed business of Big Dog RV, LLC., regarding our proposal for the parcel identified as PLAT # H-GIP-2-GS1. We are seeking the necessary approvals to operate a small-scale RV (Recreational Vehicle) dealership and rental facility.

1. Proposed Business Operation:

Our business model is designed to be a low-impact, service-oriented enterprise with a focus on three core functions:

- **RV Sales:** The retail sale of new and pre-owned recreational vehicles.
- **RV Rentals:** Providing short-term and long-term rentals to the general public.
- **Fleet Services:** Maintaining a small, dedicated fleet of RVs to serve specific, pre-booked events.

2. Synergy with Adjacent Jellystone Campground & Community Benefit:

The strategic location of this parcel is integral to our business plan and represents a significant community benefit. Our operation is designed to be a complementary and supportive amenity to the existing Jellystone Campground, a major local attraction owned and operated by KSCO Investments, LLC.

- **Dedicated Rental Partner:** We have a formal agreement in principle with KSCO Investments, LLC, to become the preferred RV rental provider for their campground. Many guests wish to experience camping but do not own an RV. We will fulfill this demand directly, enhancing the guest experience at Jellystone and increasing its appeal and occupancy rates.
- **Event Support:** KSCO Investments, LLC hosts numerous events throughout the year at their Jellystone Campground. Our proposal includes maintaining a dedicated fleet of RVs to be used for these events (e.g., housing for performers, staff, VIP guests, or as hospitality suites). This eliminates the need for the campground to source vehicles from distant vendors, ensuring reliability and convenience for event execution.
- **Economic & Tourism Support:** By supporting the campground's operations and attracting our own customer base for sales and rentals, our business will contribute to local tourism, create new job opportunities, and generate increased tax revenue for the municipality.

3. Site Plan and Operational Details:

We are committed to operating a clean, professional, and aesthetically pleasing facility that will be an asset to the area.

- **Inventory:** We propose to maintain a managed inventory of approximately [e.g., 15-25] RVs on-site at any given time.
- **Facilities:** The operation will be conducted from a single, main office building. No major exterior structural changes are planned. A paved parking area with defined spaces for display, customer parking, and RV staging.
- **Screening:** We have a solid barrier wall with appropriate landscaping and/or fencing as recommended to screen the inventory from public view and seamlessly blend with the character of the surrounding area, particularly the adjacent campground.

- **Hours of Operation:** Anticipated business hours will be consistent with similar retail operations, likely from 9:00 AM to 6:00 PM, Monday through Saturday. No late-night activity is anticipated.
- **Traffic & Safety:** Vehicle movement will be minimal and primarily consist of customer vehicles and the occasional slow movement of an RV to/from the adjacent campground. All RVs will be transported to and from the site by professional drivers. We do not anticipate a negative impact on local traffic patterns.

4. Conclusion:

Our proposal for PLAT # H-GIP-2-GS1 is not for a stand-alone commercial operation, but for a synergistic business that directly supports and enhances a key existing tourism asset in our community. We believe this use is consistent with the spirit of the area's zoning and comprehensive plan, as it promotes economic development while serving an established neighbor.

We are prepared to comply with all conditions set forth by the Planning Board and look forward to answering any questions you may have.

Respectfully submitted,

Scott T. Nielson
Owner
KSCO Investments, LLC
435-229-1673



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	ZC25-18
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Scott Nielson
Agent:	
Request:	Approval of a Zone Change from Planned Commercial to General Commercial
Location:	505 S Sand Hollow Road
Zoning:	Planned Commercial
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Planned Commercial (PC) to General Commercial (GC) on Lot 2 of the Glampers Inn development. The applicant would like to use the area as an RV sales and rental lot, primarily for guests at Jellystone Park, which is not a permitted use in the Planned Commercial zone.

	Zoning	Adjacent Land Use
North	RM-3	Undeveloped property
East	RM-3	Undeveloped property
South	PC	Glampers Inn, RV park
West	PC	Glampers Inn, commercial development



Vicinity Map

To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

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

Response: The General Plan calls the area as Planned Community.

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.

The proposed zone change is part of a larger commercial development with an RV park, entertainment, and commercial development, with residential development planned in the area.

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

Response: The surrounding developed property is all part of the same Glampers Inn development and this change is intended to still be integrated with the overall development.

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

Response: The differences in uses between the Planned Commercial and General Commercial zones are not expected to be large enough to cause any adverse effects on adjacent property.

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

Response: Yes. All necessary utilities have been brought to the property with the remainder of the Glampers Inn development and this change is not expected to drastically increase needed utility provision.

JUC Comments

Public Works: No comment.

Power: [Dixie Power area. No comments received.]

Water: Okay.

Streets: Where are they going to park? Being used for parking for Jellystone.

Sewer: No comment.

Engineering: Engineering doesn't oppose the zone change. The general plan is Planned Community, the proposed use in the narrative is harmonious with the adjacent Jellystone Park, adverse affects are indiscernible, and adequate facilities already exist or can be provided by the property owner.

Fire: Approved.

Gas: Okay.

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.

Other Considerations

1. The applicant's narrative states the proposed use is for RV rental and sale which falls under "vehicle and equipment rental or sale" in the permitted use table in HCC 10-15-3. This use is permitted in General Commercial but not Planned Commercial. However, any use permitted in the General Commercial zone would be permitted if the zone change is approved. Other uses permitted in the GC zone that are not currently permitted in the property's PC zone include:
 - a. *Construction sales and service*
 - b. *Repair service*
 - c. *Research service*
 - d. *Tattoo establishment*
 - e. *Transportation Service*
 - f. *Vehicle and equipment repair*
 - g. *Veterinary service*
2. The applicant will need to prepare a site plan application for the new use if the zone change is

approved. As part of the current site plan for the overall Glampers Inn development this area is partially used as parking for the RV park. It will need to be ensured that the change in use for this property does not cause the Glampers Inn to have less parking than is required.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to the Planned Community land use designation.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment is considered a minor change and will not have any adverse impacts.
4. Public facilities are adequate.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code, and consider any public comments received at the public hearing for the item, and make a recommendation to the City Council. Staff recommends approval.



H-4-2-1-324-G

H-4-2-2-120012

H-GIP-3-GS1

H-GIP-4-GS1

H-GIP-2-GS1

H-GIP-1-GS1



Basemap...



0 100 200ft



1:500

Zone Change Narrative

The purpose of this zone change request is to rezone the small strips of property along the south side of 650 South Street from RA-1 to R1-10 so it can be combined with adjacent future residential development. These small parcels were remainder parcels from Mountain View Estates Phase 1 at Hurricane Subdivision and were platted as common area. The developer of future Hillside Estates Phase 2 has purchased these two common space parcels from the HOA and will include them in the residential subdivision of R1-10.

Parcels H-MVEH-1-COMMON-A and H-MVEH-1-COMMON-B combined total 0.53 acres.



STAFF COMMENTS

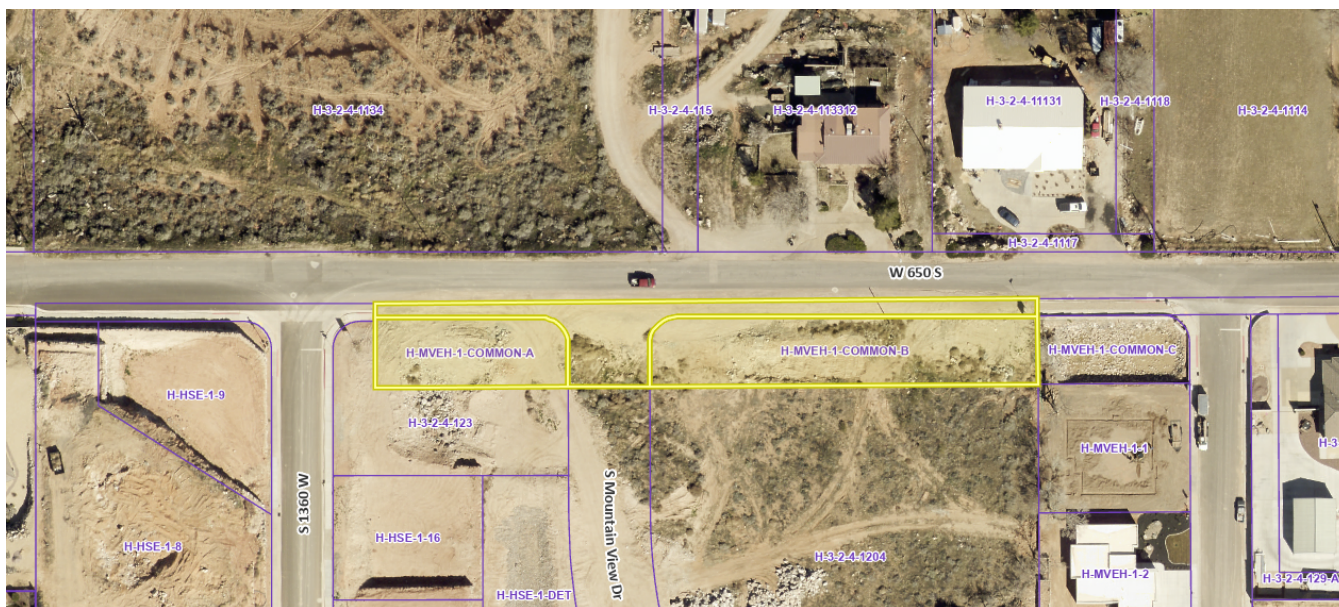
Agenda Date:	10/09/2025 - Planning Commission
Application Number:	ZC25-19
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Andrew Kay
Agent:	Brandee Walker
Request:	Approval of a Zone Change from RA-1 to R1-10
Location:	650 S Mountain View Dr
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Residential Agricultural 1 (RA-1) to Single Family Residential 10 (R1-10) on two remainder parcels from the Mountain View Estates development. The applicant would like to combine the area with the adjacent parcels to the south as part of a future Hillside Estates Phase 2 development with the same zoning. The two parcels combine in size to be 0.54 acres.

The property to the south of the western parcel is owned by the applicant and will be combined and subdivided further. The property to the south of the eastern parcel is owned by Hurricane City and the Washington County Council of Governments as part of the right-of-way preservation for 1400 W and Mountain View Drive. As this property is more than what is needed for the roadway, the City has begun the process of possibly transferring this property to the applicant as part of the subdivision, in exchange for the full buildout of the roadway.

	Zoning	Adjacent Land Use
North	RA-1, PF	Single family homes and undeveloped property (future city park)
East	R1-10	Single family homes
South	R1-10	Undeveloped property
West	R1-10	Single family homes



Vicinity Map

To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

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 a Single Family. The 2020 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

This proposed zone change complies with the General Plan Map. In fact, the current RA-1 zoning is inconsistent with the existing Single Family general plan designation of the site and, therefore, the requested zone change would bring the property's zoning into conformance with the general plan for this area. This area is also close to parks, schools, and churches as is also recommended by the general plan for this zoning designation.

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

Response: The surrounding developed property is predominantly the same zone as what is being requested and will be integrated into a new phase of an existing subdivision.

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

Response: The properties in question are too small to be developed without integration into neighboring

properties. This is a remainder parcel and is unlikely that developing them will have adverse effects on neighboring properties.

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

Response: Yes. Most of the area is already developed. The JUC had no concerns with overall utility availability.

JUC Comments

Public Works: Need access to road. Improvements on 650 S and Mountain View Dr.

Power: Zone change ok. Development must pay for additional capacity to the subdivision.

Water: Okay.

Streets: Where are they going to park? Being used for parking for Jellystone.

Sewer: No comment.

Engineering: Hurricane City maps shows the Hurricane Canal Company has an 18" pipe across H-MVEH-1-common-A. It's reasonable to expect the pipe will be accounted for in future development plans. Future development plans must be coordinated with Hurricane City. 650 South has been given to Sunrise Engineering to design a reconstruction project.

Fire: Approved.

Gas: Okay.

Fiber: No comment.

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.

Other Considerations

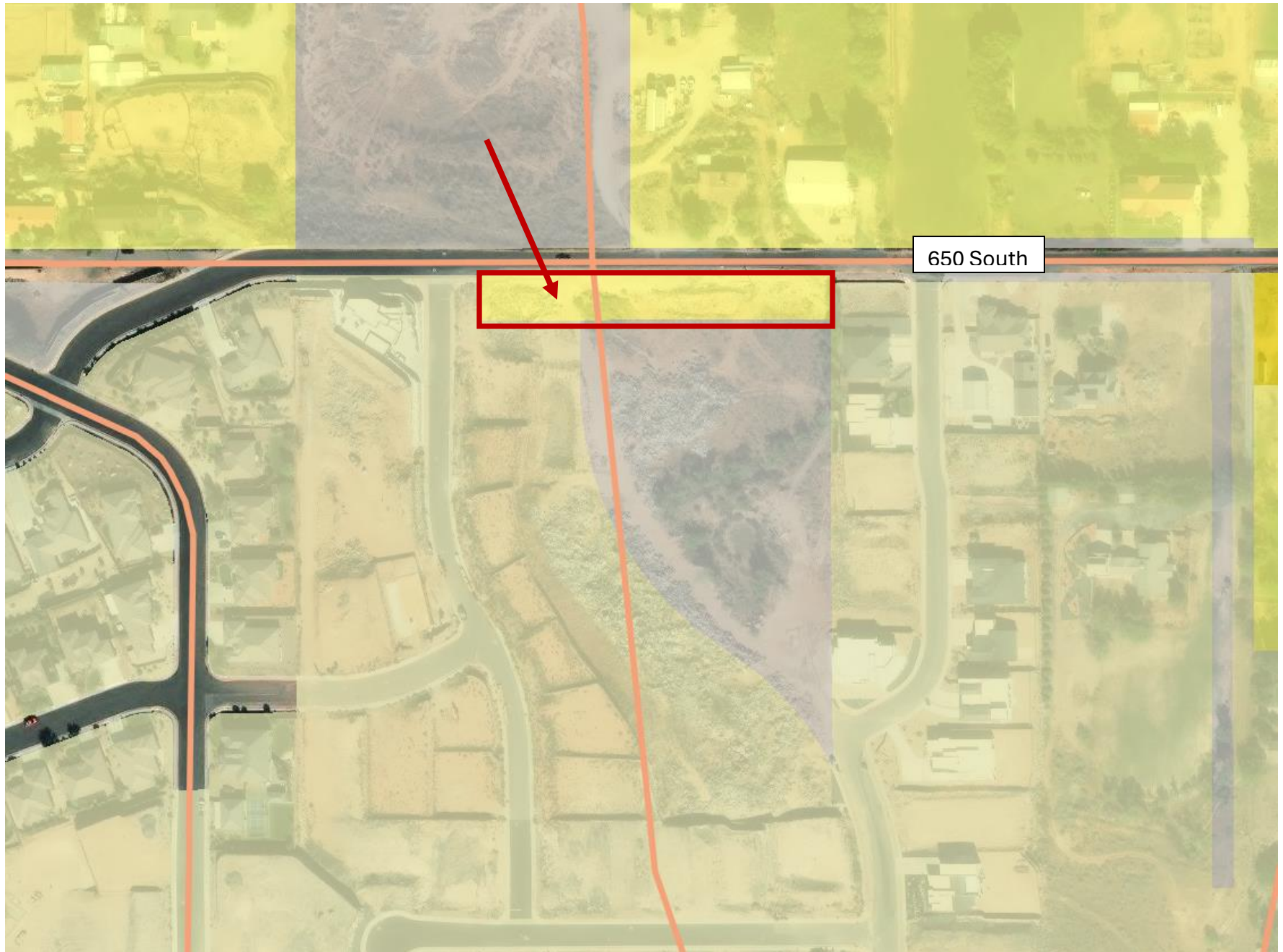
1. The property to the south (H-3-2-4-1204) is noted as Public Facility, since it is currently owned by Hurricane City, however records do not show that the property was ever affirmatively changed from its previous zoning of R1-10 to PF. Since changing a zone requires a legislative decision by the City Council the property is currently zoned R1-10.

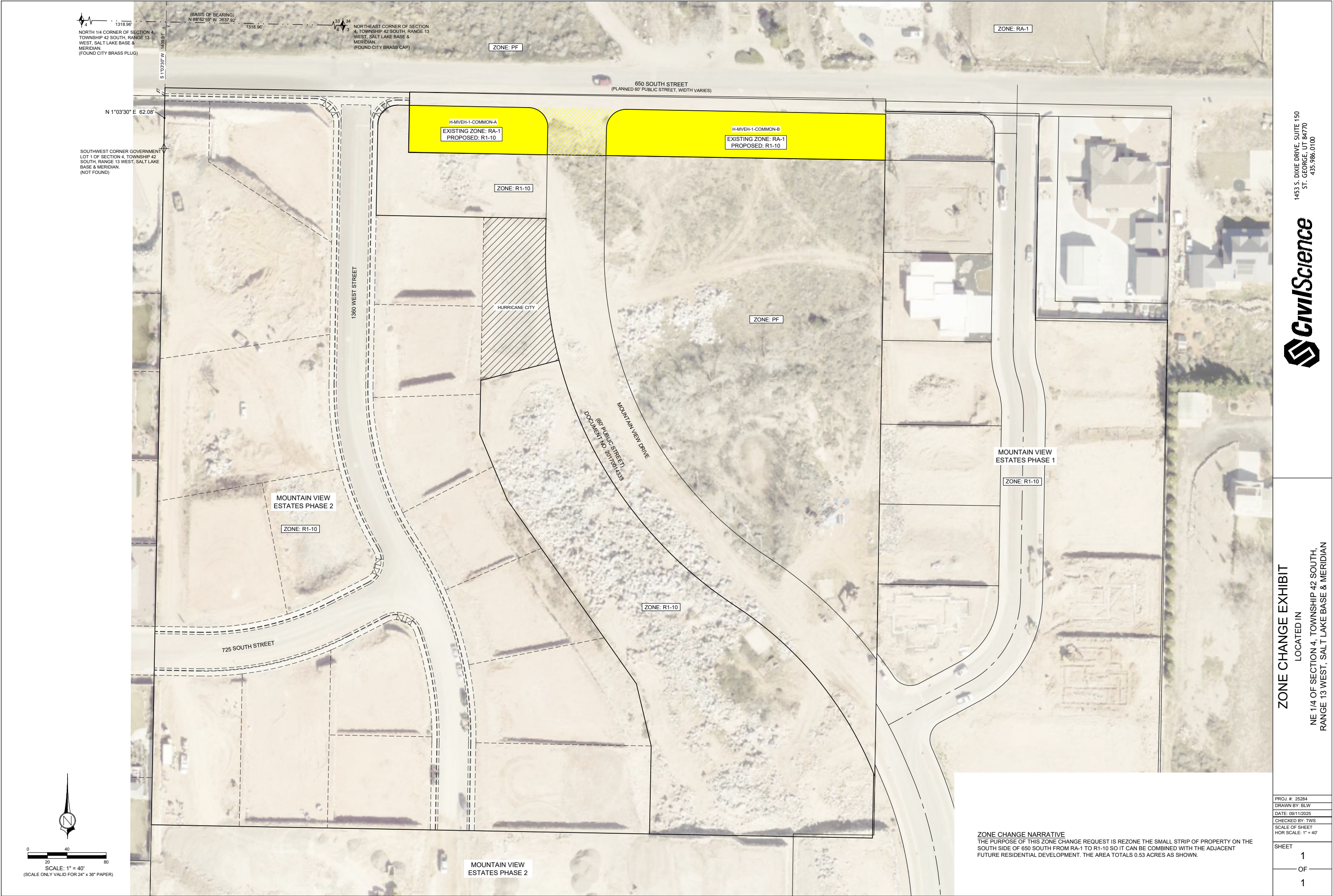
Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment is considered too minor a change to have any adverse impacts on adjacent properties.
4. Public facilities are adequate.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. Staff recommends approval.

Existing Zoning = RA-1





ZONE CHANGE EXHIBIT
LOCATED IN
NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

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



PROJ. #: 26284
DRAWN BY: BLW
DATE: 09/11/2025
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1

ZONE CHANGE NARRATIVE
THE PURPOSE OF THIS ZONE CHANGE REQUEST IS REZONE THE SMALL STRIP OF PROPERTY ON THE SOUTH SIDE OF 650 SOUTH FROM RA-1 TO R1-10 SO IT CAN BE COMBINED WITH THE ADJACENT FUTURE RESIDENTIAL DEVELOPMENT. THE AREA TOTALS 0.53 ACRES AS SHOWN.

Sand Hollow Mesa, neighborhood 6 will be built in 16 phases. See below the lots built per each phase.

PHASE TABLE

<i>PHASE NO.</i>	<i>NO. OF. LOTS OR UNITS</i>
<i>PHASE 1</i>	<i>24 TOWNHOMES 2 AC COMMERCIAL</i>
<i>PHASE 2</i>	<i>43 LOTS</i>
<i>PHASE 3</i>	<i>45 LOTS + PARK</i>
<i>PHASE 4</i>	<i>27 LOTS</i>
<i>PHASE 5</i>	<i>29 LOTS</i>
<i>PHASE 6</i>	<i>25 LOTS</i>
<i>PHASE 7</i>	<i>47 LOTS</i>
<i>PHASE 8</i>	<i>28 LOTS</i>
<i>PHASE 9</i>	<i>24 LOTS</i>
<i>PHASE 10</i>	<i>52 TOWNHOMES</i>
<i>PHASE 11</i>	<i>66 TOWNHOMES</i>
<i>PHASE 12</i>	<i>77 CONDOS</i>
<i>PHASE 13</i>	<i>36 TOWNHOMES</i>
<i>PHASE 14</i>	<i>26 CONDOS</i>
<i>PHASE 15</i>	<i>30 CONDOS</i>
<i>PHASE 16</i>	<i>1AC COMMERCIAL</i>
<i>TOTAL</i>	<i>579</i>

PROPOSED CHANGES MAY 5, 2025

NEIGHBORHOOD 3				TOTAL DEVELOPED AREA 62.0 AC.					
PUBLIC LAND		24.8 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS 23% OF TOTAL AREA				14.3					
PUBLIC SPACES				6.5	Recorded area	6.5 AC			
PUBLIC BUILDINGS				4					
PRIVATE LAND		37.2 AC.							
COMMERCIAL		BUSINESS/RETAIL		4.6	0.25	50,094	0.0		
		LODGING		4.6			24.0	110.4 Stes	
		RV		0			18.0	0 Lots	
MIXED USE				4	0.20	34, 848	12.0		48
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,000	8.4				22.0		185
	ATTACHED/SIDEYARD	3,500	9.1				12.0		109
	SMALL LOT	6,000	4				6.0		24
	MODERATE LOT	10,000	2.5				3.6		9
	LARGE LOT	20,000	0				1.8		0
	ESTATE	40,000	0				1.0		0
	ACCESSORY							28 Units	
NEIGHBORHOOD TOTALS						76,448		138 Units	375

NEIGHBORHOOD 3				TOTAL DEVELOPED AREA 62.0 AC.				
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
110.4							0	LODGING
0							0	RV
							48	MIXED USE
							185	STACKED
							109	ATTACHED/SIDEYARD
							24	SMALL LOT
							9	MODERATE LOT
							0	LARGE LOT
							0	ESTATE
28			28					
			138.4				375	<=TOTAL

SAND HOLLOW MESA LAND USE AND UNIT SUMMARY
PROPOSED CHANGES MAY 5, 2025

NEIGHBORHOOD 4		TOTAL DEVELOPED AREA 91.0 AC.						
PUBLIC LAND	30.1 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS	23% OF TOTAL AREA		20.9					
PUBLIC SPACES			6.2	Recorded area	6.2 AC			
PUBLIC BUILDINGS	(INCL. SUBSTATION)		3					
PRIVATE LAND	60.9 AC.							
COMMERCIAL	BUSINESS/RETAIL		10.5	0.25	114,345	0.0		
	LODGING		3.2			22.0	70.4 Stes	
	RV		24.5			18.0	441 Lots	
MIXED USE			2.2	0.20	19,166	12.0		26
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,000	7			20.0		140
	ATTACHED/SIDEYARD	3,500	8			12.0		96
	SMALL LOT	6,000	3.5			6.0		21
	MODERATE LOT	10,000	2			3.6		7
	LARGE LOT	20,000	0			1.8		0
	ESTATE	40,000	0			1.0		0
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS					120, 160		535 Units	290

NEIGHBORHOOD 5		TOTAL DEVELOPED AREA 92.0 AC.						
PUBLIC LAND	35.7 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS	23% OF TOTAL AREA		21.2					
PUBLIC SPACES			10.5	Recorded area	10.5 AC			
PUBLIC BUILDINGS			4					
PRIVATE LAND	56.3 AC.							
COMMERCIAL	BUSINESS/RETAIL		8	0.25	87,120	0.0		
	LODGING		3			20.0	60 Stes	
	RV		0			18.0	0 Lots	
MIXED USE			4.5	0.20	39,204	12.0		54
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,000	10			20.0		200
	ATTACHED/SIDEYARD	4,000	12.3			10.0		123
	SMALL LOT	6,000	7.5			6.0		45
	MODERATE LOT	10,000	5			3.6		18
	LARGE LOT	20,000	3			1.8		5
	ESTATE	40,000	3			1.0		3
	ACCESSORY						40 Units	
NEIGHBORHOOD TOTALS					113,692		100 Units	448

NEIGHBORHOOD 6		TOTAL DEVELOPED AREA 88.0 AC.						
PUBLIC LAND	31.2 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS	23% OF TOTAL AREA		20.2					
PUBLIC SPACES			8	Recorded area	8.0 AC			
PUBLIC BUILDINGS			3					
PRIVATE LAND	56.8 AC.							
COMMERCIAL	BUSINESS/RETAIL		1.8	0.20	15,682	0.0		
	LODGING		3			20.0	60 Stes	
	RV		15			18.0	270 Lots	
MIXED USE			3	0.15	19,602	9.0		27
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,500	8			18.0		144
	ATTACHED/SIDEYARD	4,000	10			10.0		100
	SMALL LOT	6,000	7			6.0		42
	MODERATE LOT	10,000	5			3.6		18
	LARGE LOT	20,000	2			1.8		4
	ESTATE	40,000	2			1.0		2
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS					31,755		354 Units	337

NEIGHBORHOOD 4		TOTAL DEVELOPED AREA 91.0 AC.						
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
70.4			70.4					LODGING
441	270		711					RV
			0	26	27		53	MIXED USE
			0	140		-140	0	STACKED
			0	96		-96	0	ATTACHED/SIDEYARD
			0	21	1		22	SMALL LOT
			0	7		-7	0	MODERATE LOT
			0	0			0	LARGE LOT
			0	0			0	ESTATE
24			24					
			805.4				75	<=TOTAL

NEIGHBORHOOD 5		TOTAL DEVELOPED AREA 92.0 AC.						
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
60			60					
0			0					
			0	54			54	MIXED USE
			0	200		-27	173	STACKED
			0	123			123	ATTACHED/SIDEYARD
			0	45			45	SMALL LOT
			0	18			18	MODERATE LOT
			0	5			5	LARGE LOT
			0	3			3	ESTATE
40			40					
			100				421	<=TOTAL

NEIGHBORHOOD 6		TOTAL DEVELOPED AREA 88.0 AC.						
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
60			60					LODGING
270		-270	0					RV
			0	27		-27	0	MIXED USE
			0	144		-11	133	STACKED (CONDOS)
			0	100	78		178	ATTACHED/SIDEYARD (TOWNHOMES)
			0	42	57		99	SMALL LOT (PHASE 7, 8, 9)
			0	18	150		168	MODERATE LOT (PHASE 2,3,4,5,&6)
			0	4		-3	1	LARGE LOT (LOT 31)
			0	2		-2	0	ESTATE
24			24					
			84				579	<=TOTAL
					313	-313		

SAND HOLLOW MESA LAND USE AND UNIT SUMMARY
PROPOSED CHANGES MAY 5, 2025

NEIGHBORHOOD 7TOTAL DEVELOPED AREA 74.0 AC.								
PUBLIC LAND	26.2 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS23% OF TOTAL AREA			17					
PUBLIC SPACES			6.2	Recorded area	6.2 AC			
PUBLIC BUILDINGS			3					
PRIVATE LAND	47.8 AC.							
COMMERCIAL	BUSINESS/RETAIL		1.5	0.20	13,068	0.0		
	LODGING		1			20.0	20 Stes	
	RV		0			18.0	0 Lots	
MIXED USE			2.8	0.15	18,295	9.0		25
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,500	9			16.0		144
	ATTACHED/SIDEYARD	4,000	13.7			10.0		137
	SMALL LOT	6,000	11			6.0		66
	MODERATE LOT	10,000	6.8			3.6		24
	LARGE LOT	20,000	2			1.8		4
	ESTATE	40,000	0			1.0		0
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS							50 Units	400

NEIGHBORHOOD 8TOTAL DEVELOPED AREA 62.0 AC.								
PUBLIC LAND	21.8 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS23% OF TOTAL AREA			14.3					
PUBLIC SPACES			4.5	Recorded area	4.5 AC			
PUBLIC BUILDINGS			3					
PRIVATE LAND	40.0 AC.							
COMMERCIAL	BUSINESS/RETAIL		1.6	0.20	13,939	0.0		
	LODGING		5.2			22.0	114 Stes	
	RV		0			18.0	0 Lots	
MIXED USE			3	0.15	19,602	9.0		27
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,500	10			18.0		180
	ATTACHED/SIDEYARD	4,000	10.7			10.0		107
	SMALL LOT	6,000	4.5			6.0		27
	MODERATE LOT	10,000	3			3.6		11
	LARGE LOT	20,000	2			1.8		4
	ESTATE	40,000	0			1.0		0
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS							144 Units	356

NEIGHBORHOOD 9TOTAL DEVELOPED AREA 49.0 AC.								
PUBLIC LAND	17.1 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS23% OF TOTAL AREA			11.3					
PUBLIC SPACES			3.8	Recorded area	3.8 AC			
PUBLIC BUILDINGS			2					
PRIVATE LAND	31.9 AC							
COMMERCIAL	BUSINESS/RETAIL		1	0.20	8,712	0.0		
	LODGING		0			20.0	0 Stes	
	RV		0			18.0	0 Lots	
MIXED USE			1.8	0.15	11,761	9.0		16
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,500	7			15.0		105
	ATTACHED/SIDEYARD	4,000	10.3			10.0		103
	SMALL LOT	6,000	4.7			6.0		28
	MODERATE LOT	10,000	4.1			3.6		15
	LARGE LOT	20,000	2			1.8		4
	ESTATE	40,000	1			1.0		1
	ACCESSORY						25 Units	
NEIGHBORHOOD TOTALS							25 Units	272

NEIGHBORHOOD 7TOTAL DEVELOPED AREA 74.0 AC.								
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
20			20				0	LODGING
0			0				0	RV
			0				25	MIXED USE
			0				144	STACKED
			0				137	ATTACHED/SIDEYARD
			0				66	SMALL LOT
			0				24	MODERATE LOT
			0				4	LARGE LOT
			0				0	ESTATE
30			30					
			50				400	<=TOTAL

NEIGHBORHOOD 8TOTAL DEVELOPED AREA 62.0 AC.								
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
114			114				0	LODGING
0			0				0	RV
			0				27	MIXED USE
			0				180	STACKED
			0				107	ATTACHED/SIDEYARD
			0				27	SMALL LOT
			0				11	MODERATE LOT
			0				4	LARGE LOT
			0				0	ESTATE
30			30					
			144				356	<=TOTAL

NEIGHBORHOOD 9TOTAL DEVELOPED AREA 49.0 AC.								
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
0			0				0	LODGING
0			0				0	RV
			0				16	MIXED USE
			0				105	STACKED
			0				103	ATTACHED/SIDEYARD
			0				28	SMALL LOT
			0				15	MODERATE LOT
			0				4	LARGE LOT
			0				1	ESTATE
25			25					
			25				272	<=TOTAL

SAND HOLLOW MESA LAND USE AND UNIT SUMMARY
PROPOSED CHANGES MAY 5, 2025

NEIGHBORHOOD 10		TOTAL DEVELOPED AREA 28.0 AC.						
PUBLIC LAND	10.4 AC	AREA SF	AREA ACRES	F.A.R	S.F.	DU/AC	UNITS	D.U.
STREETS 23% OF TOTAL AREA			6.4					
PUBLIC SPACES			2.5	Recorded area	2.5 AC			
PUBLIC BUILDINGS			1.5					
PRIVATE LAND	17.8 AC							
COMMERCIAL	BUSINESS/RETAIL		2	0.20	17,424	0.0		
	LODGING		1			20.0	20 Stes	
	RV		0			18.0	0 Lots	
MIXED USE			2	0.15	13,068	9.0		18
RESIDENTIAL (AVERAGE DENSITY)	STACKED	2,500	2.7			15.0		41
	ATTACHED/SIDEYARD	4,000	4.2			9.0		38
	SMALL LOT	6,000	3.3			6.0		20
	MODERATE LOT	10,000	2.6			3.6		9
	LARGE LOT	20,000	0			1.8		0
	ESTATE	40,000	0			1.0		0
	ACCESSORY						16 Units	
NEIGHBORHOOD TOTALS					27,443		36 Units	126
								3660
TOTALS		DEVELOPED AREA:	730 AC		542,387 SF		1,695 Units	3,660 DU

NEIGHBORHOOD 10		TOTAL DEVELOPED AREA 28.0 AC.						
ORIGINAL UNITS	ADDED UNITS	SUBTRACTED UNITS	UPDATED UNITS	ORIGINAL D.U.	ADDED D.U.	SUBTRACTED D.U.	UPDATED D.U.	UNIT TYPES
20			20				0	LODGING
0			0				0	RV
			0				18	MIXED USE
			0				41	STACKED
			0				38	ATTACHED/SIDEYARD
			0				20	SMALL LOT
			0				9	MODERATE LOT
			0				0	LARGE LOT
			0				0	ESTATE
16			16					
			36				126	<=TOTAL
			1694.8				3660	
			1,695 Units				3,660 DU	



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	PP25-17
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Toquerville Enterprises
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	3800 S 2200 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Denial through the adoption of the proposed Record of Denial.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary plat for Sand Hollow Mesa, Neighborhood Six. This represents the first phase of the Sand Hollow Mesa project, which received a zone change and Planned Development Overlay approval in 2021. Sand Hollow Mesa is a large master-planned community encompassing nearly 1,100 acres and more than 3,600 approved units. The current proposal covers 88 acres and includes 579 units consisting of single-family homes, townhomes, and condominiums. The property is zoned Single Family Residential (R1-10) with a Planned Development Overlay (PDO) as part of the Sand Hollow Mesa development.

A previous application for Neighborhood Six was tabled in December 2023 due to inadequate public facilities and was resubmitted in May 2025. At the applicant's request, the City issued a status update letter on June 2, 2025, outlining the additional offsite public facility improvements required to support the project. These include construction of a new transmission line and substation, roadway access along 2400 West, water looping and modeling, and a sewer trunkline connection. To date, these improvements remain unresolved.

The applicant has exercised an option under Utah Code Section 10-9a-509.5, which requires that the Planning Commission approve or deny the preliminary plat application within 45 days after notice from

the applicant. Staff recommends denial of the application for the reasons outlined in this report, and a proposed Record of Denial is included in the packet for the Commission's consideration.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need easements for power. Water model. Engineer and bond for transmission and substation. Improvements for 2400 W. Still need ROW from property owners on 2400 W.
2. **Power:** The City's power grid in the area currently lacks capacity to serve the project. Due to current City funding restraints, City staff have proposed a reimbursement agreement whereby the applicant would fund the construction of a needed substation and transmission lines and be reimbursed with impact fee vouchers, but applicant has not agreed to the arrangement and the agreement has not been approved by the City Council. If the City and applicant agree on a reimbursement agreement, additional easements are needed to accommodate power transmission lines necessary to serve the project. The easements need to be acquired from the applicant as well as offsite landowners. Applicant has not yet deeded property for necessary substation as outlined in the applicable development agreement. In these circumstances, the approval of a preliminary plat would be premature due to the lack of adequate public facilities.
3. **Sewer:** Ash Creek has some capacity concerns with existing sewer in 2100 West, but Ash Creek can work with the engineer on the proposed sewer alignment in Neighborhood 6 to move the development forward.
4. **Street:** Improvements and ROW needed to 2400 W.
5. **Water:** Requires a water model. Each phase will need stand alone waterline looping.

6. **Engineering:** Engineering recommends rejecting this plat until it meets preliminary plat requirements specified by city code. Existing property lines and road improvements aren't shown. Typical street cross sections for all the proposed roadways need to be shown and specified. Legal descriptions are inaccurate and insufficient. Specialized geotechnical investigation required. Traffic impact study required. 30% slopes in the vicinity must be shown and labeled. Potential land exchange and road stub in the southeast corner of the subdivision must be coordinated with River Valley Development. Modifications to a natural drainage channel must be approved by the City Engineer (HCS 3.4.1(12th paragraph)) . We must discuss the proposed relocation with Spilsbury Cattle Co 1 LLC (the neighboring property owner) before construction drawings are proposed. It appears the relocation could be beneficial for each party. The vertical alignment for 3500 S will likely impact the layout of phase 16. There isn't much distance between the planned interchange and 2400 W when compared to the elevation differences and design constraints for major collectors (i.e. 10% max grade, 40mph curvature (k) values). A vertical alignment should be conceptualized. 2400 W must have a 32' minimum paved surface prior to or constructed with this development.
7. **Fire:** Deny. 2021 IFC Appendix D106 & D107 require 2 access roads. HVFD determines that both access roads be paved.
8. **Cable:** No comment.
9. **Gas:** Okay.
10. **Fiber:** Need long PUE trench to bring fiber.
11. **Water Conservancy:** We still have a 8-inch line running along 3900 S. Contact nick@wcwcd.gov for updated location to put on CD/plan set. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed 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.

Staff Comments: Preliminary Plat

1. Sand Hollow Mesa is zoned R1-10 (PDO) and is governed by a development agreement signed and recorded in May of 2021. The concept plan in the development agreement shows Neighborhood Six is approved for 360 units and 270 RV stalls and the proposed plat shows 579 units.
 - a. The applicant has provided a spreadsheet showing how units from other neighborhoods, primarily Neighborhood 4, will be reallocated to justify the increase in density in Neighborhood 6.
2. The plat shows two commercial areas, one in Phase 1 and one in Phase 16. The applicant will need to go through the typical site plan process for those areas.
3. All park strips will need to be landscaped and have the proper improvements.
4. A will-serve letter from the culinary and sanitary water providers has been provided.
5. A note indicating whether or not the property is in a tortoise take area has been provided.
6. **Water Use:** To assist the Washington County Water Conservancy District ("WCWCD") as the city's wholesale water provider under the 2006 Regional Water Supply Agreement ("RWSA"), Hurricane City and other cities report monthly the number of number final platted lots,

preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The 579 units contemplated by this application have already been reported to WCWCD as part of the Sand Hollow Mesa development agreement.

Legal Comments on Application

The approval or denial of a preliminary plat application is an administrative decision in which the City's ordinances are applied to the application, so the City's ordinances should dictate whether a preliminary plat application is approved or denied. There are two City ordinances that are relevant to this application: Hurricane City Code ("HCC") sections 9-6-3 and 10-37-4.

HCC section 10-37-4 states that: "Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. ... 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."

HCC section 9-6-3 states that: "Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. ... A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development."

When considering an application for development in an area where City staff have found that public facilities are inadequate to serve the development at the established level of service, the question for the Planning Commission is whether the necessary public facilities "will be timely provided" to serve the development at adopted levels of service. If the Planning Commission cannot find (determine) that the necessary public facilities "will be timely provided" to provide for the new development, then the City's ordinances require that the development be denied.

Recommendation to Deny the Preliminary Plat

Staff has reviewed the preliminary plat application for Sand Hollow Mesa Neighborhood Six in light of Hurricane City Code 9-6-3 and 10-37-4, the comments received from the Joint Utility Committee, and discussions staff has had with the applicant.

Based on these materials, staff finds that the following public facility improvements are necessary before Neighborhood Six can proceed:

1. **Power Infrastructure** – The applicant needs to ensure, before preliminary plat approval:
 - The recordation of all easements to get transmission power lines to the site.

- The dedication of the substation site as outlined in the Sand Hollow Mesa development agreement.
 - Ensure the construction of the transmission line and the substation. As these are impact fee eligible improvements, staff has already prepared a reimbursement agreement, however that needs to be approved by the City Council.
2. **Roadway and Emergency Access** – Acquisition of all necessary right-of-way along 2400 West and construction of a 32-foot asphalt spine road to 3000 South. Agreements and/or bonding will be required prior to preliminary plat approval.
 3. **Water Model and Looping** – Submission of a current, finished water model for City review and approval, together with a plan to provide looping to City standards. Any required off-site improvements must either be constructed prior to preliminary plat approval or addressed in a binding agreement with the City, which may include bonding requirements.

At this time, these improvements and agreements have not been completed, bonded for, or otherwise secured. Under HCC 9-6-3(B) and 10-37-4, development may only proceed where adequate public facilities are “in place or will be timely provided.” Without executed agreements, approved designs, and bonding to guarantee construction of the required offsite improvements, staff cannot determine that facilities will be timely provided.

Staff recommends **denial** of the preliminary plat for Sand Hollow Mesa Neighborhood Six. While the applicant may pursue approval in the future by completing or bonding for the required infrastructure improvements outlined above, the current application is premature and does not meet the standards of the Hurricane City Code. Because the applicant has invoked Utah Code Section 10-9a-509.5, the denial of the preliminary plat application must be in writing. A proposed Record of Denial has been drafted for the Planning Commission’s consideration and is included in the packet. Staff recommends that the Planning Commission adopt, or amend and adopt, the draft Record of Denial and authorize the Chairman to sign the Record of Denial.

RECORD OF DENIAL – PP25-17

This Record of Denial is issued pursuant to Utah Code Section 10-9a-509.5(2) and constitutes the required written decision of the Hurricane City Planning Commission on the application for a preliminary plat for the Sand Hollow Mesa Neighborhood Six development.

Proposed Plat Application and Background

Hurricane City (the “City”) accepted an application on May 5, 2025, for a proposed *Preliminary plat for Sand Hollow Mesa, Neighborhood 6, Phase 1-16*, which was assigned application number PP25-17 (the “Proposed Plat”). The Proposed Plat includes 86.68 acres and 579 proposed lots or units. The current zoning of the Proposed Plat was granted in 2021 in conjunction with a Development Agreement for Sand Hollow Mesa Project, which was recorded with the Washington County Recorder on May 28, 2021, as Document No. 20210038122 (the “Development Agreement”). In the Development Agreement, the developer acknowledges that existing public infrastructure will require the construction of offsite improvements, and the developer is permitted to construct those improvements and dedicate them to the City in exchange for reimbursement for system improvements. The Proposed Plat is located on the outskirts of the City and, although the City is actively working to extend services, adequate public facilities currently limit development in the area.

In a letter dated August 27, 2025, counsel for the Proposed Plat applicant requested final action on the Proposed Plat pursuant to Utah Code section 10-9a-509.5(2). The City is required to take final action on the Proposed Plat by approving or denying the application in writing within 45 days after the City is served with the request. This Record of Denial constitutes the Planning Commission’s requested written final action on the application for the Proposed Plat.

Findings

After reviewing Proposed Plat application and the surrounding facts and circumstances, the Planning Commission makes the following findings:

1. The City’s power grid in the subject area currently lacks capacity to serve the Proposed Plat, and the Planning Commission cannot find at this time that power capacity will timely be provided to serve the Proposed Plat. *See* Hurricane City Code §§ 10-37-6; 9-6-3. Due to current City funding restraints, City staff have proposed a draft reimbursement agreement whereby the applicant would fund the construction of a needed substation and transmission lines and be fully reimbursed with impact fee waivers, but applicant has not agreed to the arrangement and the agreement has not been approved by the City Council. If the City and applicant agree on a reimbursement agreement, additional easements are also needed to accommodate power transmission lines necessary to serve the project. The easements need to be acquired from the owner of the Proposed Plat property as well as offsite landowners. In addition, the applicant has not yet deeded property to the City for the necessary substation as required in the Development Agreement. In these circumstances, the approval of the Proposed Plat would be premature due to the lack of adequate public power facilities.
2. The Planning Commission concurs with the Hurricane Valley Fire Special Service District (the “Fire District”) in finding that the Proposed Plat fails to satisfy the requirements of the International Fire Code. The 2021 International Fire Code, Appendix D, Sections D106-D107 require that multiple-family residential projects having more than 100 dwelling units and one- or two-family residential developments having more than 30 dwelling units shall be served by two separate and approved fire apparatus access roads. The Fire District has found that an approved

Once the right-of-way is acquired, the second access must be improved to meet the Fire Code. At this time, a second approved access road is not available, and in the circumstances the Planning Commission cannot find that required access will timely be provided to serve the Proposed Plat

- ### Decision

I, Mark Sampson, Chairman of the Hurricane City Planning Commission, execute this Record of Denial as directed by the Planning Commission during a regularly scheduled public meeting on October 9, 2025.

STATE OF UTAH)
)
) :SS
COUNTY OF WASHINGTON)

Notary Public



November 22, 2023

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

Subject: Sand Hollow Mesa Neighborhood 6

Gary,

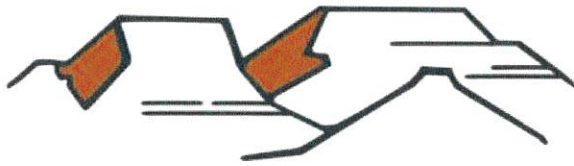
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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



HURRICANE CITY UTAH

Water Department
Ken Richins, Superintendent

DATE: 11-22-23

To Whom It May Concern:

Western states ventures SB LLC and
Toquerville Enterprises LLC (the "Developer") has requested a culinary water
will serve letter for the subdivision known as Sand Hollow Mesa
Neighborhood 6, located at approximately 3800 S 2300 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 388 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



PLANNING & ZONING HURRICANE CITY UTAH

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

June 2, 2025

Via Email

Karl Rasmussen, Engineer of Record
Romney Group / Thane Smith, Property Owner Contact
2265 East Murray Holiday Road
Holiday, Utah 841174
karl@pv-eng.com
thane@theromneygroup.com

RE: Public Facilities Adequacy Update for Sand Hollow Mesa Neighborhood 6

Dear Mr. Rasmussen and Mr. Smith:

Hurricane City recognizes the efforts that you have made, and continue to make, to facilitate the onsite and offsite improvements that are necessary to support the Sand Hollow Mesa Project (the "Project"). As you are aware, the Project is proposed on the southern edge of the City's infrastructure network. The City has been working for several years to provide public facilities to this remote area of town where you have chosen to locate your Project, and the effort has proven to be a significant financial and logistical challenge. These issues were discussed at a meeting regarding a proposed preliminary plat for Neighborhood 6 of the Project that occurred on May 1, 2025, between Project representatives and City staff. This letter is intended to summarize the discussion at that meeting; specifically, this letter lists additional public facility improvements necessary to support Neighborhood 6, provides the status of those public facilities, and is intended to act as a guide to move forward with enabling development of the Project.

1. **Power Infrastructure:** The Project is in an area that lacks adequate power capacity. To remedy the lack of capacity, a new transmission line needs to be installed from 600 North Street extending south along SR-7, then east along 3000 South, then south along 2400 West to a site of a new substation that will need to be constructed. RG Sand Hollow, LLC has previously agreed to convey land to the City where the substation will be located. For Neighborhood 6 to proceed in the approval process, four items need to occur: (1) the recording of easements for the placement of the new transmission line; (2) the conveyance to the City of the new substation site; (3) construction of, the new transmission line; and (4) construction of the new substation.
 - a. **Easements:** The City Engineer has been working jointly with your engineer, and the City has accepted the majority of the easements across the necessary properties, with the exception of four properties. The City is in productive conversations with two of the remaining property owners on the north end of the line, and we expect that those easements can be acquired without resorting to more aggressive measures. The City has expended significant effort attempting to secure easements along 3000 South on the two other properties, which are controlled by the same owner, including making offers to purchase at fair market value. Those conversations have recently gone stagnant, and City staff intends to approach the City Council regarding the possibility of exercising eminent domain to facilitate your desired development.
 - b. **Substation site:** The area originally proposed for the new substation site is located on a slope, which would require additional area to retain the hillside. The square footage originally required by the City Power Department did not contemplate that a portion would be required for a slope. Coordination with the Power Department on the legal description of the substation needs to occur prior to the execution of a deed of dedication.
 - c. **Transmission line and substation construction:** It is the City's understanding that you are willing to incur the cost to construct the new transmission line and substation. Because these improvements are impact fee eligible, you will



be entitled to reimbursement under Title 9, Chapter 6 of the City Code. The design and construction of these offsite improvements need to be approved and overseen by the Power Department. A reimbursement agreement as described in Title 9, Chapter 6 of the City Code also needs to be drafted and approved by the City Council. To receive preliminary plat approval prior to the construction of these needed offsite improvements, an agreement that addresses the construction of these facilities will have to be reached and entered into with Hurricane City, which agreement may include bonding requirements. The design, approval, agreements, construction, bonding, and acceptance of offsite improvements will require substantial coordination between the applicant and the various City departments. The City does not assess an impact fee for power distribution lines (as opposed to transmission lines), so you will be required, without reimbursement, to construct distribution lines from the substation to where it is needed within Neighborhood 6.

2. Roadway and Emergency Access: Access on 2400 West from Neighborhood 6 to 3000 South is required. Most of the necessary sections of 2400 West have already been acquired by the City, with the exception of one property owner. The City has made several attempts to open a dialogue with that property owner, but has been unsuccessful. City staff intends to approach the City Council regarding the possibility of exercising eminent domain to facilitate your development. A 32' asphalt spine road will be required to provide access to Neighborhood 6. To receive preliminary plat approval prior to the improvement and paving of this offsite improvement, an agreement that addresses these improvements will have to be reached and entered into with Hurricane City, which agreement may include bonding requirements.
3. Water Model and Looping: A current, finished water model needs to be submitted for review and acceptance by the City's water engineer prior to preliminary plat approval. Also, a plan to provide water looping to meet City Standards must be provided. If offsite improvements will be required to meet City Standards for the water system, they will need to be constructed prior to preliminary plat approval, or an agreement that addresses these improvements will have to be reached and entered into with Hurricane City, which agreement may include bonding requirements.
4. Sanitary Sewer Facilities: A new sewer trunkline will need to be constructed up 2400 West and connecting to the new sewer pump station on 2100 West. Coordination with Ash Creek Special Service District will be required for this work.

At this time, City staff is constrained by the City Codes that prohibit development without adequate public facilities. Pursuant to Hurricane City Code (HCC) Section 9-6-3(B), *"A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development."* See also HCC Section 10-37-4, which states, *"Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development."* Without resolving the issues identified above, City staff cannot make a positive recommendation to the Planning Commission on the proposed Neighborhood 6 preliminary plat.

We hope that this summary helps clarify the current situation related to additional public facilities necessary to support Neighborhood 6. We look forward to continuing to work with you, and we welcome continued communication and coordination as we work to extend additional public facilities to the remote area where you have located your Project.

Sincerely,



Gary Cupp
Planning Director
(435) 635-2811 ex. 118
gary@hurricane.utah.gov



Wade R. Budge, P.C.
O 801.257.1906 | F 801.257.1800
wbudge@swlaw.com

August 27, 2025

**VIA E-MAIL: DAYTON@HURRICANE.UTAH.GOV AND
CERTIFIED MAIL**

Dayton Hall
City Attorney
Hurricane City
147 N 870 W
Hurricane, UT 84737

Re: Request for Final Action - Preliminary Plat Application, PP23-26 for Sand Hollow Mesa
Neighborhood 6

Dear Dayton,

I write on behalf of two of this firm's client's RG Sand Hollow, LLC, and Western States Ventures, LLC ("WSV"). Specifically, we write to request that the city move forward with WSV's Preliminary Plat Application, PP23-26 for Sand Hollow Mesa Neighborhood 6 ("Pending Application"), which application was first submitted in 2023.

This letter is Applicant's request under Utah Code § 10-9a-509.5(2), for a final action on the Pending Application by the Hurricane City Planning Commission, as the land use authority, within forty-five (45) days from the date of this letter.

We are looking forward to working together towards the city's final action on the Pending Application. Please advise when would be a good time to get together to review any remaining items that are needed in advance of approving of the Pending Application.

Very truly yours,

SNELL & WILMER

A handwritten signature in blue ink, appearing to read "Wade R. Budge".

Wade R. Budge, P.C.

WRB

cc: client

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

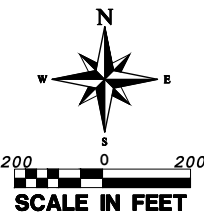
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PHASE TABLE

PHASE NO.	NO. OF LOTS OR UNITS
PHASE 1	24 TOWNHOMES 2 AC COMMERCIAL
PHASE 2	43 LOTS
PHASE 3	45 LOTS + PARK
PHASE 4	27 LOTS
PHASE 5	29 LOTS
PHASE 6	25 LOTS
PHASE 7	47 LOTS
PHASE 8	28 LOTS
PHASE 9	24 LOTS
PHASE 10	52 TOWNHOMES
PHASE 11	66 TOWNHOMES
PHASE 12	77 CONDOS
PHASE 13	36 TOWNHOMES
PHASE 14	26 CONDOS
PHASE 15	30 CONDOS
PHASE 16	1AC COMMERCIAL
TOTAL	579

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE (SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- TRAIL LINE



SITE DATA

AREA	SQ. FT	ACRES
TOTAL AREA	3,775,930	86.68
TOTAL STORM BASIN	44,000	6 AC-FT
DESCRIPTION	QUANTITY	
TOTAL LOTS/UNITS	579	
UNITS PER ACRE	6.68	

FOUND ALPHA 3" ALUM. CAP
WEST 1/4 COR. SEC. 29,
T42S, R13W, S.L.B.&M.

H-3399-NP
SPILSBURY CATTLE
CO 1 LLC

H-3399-B-SH1
WESTERN STATES
VENTURES SO LLC

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



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 5/5/2025
SCALE 1"=100'
JOB NO. 378-002
SHEET NO:

3 OF 12

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PHASE TABLE

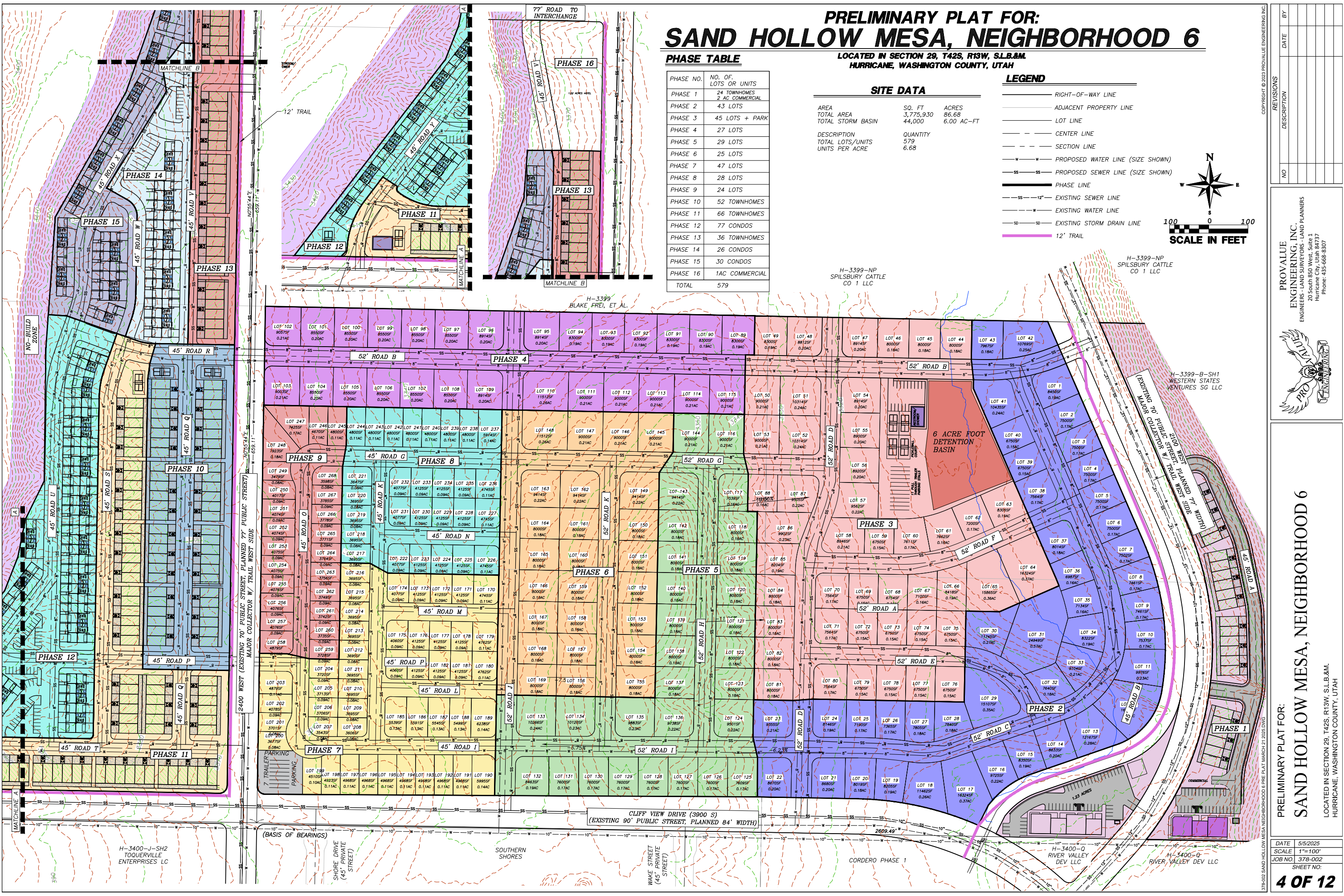
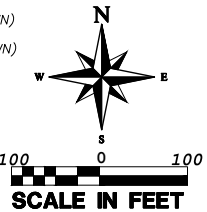
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PHASE 11	66 TOWNHOMES
PHASE 12	77 CONDOS
PHASE 13	36 TOWNHOMES
PHASE 14	26 CONDOS
PHASE 15	30 CONDOS
PHASE 16	1AC COMMERCIAL
TOTAL	579

SITE DATA

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TOTAL STORM BASIN	44,000	6.00 AC-FT
DESCRIPTION	QUANTITY	
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LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE (SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- 12' TRAIL



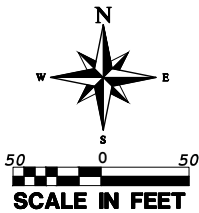
REVISIONS	DATE	BY
DESCRIPTION		
NO		

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Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 1

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

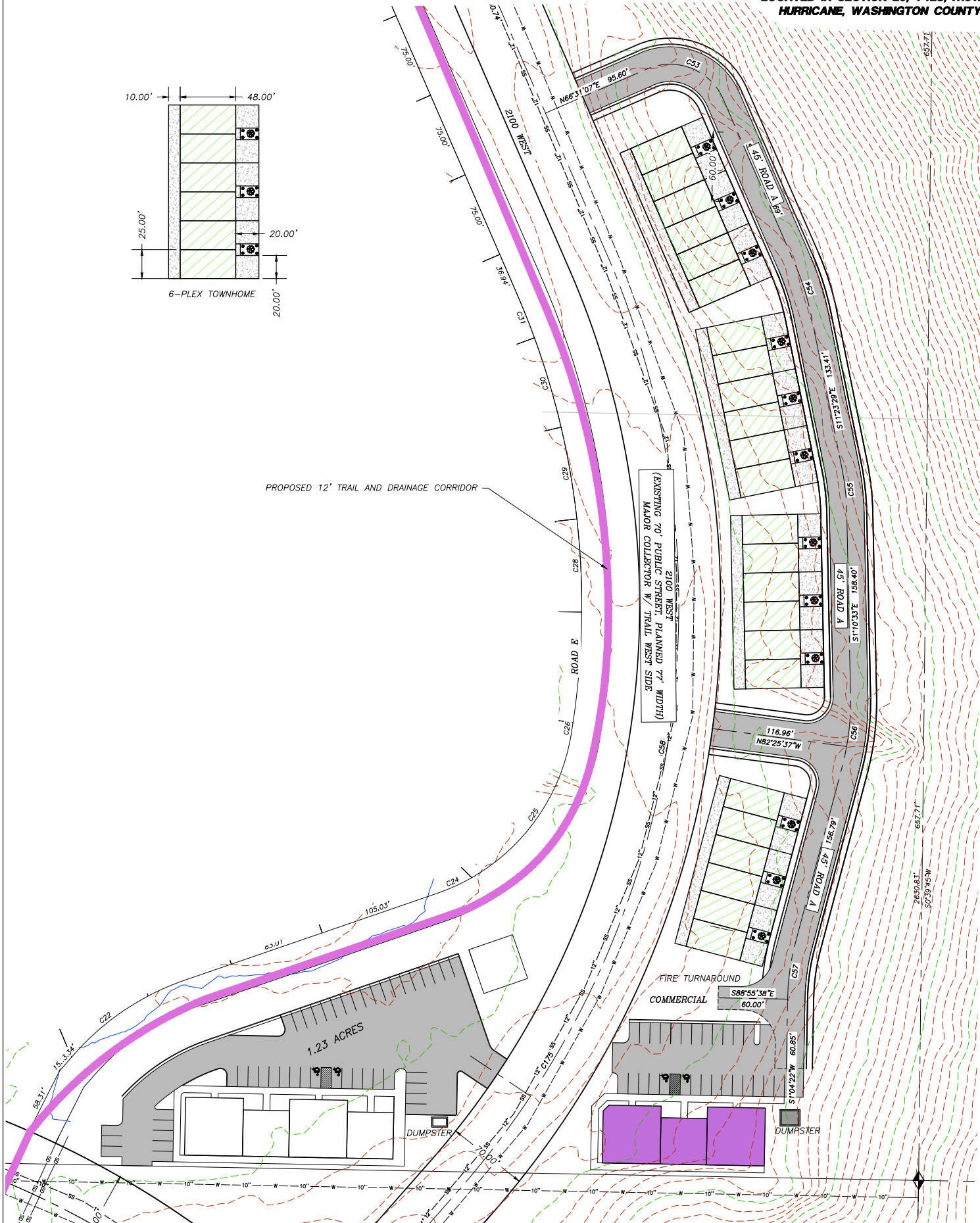
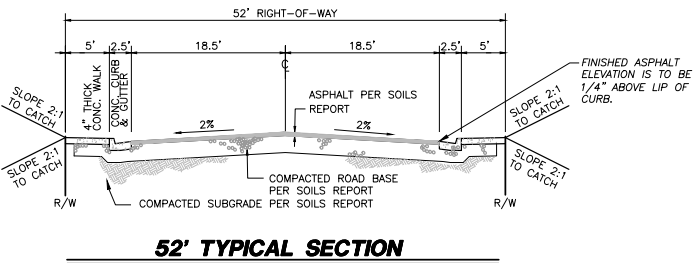
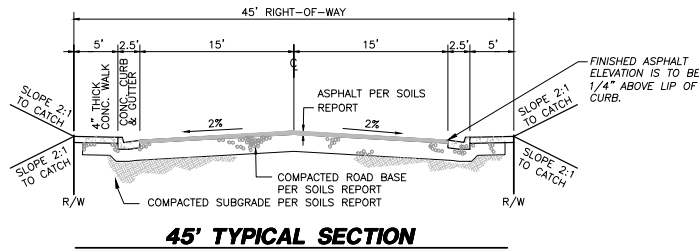


NOTES

OPEN SPACE, HILLSIDE, DETENTION BASIN/PARK, AND
STORM WATER CHANNEL TO BE DEDICATED TO
HURRICANE CITY

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

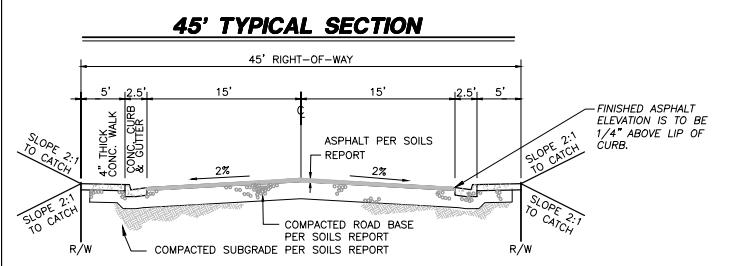
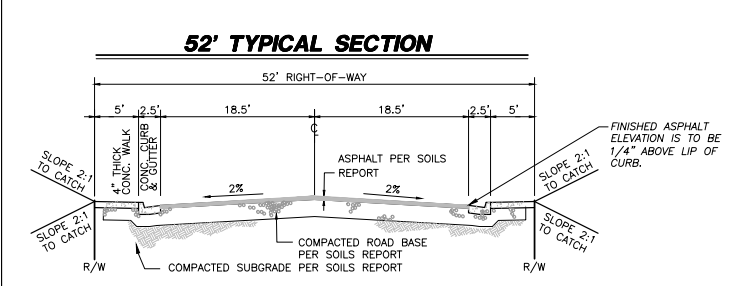


REVISIONS		DATE	BY
NO	DESCRIPTION		

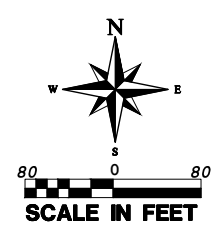
PROVALUE ENGINEERING, INC.
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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 1
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	5/5/2025
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	5 OF 12



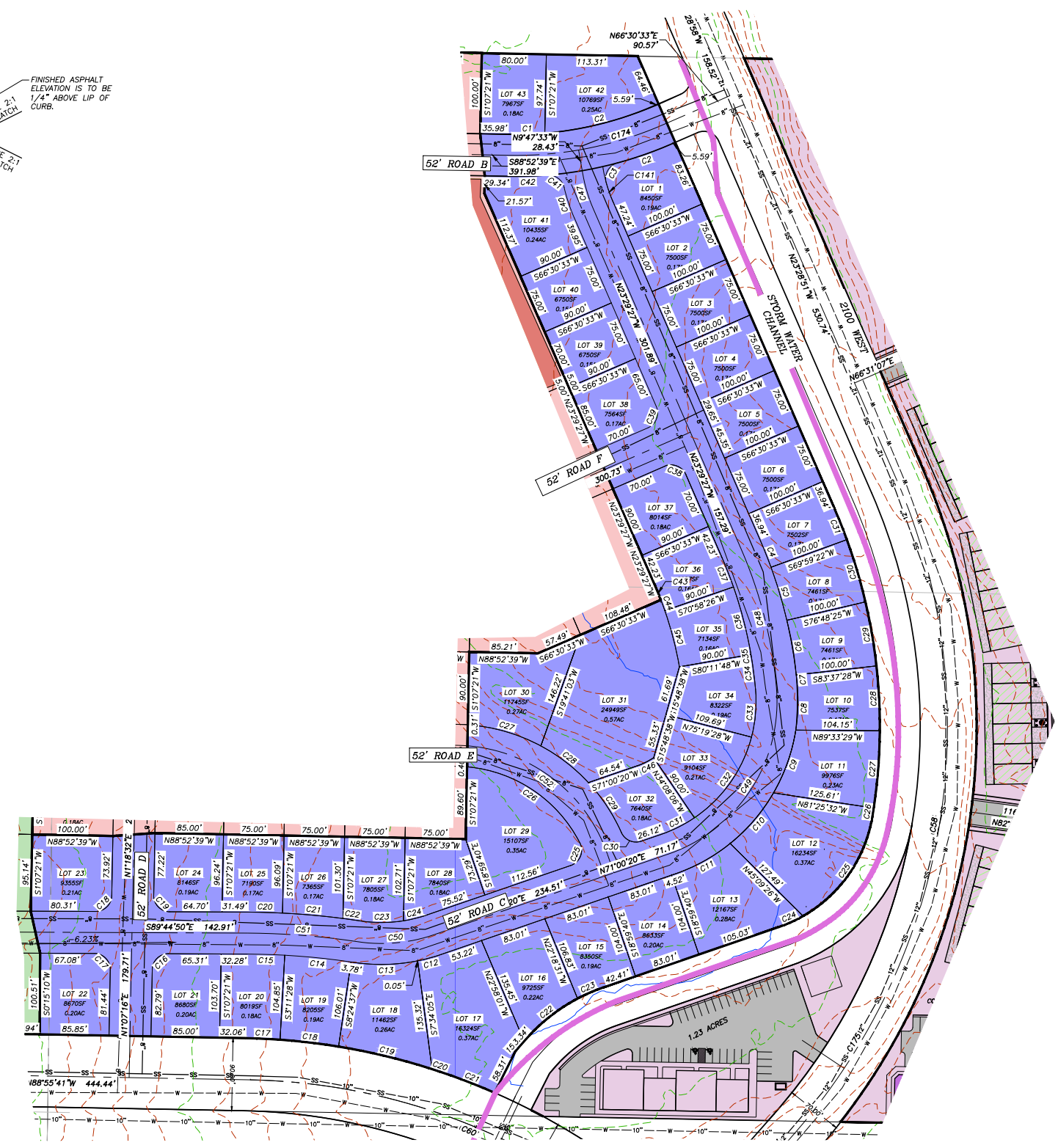
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 2
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



- LEGEND**
- RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - LOT LINE
 - CENTER LINE
 - SECTION LINE
 - PROPOSED WATER LINE(SIZE SHOWN)
 - PROPOSED SEWER LINE (SIZE SHOWN)
 - PHASE LINE
 - 10' PUBLIC UTILITY EASEMENT LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - TRAIL LINE

LOTS

PHASE 2 LOTS		
LOT#	AREA SQ. FT.	AREA ACRES
1	8450	0.19
2	7500	0.17
3	7500	0.17
4	7500	0.17
5	7500	0.17
6	7500	0.17
7	7500	0.17
8	7461	0.17
9	7461	0.17
10	7537	0.17
11	9976	0.23
12	16234	0.37
13	12167	0.28
14	8633	0.2
15	8350	0.19
16	9725	0.22
17	16324	0.37
18	11462	0.26
19	8205	0.19
20	8019	0.18
21	8680	0.2
22	8670	0.2
23	9355	0.21
24	8146	0.19
25	7190	0.17
26	7365	0.17
27	7805	0.18
28	7840	0.18
29	15107	0.35
30	11745	0.27
31	24949	0.57
32	7640	0.18
33	9104	0.21
34	8322	0.19
35	7134	0.16
36	6987	0.16
37	8014	0.18
38	7564	0.17
39	6750	0.15
40	6750	0.15
41	10435	0.24
42	10769	0.25
43	7967	0.18



378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT MARCH 21 2025 DWG

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REVISIONS		DATE	BY
NO	DESCRIPTION		

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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 2
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

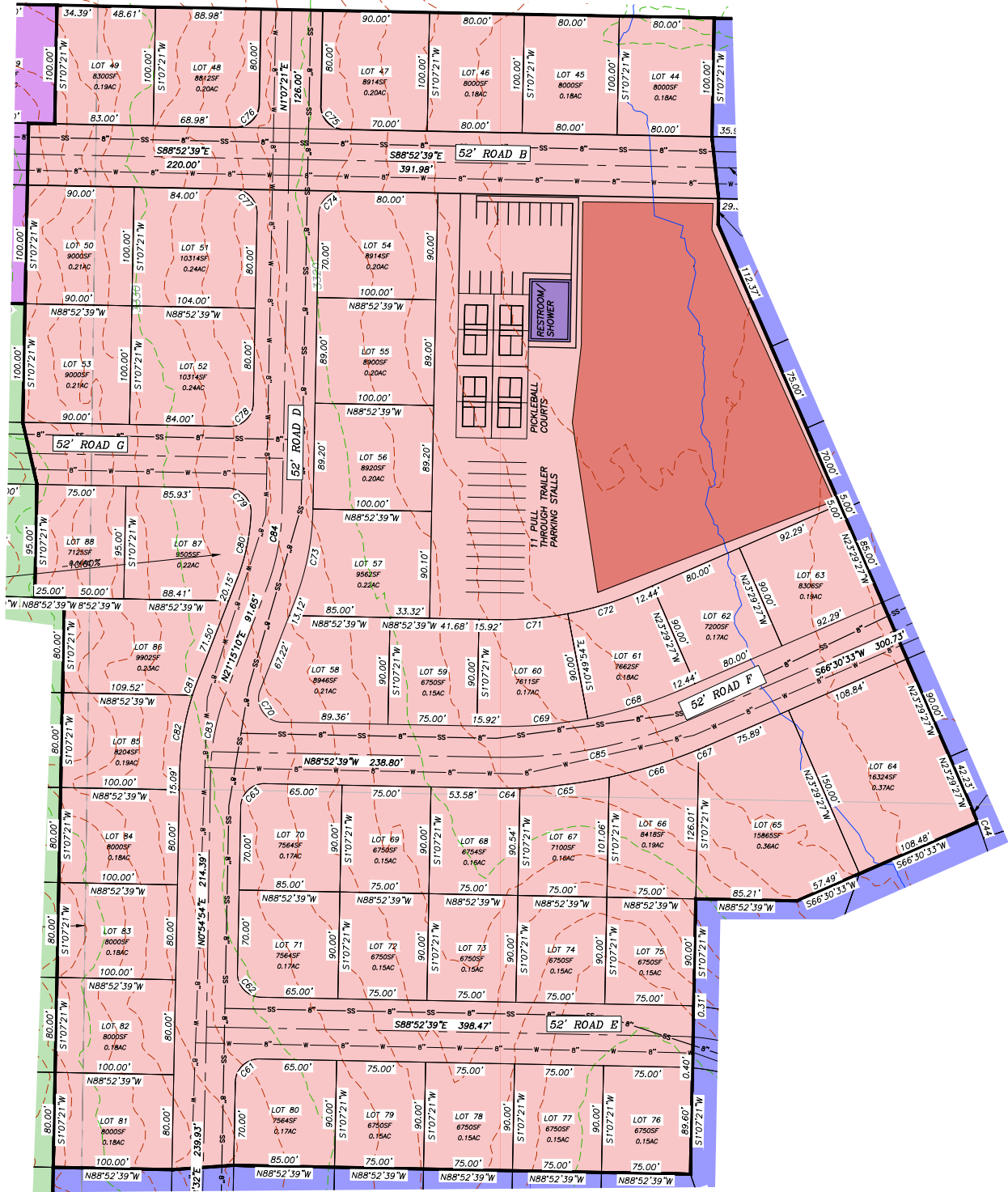
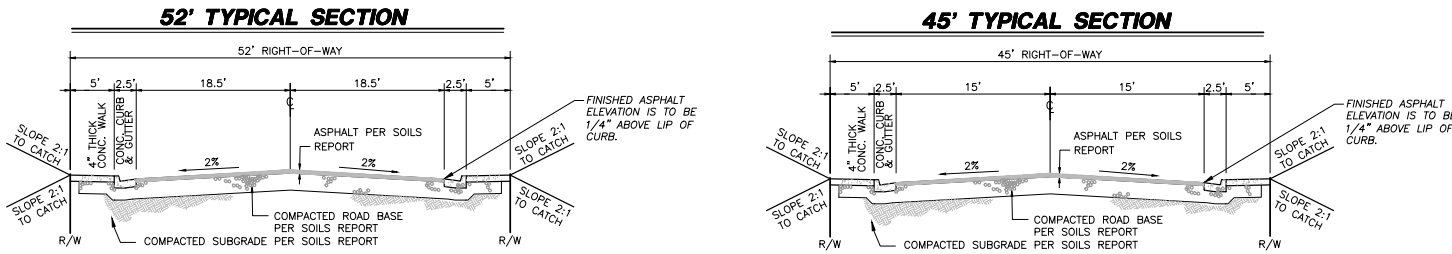
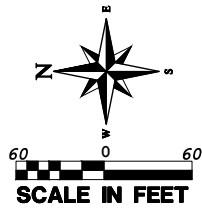
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SCALE	1"=80'
JOB NO.	378-002
SHEET NO.	6 OF 12

LEGEND

- RIGHT-OF-WAY LINE
— ADJACENT PROPERTY LINE
— LOT LINE
— CENTER LINE
— SECTION LINE
— W — W — PROPOSED WATER LINE(SIZE SHOWN)
— SS — SS — PROPOSED SEWER LINE (SIZE SHOWN)
— PHASE LINE
— 10' PUBLIC UTILITY EASEMENT LINE
— 12" — 12" — EXISTING SEWER LINE
— W — W — EXISTING WATER LINE
— TRAIL LINE

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 3

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LOTS

PHASE 3 LOTS		
LOT#	AREA SQ. FT.	AREA ACRES
44	8000	0.18
45	8000	0.18
46	8000	0.18
47	8914	0.2
48	8812	0.2
49	8300	0.19
50	9000	0.21
51	10314	0.24
52	10314	0.24
53	9000	0.21
54	8914	0.2
55	8900	0.2
56	8920	0.2
57	9562	0.22
58	8946	0.21
59	6750	0.15
60	7611	0.17
61	7662	0.18
62	7200	0.17
63	8308	0.19
64	16324	0.37
65	15865	0.36
66	8418	0.19
67	7100	0.16
68	6754	0.16
69	6750	0.15
70	7564	0.17
71	7564	0.17
72	6750	0.15
73	6750	0.15
74	6750	0.15
75	6750	0.15
76	6750	0.15
77	6750	0.15
78	6750	0.15
79	6750	0.15
80	7564	0.17
81	8000	0.18
82	8000	0.18
83	8000	0.18
84	8000	0.18
85	8204	0.19
86	9902	0.23
87	9505	0.22
88	7125	0.16

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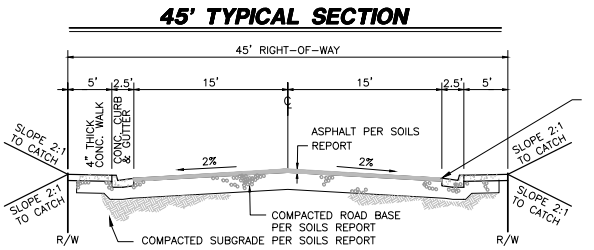
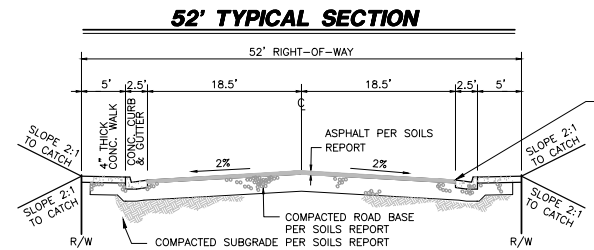
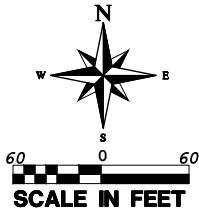


PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 3
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 5/5/2025
SCALE 1"=60'
JOB NO. 378-002
SHEET NO.

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 4

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

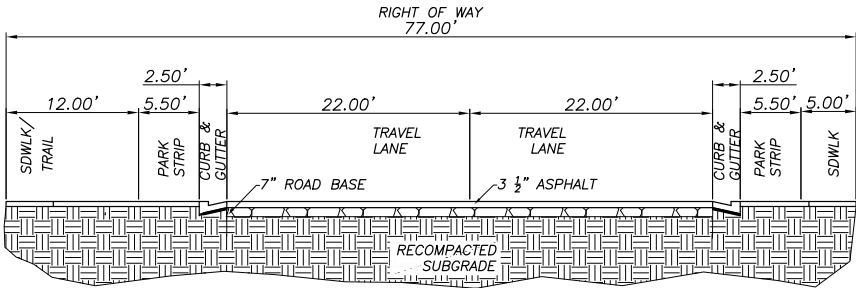
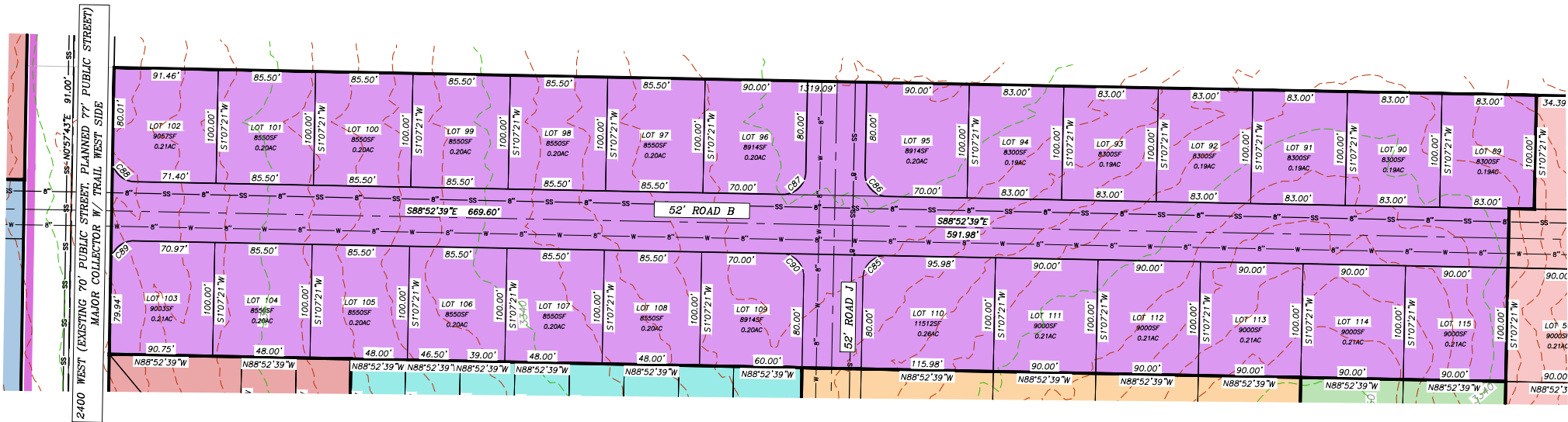


LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

UNITS

PHASE 4 LOTS		
LOT #	AREA SQ. FT.	AREA ACRES
89	8300	0.19
90	8300	0.19
91	8300	0.19
92	8300	0.19
93	8300	0.19
94	8300	0.19
95	8914	0.2
96	8914	0.2
97	8550	0.2
98	8550	0.2
99	8550	0.2
100	8550	0.2
101	8550	0.2
102	9057	0.21
103	9003	0.21
104	8550	0.2
105	8550	0.2
106	8550	0.2
107	8550	0.2
108	8550	0.2
109	8914	0.2
110	11512	0.26
111	9000	0.21
112	9000	0.21
113	9000	0.21
114	9000	0.21
115	9000	0.21



77' TYPICAL SECTION

N.T.S.

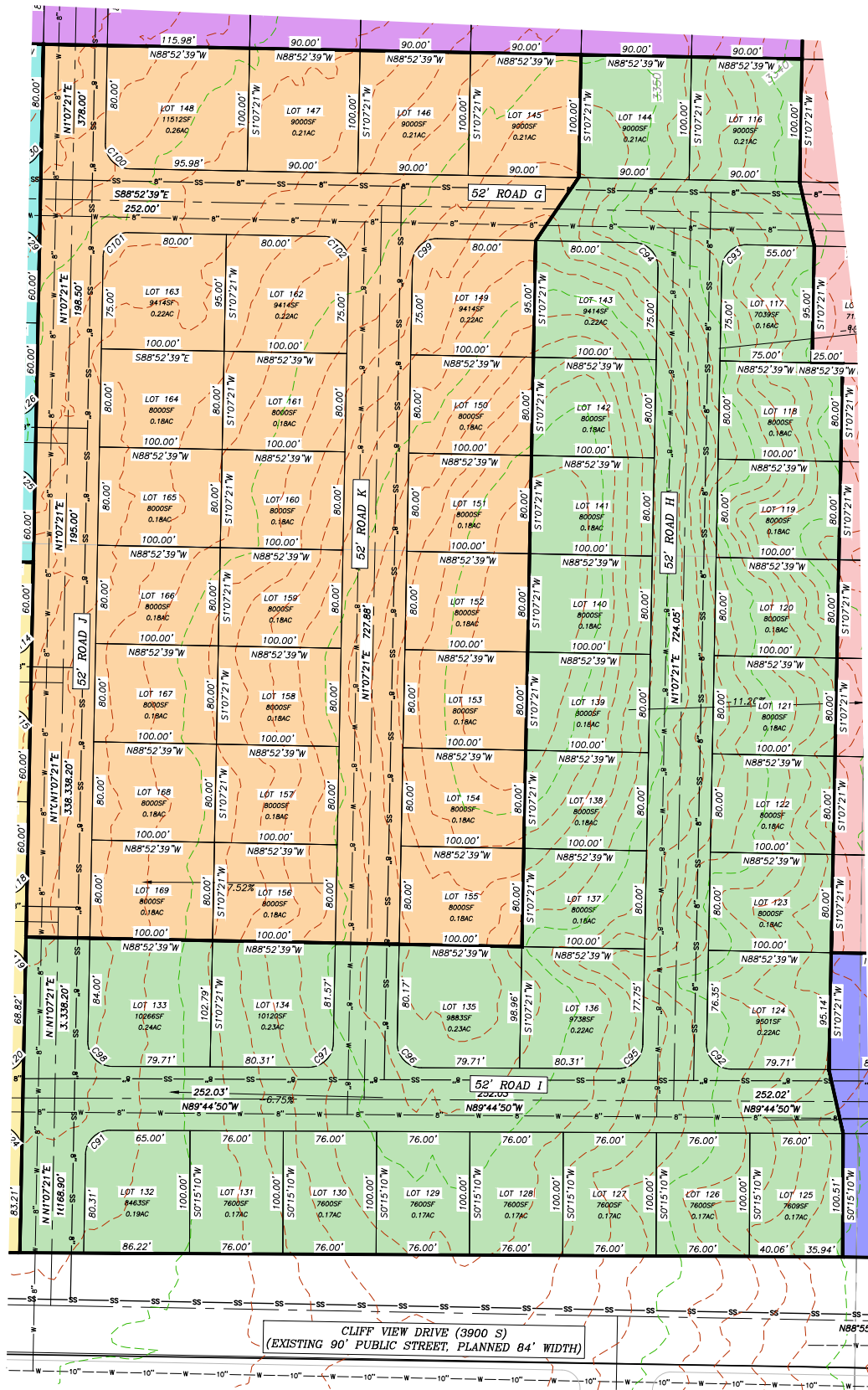
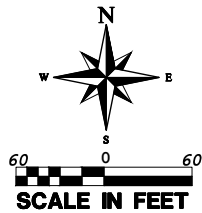
REVISIONS		DATE	BY
NO.	DESCRIPTION		

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Hurricane, Utah 84737
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PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 4
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 5 & 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



UNITS

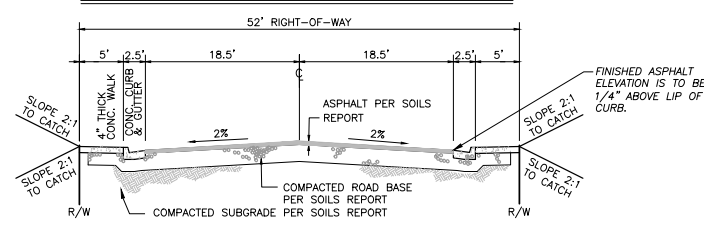
PHASE 5 LOTS		
LOT#	AREA, SQ. FT.	AREA, ACRES
116	9000	0.21
117	7039	0.16
118	8000	0.18
119	8000	0.18
120	8000	0.18
121	8000	0.18
122	8000	0.18
123	8000	0.18
124	9501	0.22
125	7609	0.17
126	7600	0.17
127	7600	0.17
128	7600	0.17
129	7600	0.17
130	7600	0.17
131	7600	0.17
132	8463	0.19
133	10266	0.24
134	10120	0.23
135	9883	0.23
136	9738	0.22
137	8000	0.18
138	8000	0.18
139	8000	0.18
140	8000	0.18
141	8000	0.18
142	8000	0.18
143	9414	0.22
144	9000	0.21

PHASE 6 LOTS		
LOT#	AREA, SQ. FT.	AREA, ACRES
145	9000	0.21
146	9000	0.21
147	9000	0.21
148	11512	0.26
149	9414	0.22
150	8000	0.18
151	8000	0.18
152	8000	0.18
153	8000	0.18
154	8000	0.18
155	8000	0.18
156	8000	0.18
157	8000	0.18
158	8000	0.18
159	8000	0.18
160	8000	0.18
161	8000	0.18
162	9414	0.22
163	9414	0.22
164	8000	0.18
165	8000	0.18
166	8000	0.18
167	8000	0.18
168	8000	0.18
169	8000	0.18

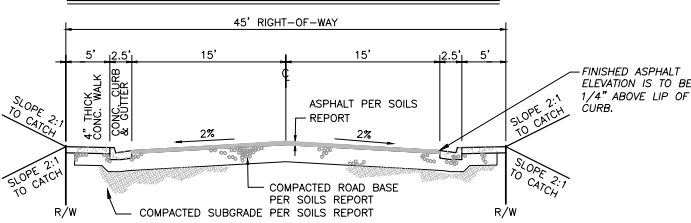
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

52' TYPICAL SECTION



45' TYPICAL SECTION



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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



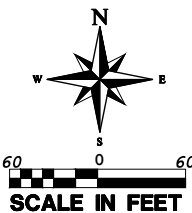
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 5&6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 5/5/2025
SCALE 1"=60'
JOB NO. 378-002
SHEET NO.

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 7-9

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

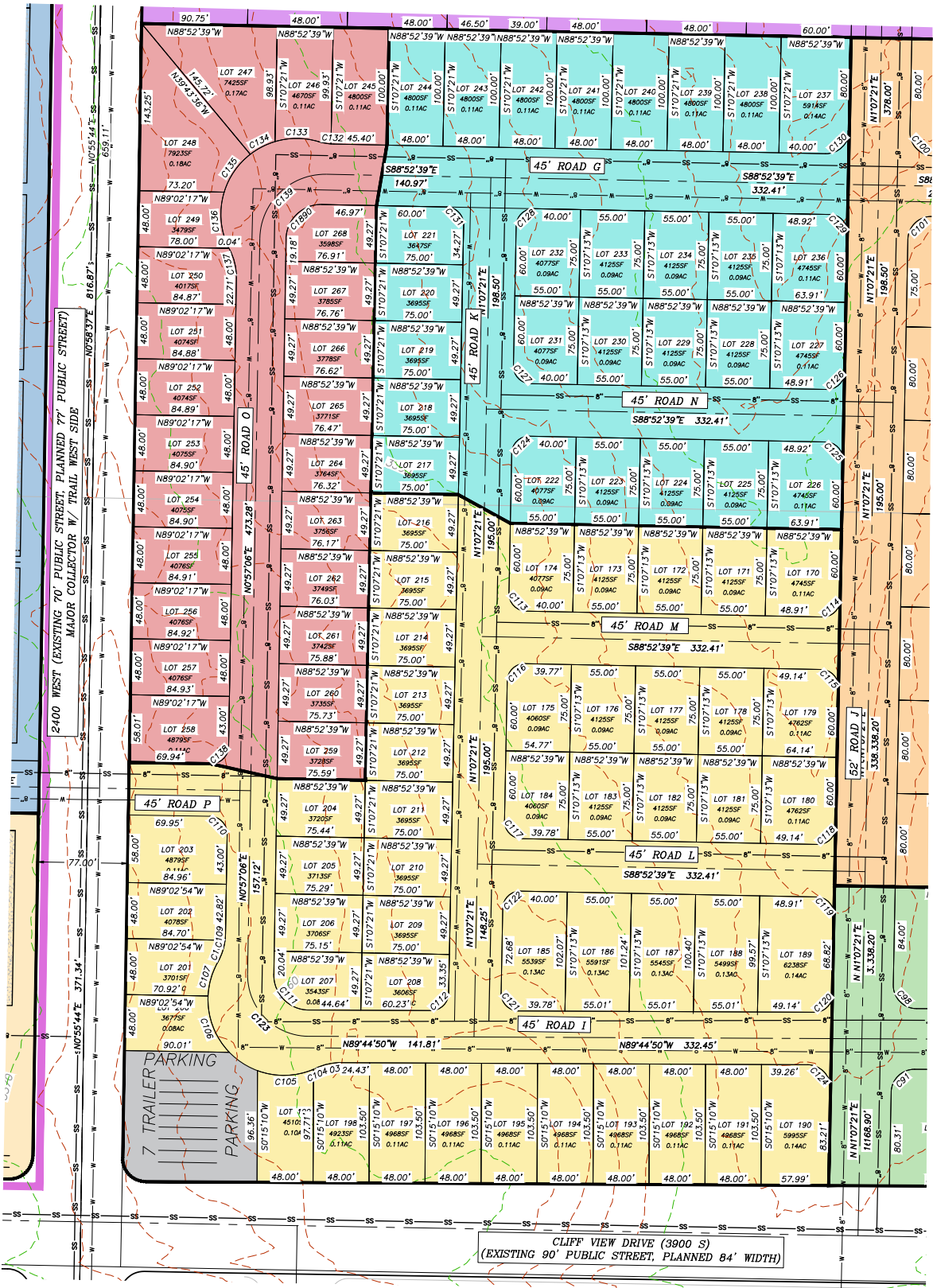


UNITS

PHASE 7 LOTS		
LOT#	AREA SQ. FT.	AREA ACRES
170	4745	0.11
171	4125	0.09
172	4125	0.09
173	4125	0.09
174	4077	0.09
175	4060	0.09
176	4125	0.09
177	4125	0.09
178	4125	0.09
179	4762	0.11
180	4762	0.11
181	4125	0.09
182	4125	0.09
183	4125	0.09
184	4060	0.09
185	5539	0.13
186	5591	0.13
187	5545	0.13
188	5499	0.13
189	6238	0.14
190	5995	0.14
191	4968	0.11
192	4968	0.11
193	4968	0.11
194	4968	0.11
195	4968	0.11
196	4968	0.11
197	4968	0.11
198	4923	0.11
199	4510	0.1
200	3677	0.08
201	3701	0.08
202	4078	0.09
203	4879	0.11
204	3720	0.09
205	3713	0.09
206	3706	0.09
207	3543	0.08
208	3606	0.08
209	3695	0.08
210	3695	0.08
211	3695	0.08
212	3695	0.08
213	3695	0.08
214	3695	0.08
215	3695	0.08
216	3695	0.08

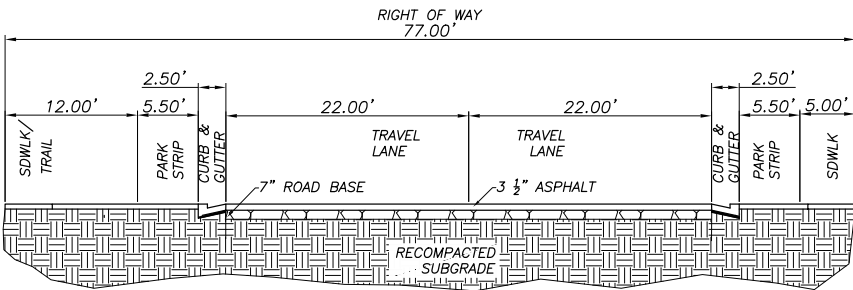
PHASE 8 LOTS		
LOT#	AREA SQ. FT.	AREA ACRES
217	3695	0.08
218	3695	0.08
219	3695	0.08
220	3695	0.08
221	3647	0.08
222	4077	0.09
223	4125	0.09
224	4125	0.09
225	4125	0.09
226	4745	0.11
227	4745	0.11
228	4125	0.09
229	4125	0.09
230	4125	0.09
231	4077	0.09
232	4077	0.09
233	4125	0.09
234	4125	0.09
235	4125	0.09
236	4745	0.11
237	5914	0.14
238	4800	0.11
239	4800	0.11
240	4800	0.11
241	4800	0.11
242	4800	0.11
243	4800	0.11
244	4800	0.11

PHASE 9 LOTS		
LOT#	AREA SQ. FT.	AREA ACRES
245	4800	0.11
246	4670	0.11
247	7425	0.17
248	7923	0.18
249	3479	0.08
250	4017	0.09
251	4074	0.09
252	4074	0.09
253	4075	0.09
254	4075	0.09
255	4076	0.09
256	4076	0.09
257	4076	0.09
258	4879	0.11
259	3728	0.09
260	3735	0.09
261	3742	0.09
262	3749	0.09
263	3756	0.09
264	3764	0.09
265	3771	0.09
266	3778	0.09
267	3785	0.09
268	3598	0.08



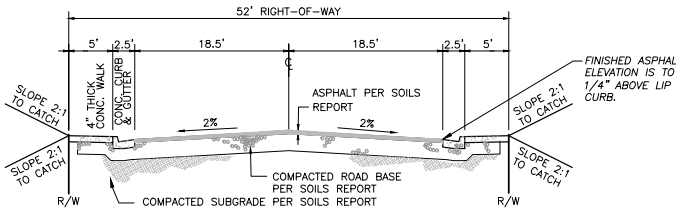
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE (SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

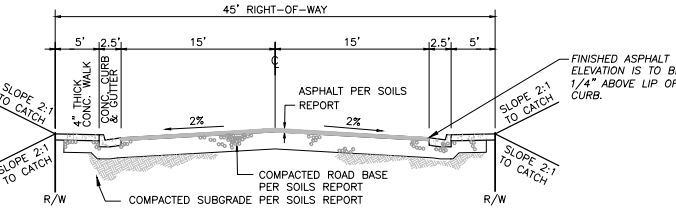


77' TYPICAL SECTION

N.T.S.



52' TYPICAL SECTION



45' TYPICAL SECTION

REVISIONS		DATE	BY
NO.	DESCRIPTION		

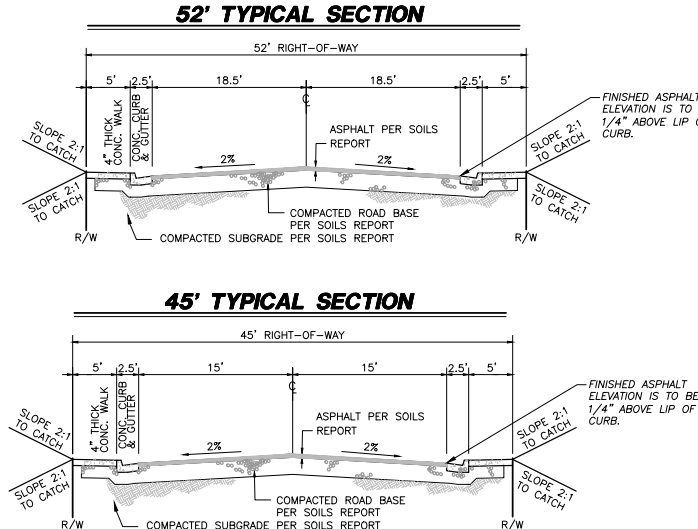
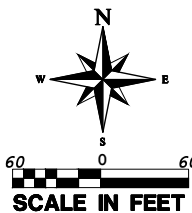
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, UT 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH7-9
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

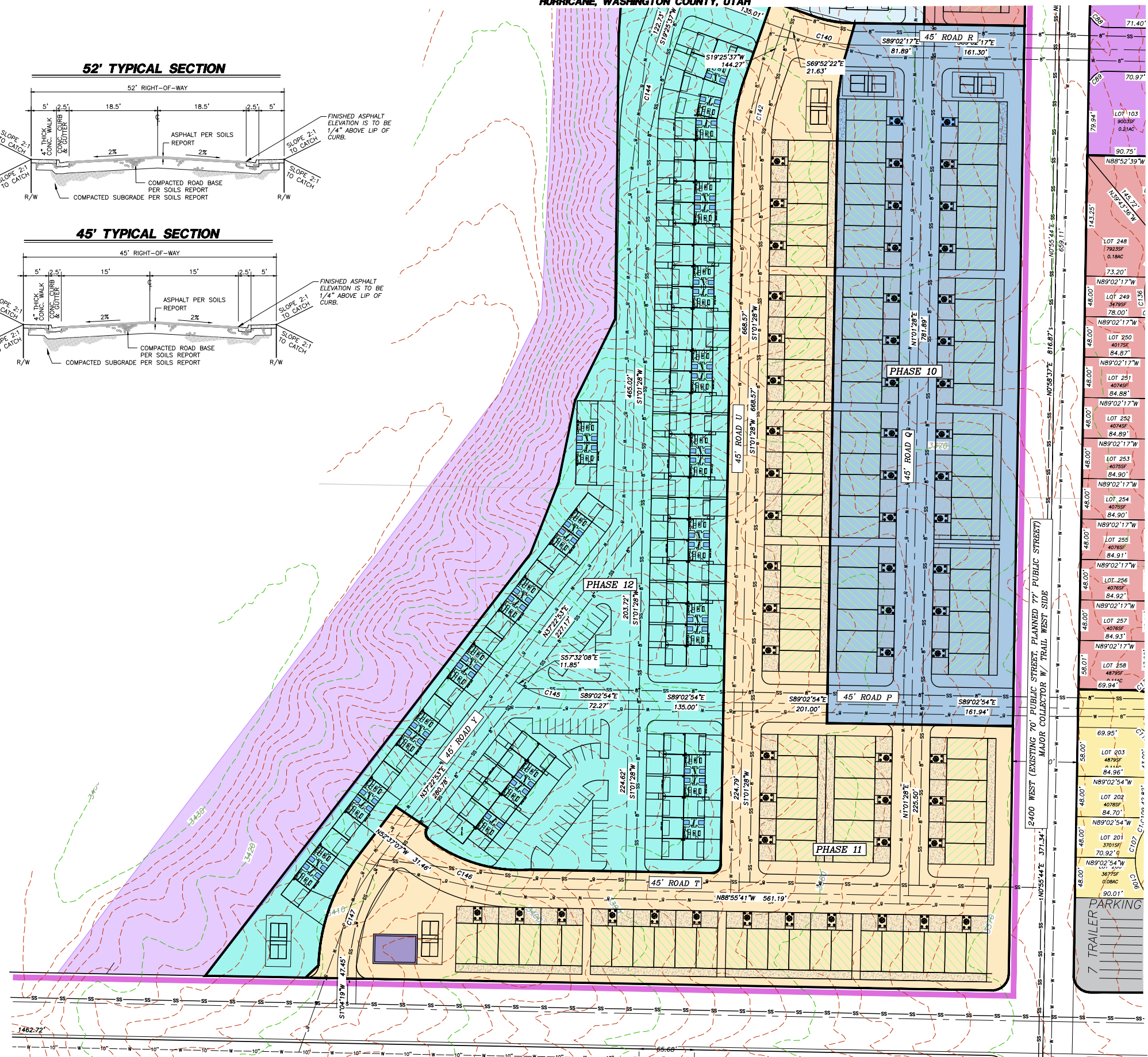
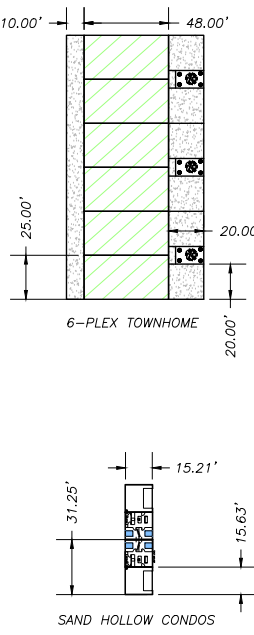
DATE	5/5/2025
SCALE	1"=60'
JOB NO.	378-002
SHEET NO.	10 OF 12

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 10-12

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



- LEGEND**
- RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - LOT LINE
 - CENTER LINE
 - SECTION LINE
 - PROPOSED WATER LINE(SIZE SHOWN)
 - PROPOSED SEWER LINE (SIZE SHOWN)
 - PHASE LINE
 - 10' PUBLIC UTILITY EASEMENT LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - TRAIL LINE



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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
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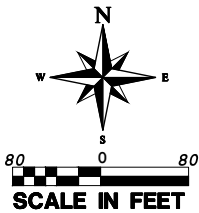
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 10-12
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

REVISIONS	DATE	BY
DESCRIPTION		
NO		

DATE	SCALE	JOB NO.	SHEET NO.
5/5/2025	1"=60'	378-002	11 OF 12

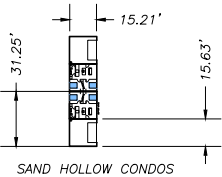
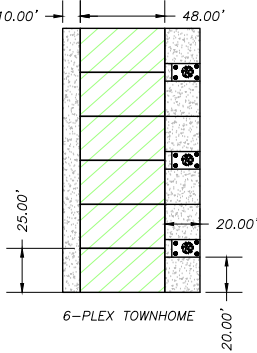
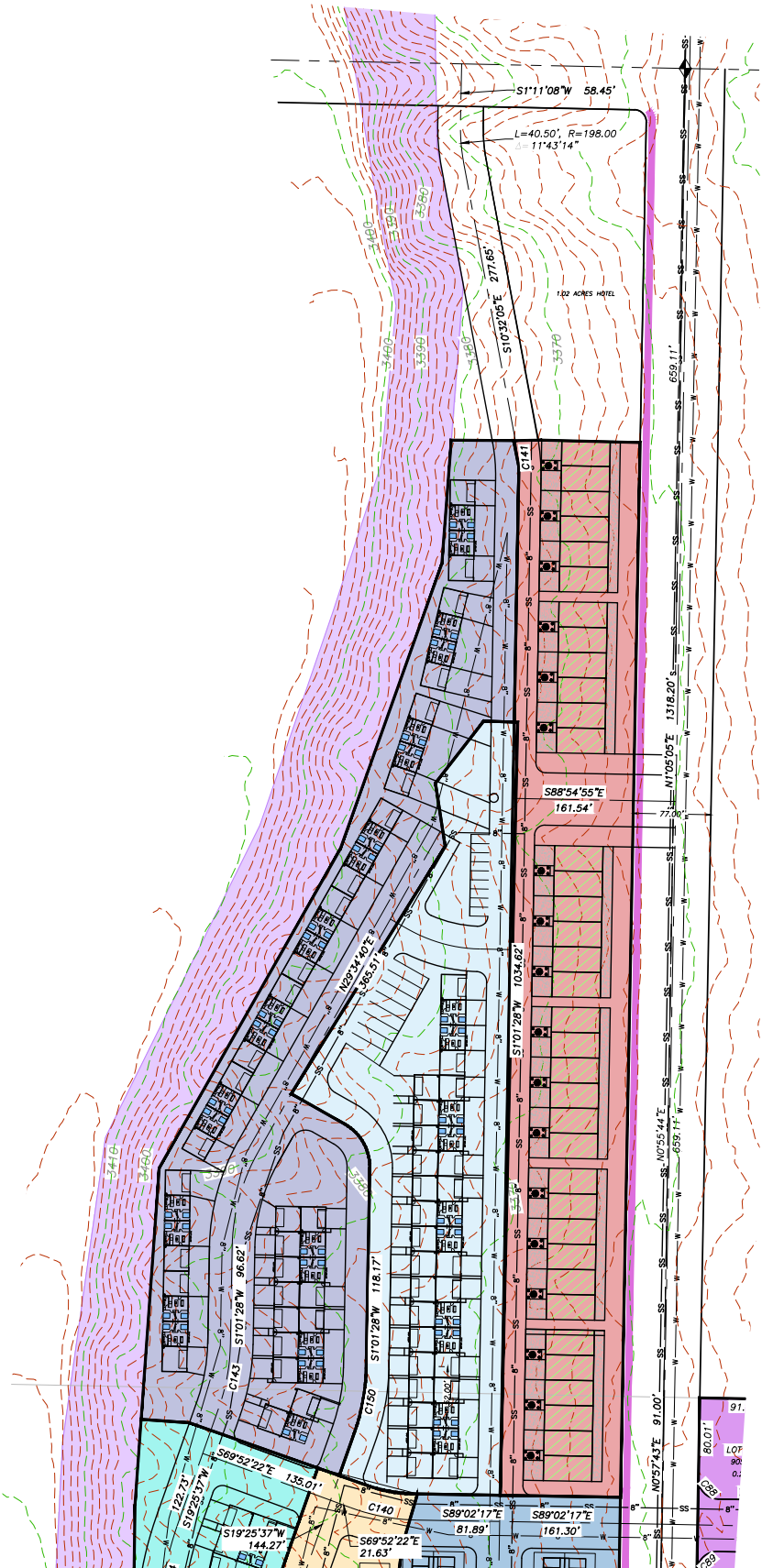
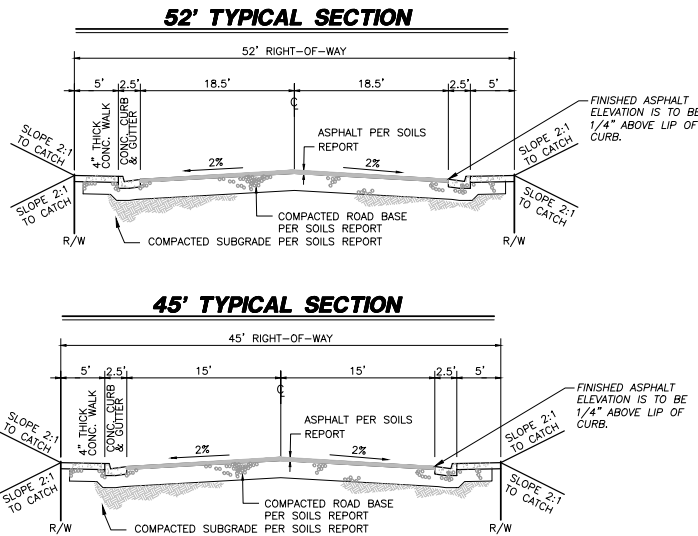
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 13-15

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
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- TRAIL LINE



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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, UT 84737
Phone: 435-668-8307

REVISIONS	
NO	DESCRIPTION

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH13-15

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	5/5/2025
SCALE	1"=80'
JOB NO.	378-002
SHEET NO.	12 OF 12



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	AFSP25-03
Type of Application:	Final Site Plan Amendment
Action Type:	Administrative
Applicant:	Adam Jasperson
Agent:	Brigham McLaws
Request:	Change-in-use amendment to a Final Site Plan.
Location:	5160 and 5136 W Villas Drive
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant, who manages Sand Hollow Resort, has requested an amendment to the approved site plan for Sand Hollow Villas Phases 6 and 7. These identical condominium buildings, located along Sand Hollow Resort Parkway, were originally approved for 18 two-bedroom units each. However, the current design includes two front doors per unit, allowing portions of a unit to be blocked off and rented separately. This configuration effectively creates additional dwelling units and violates the previously approved site plan. After being made aware of the issue, the applicant has opted to amend the site plan to seek approval for the additional units, which would effectively double the number of approved units in this phase. The site is zoned Single Family Residential R1-10 with a Planned Development Overlay (PDO).



Vicinity Map

Staff comments:

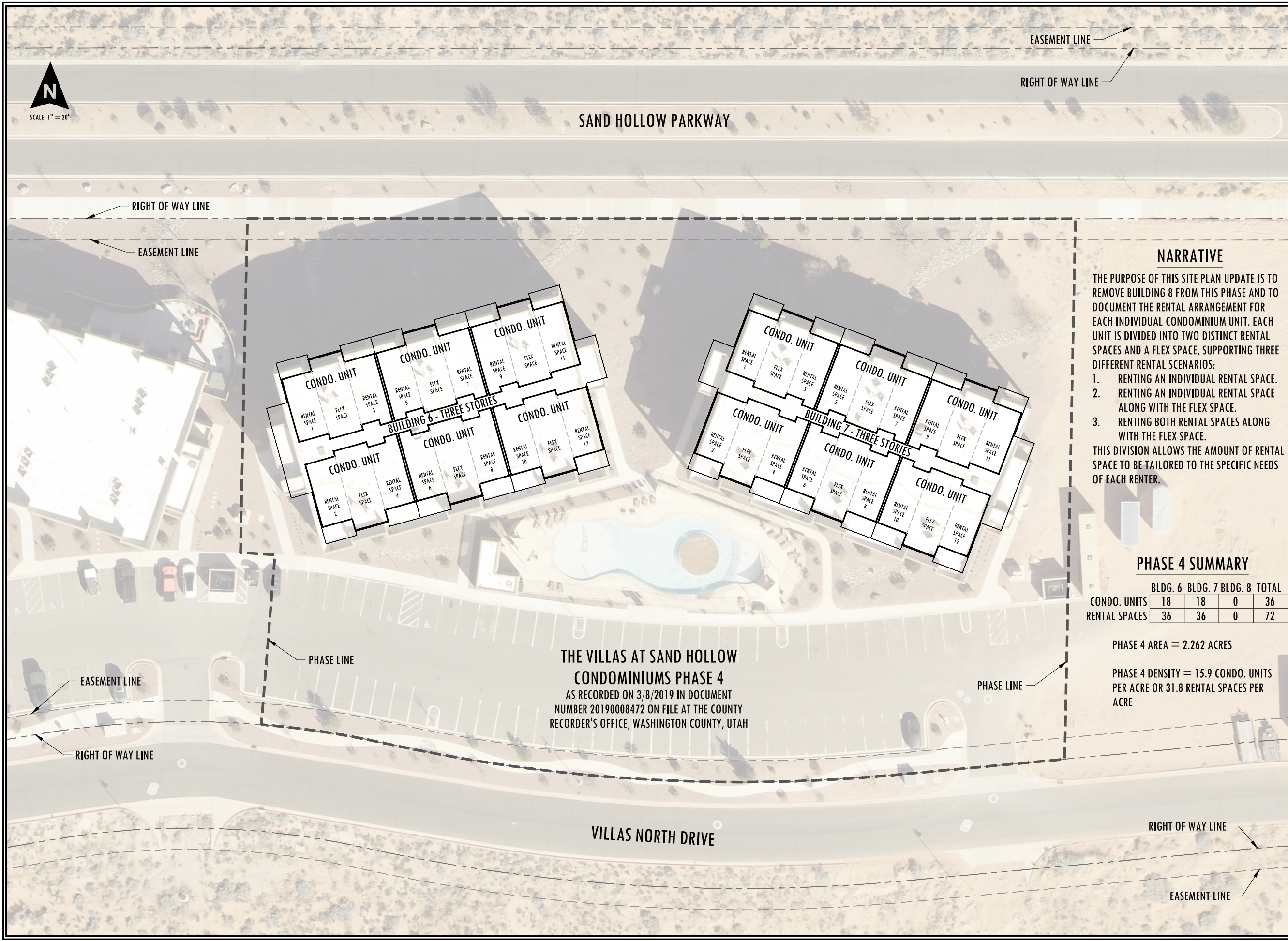
1. The increase of 36 units to this phase is well under the Sand Hollow Villas density cap and the density contemplated by the overall Sand Hollow Resort Development Agreement and the approved site plan, with room for additional buildings in later phases. The site plan indicates they are approved for 562 recreation resort units.
2. Parking for recreation resort areas is based on a “per-bedroom” calculation so this change doesn’t affect the parking needs for this phase.

Findings:

1. The increase in density is permitted per the approved development agreement and site plan.
2. The increase in density does not trigger the need for any other site improvements.

Recommendation:

The Planning Commission should review the application based on standards within the Hurricane City Code. Staff recommends approval of the amended site plan subject to staff comments and the findings in this report.



NARRATIVE

THE PURPOSE OF THIS SITE PLAN UPDATE IS TO REMOVE BUILDING 8 FROM THIS PHASE AND TO DOCUMENT THE RENTAL ARRANGEMENT FOR EACH INDIVIDUAL CONDOMINIUM UNIT. EACH UNIT IS DIVIDED INTO TWO DISTINCT RENTAL SPACES AND A FLEX SPACE, SUPPORTING THREE DIFFERENT RENTAL SCENARIOS:

1. RENTING AN INDIVIDUAL RENTAL SPACE.
2. RENTING AN INDIVIDUAL RENTAL SPACE ALONG WITH THE FLEX SPACE.
3. RENTING BOTH RENTAL SPACES ALONG WITH THE FLEX SPACE.

THIS DIVISION ALLOWS THE AMOUNT OF RENTAL SPACE TO BE TAILORED TO THE SPECIFIC NEEDS OF EACH RENTER.

PHASE 4 SUMMARY

	BLDG. 6	BLDG. 7	BLDG. 8	TOTAL
CONDO. UNITS	18	18	0	36
RENTAL SPACES	36	36	0	72

PHASE 4 AREA = 2.262 ACRES

PHASE 4 DENSITY = 15.9 CONDO. UNITS PER ACRE OR 31.8 RENTAL SPACES PER ACRE



435-656-4653
5662 W. CLUBHOUSE DRIVE, HURRICANE, UT 84737

**THE VILLAS AT SAND HOLLOW
CONDOMINIUMS PHASE 4
BUILDING 6 AND 7
UPDATED SITE PLAN**

PREPARED BY:



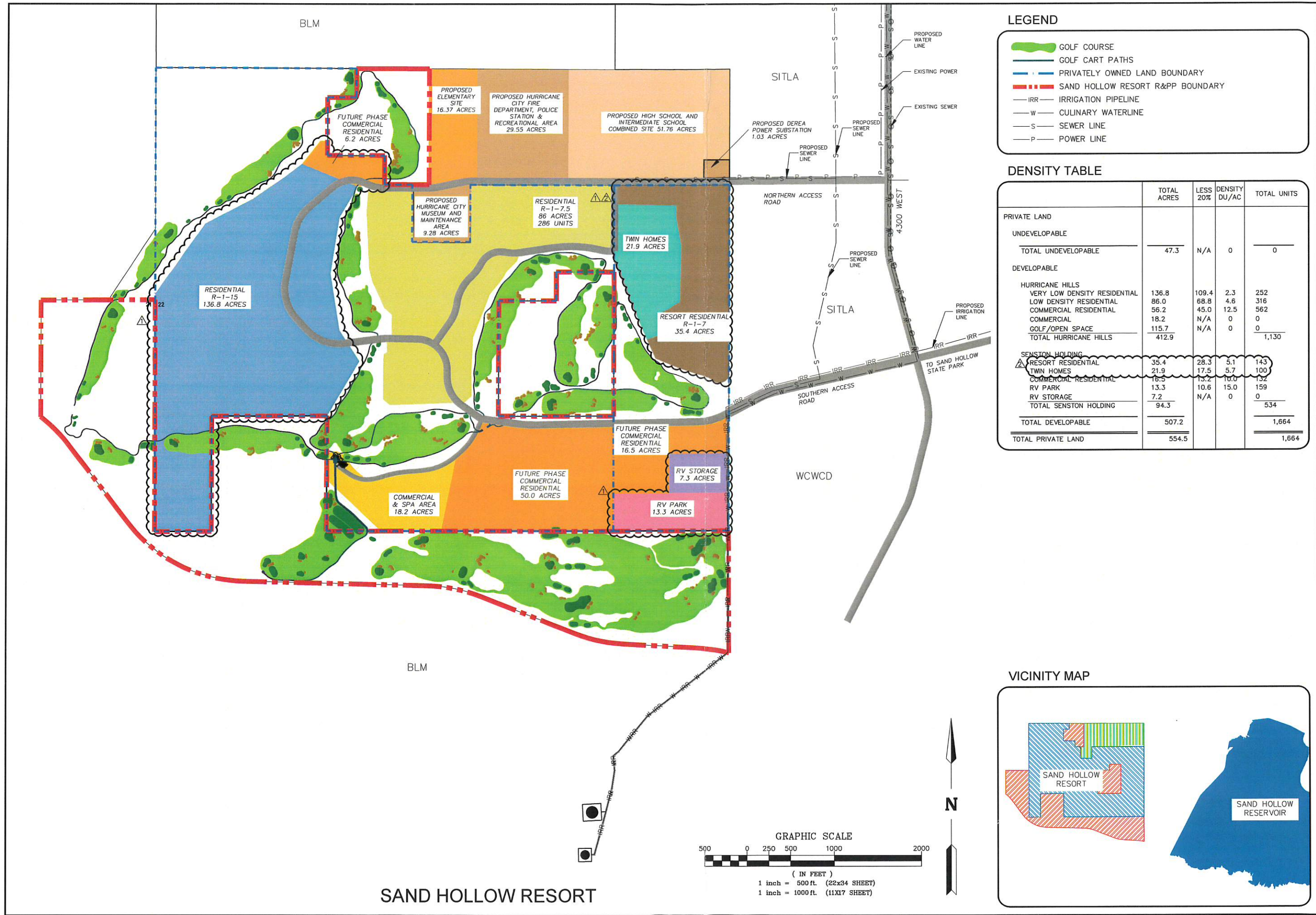
555 S. Bluff Street, Ste. 101, St. George, UT 84770



DATE: **APRIL 9TH 2025**

SHEET: **C0.00**

P:\1253-01_Tava at Sand Hollow Subdivision\Drawings\Exhibit Drawings\1253-01_PDO Modification 3-9-17.dwg, SH, 3/20/2017 8:29:50 AM, jordanh, DWG To PDF.pc3



SAND HOLLOW RESORT

NO.	DATE	BY	DESCRIPTION
1	4/30/15	JTM	PDO PRELIMINARY SITE PLAN MODIFICATION.
2	3/20/17	TMS	PDO PRELIMINARY SITE PLAN MODIFICATION.

REVISIONS

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ALPHA
ENGINEERING

43 South 100 East, Suite 100 • St. George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

SITE PLAN

SAND HOLLOW RESORT
HURRICANE, UTAH

PROJECT #	1253-01
NAME	TMS
DATE	MARCH 20, 2017
SCALE	AS NOTED
SHEET	1
FILE	1253-01 PDO Modification 3-9-17.dwg

City of Hurricane Planning Commission

Kevin Davis
1948 W. Andesite Dr.
Hurricane UT, 84737

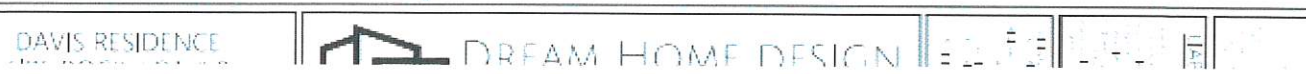
702 627-3543
kevmardavis@gmail.com

Request for permission to build 6ft block wall 15ft in front of the front plane of the house. This wall is to be on the east side of the house.

I propose to build a block wall that surrounds the backyard. This lot is a corner lot and even though the front door faces south on Andesite Dr., the backyard is on east side of the house. Also note that Andesite Dr. slopes down from Firerock and is on a curve. This slope makes the east property line 9ft above sidewalk grade. The slope also makes the grade 6ft above the sidewalk on the east side of the house. Since the proposed wall does not cover the front of the house and the base of the wall is already high above grade and the property is on curve, the wall will not look out of place.

Fred Resch was at the property a few months ago. I explained what I wanted to do and he indicated that the request was reasonable but required approval of the Planning Commission.











Wall location to the right of house.



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	N/A
Type of Application:	Planning Commission Code Authorization
Action Type:	Administrative
Applicant:	Kevin Davis
Agent:	N/A
Request:	Request to Put a 6' Wall in the Front Yard.
Location:	1948 W Andesite Dr
Zoning:	Single Family Residential R1-8
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is seeking to install a privacy wall in the front yard of a house on a corner lot. Hurricane City Code required Planning Commission approval.



The applicant has submitted a site plan for a new wall in front of the home. Hurricane City Code states:

Sec. 10-37-9. - Fences and walls.

C. Fences in front or side yards. No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.

Staff Recommendation: Staff recommends approval of the construction of a 6' wall as shown in the site plan based on the following:

1. The fence is adding onto an existing slope 6-9' above the sidewalk.
2. While this is the front yard per city standards, the property is a corner lot and the driveway faces the other direction, meaning the area to be walled off essentially operates as a side or rear yard.
3. The wall will not cause any sight concerns or obstructions on the corner of Firerock Way and Andesite Dr.



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	LUCA25-10
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

This is a “clean-up” ordinance to remove the definition of “bed and breakfast, inn” from the city code. The intention of previous code updates regarding transient lodging facilities, including Ordinance 2024-14, was to remove short-term rentals from commercial zones. “Bed and breakfast, inn” was still permitted and vaguely defined and should have been removed from the ordinance during that code change. No currently licensed bed and breakfast inns exist in the City.

Recommendation:

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

CHAPTER 10. TRANSIENT LODGING FACILITIES

Sec. 3-10-1. Definitions.

As used throughout this chapter, the following terms or phrases shall have the following meanings:

~~*Bed and breakfast, home* means a limited commercial activity within a residential structure where not more than four rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of title 10, chapter 51 of this Code in an owner occupied home.~~

~~*Bed and breakfast inn* means a commercial activity within a residential structure where five or more rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of title 10, chapter 51 of this Code.~~

Boarding house means a building with not more than five guestrooms, where, for compensation, meals are provided for not more than 15 persons.

Hostel means an establishment in which people are lodged for a single night or less than a week at a time, but excluding bed and breakfast, home; bed and breakfast inn; hotel; or motel.

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

Motel means any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients.

Short term or vacation rental means a detached single-family dwelling unit used as a transient lodging facility.

Time period unit (timeshare) means a multi-unit project in which an annually recurring part or parts of a calendar year specified in the condominium declaration or other document as a period for which a physical unit is separately owned. Separate ownership is represented by shares in a corporation, a partnership interest, or any other individually owned transferable property right or interest.

Transient lodging facility means any establishment that receives payment in any form in exchange for the use of any unit for one to 30 days, including any hotel, motel, time period unit, hostel, boarding house, or vacation rental property, ~~or bed and breakfast inn.~~

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-2. Management.

Each ~~bed and breakfast inn~~, boarding house, hostel, hotel, or motel must maintain an office on the premises in the charge and under the immediate supervision of a manager or attendant at all times. Such office shall remain continuously open and staffed whenever there are guests registered or present and whenever the facility is open to receive guests.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-3. Disclosure of available rooms.

Each transient lodging facility shall disclose to the business license officer the current number of rooms available and/or held out for public accommodation, or, in the case of vacation rentals, the total number of people the dwelling can safely accommodate:

- A. At the time of initial licensure or license renewal; and
- B. Within 72 hours of any change in the number of such available rooms or accommodation of guests.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-4. Display of license; guest register.

- A. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. A register of all guests shall be kept at all times on the transient lodging facility premises except vacation rentals. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:
 - 1. Name and permanent address.
 - 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.
 - 3. License plate number, state of licensure, make, type and color of all motor vehicles.
 - 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.
- C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.
- D. Vacation rental business license owners must keep an accurate register of all guests containing all the above information that can be provided upon the demand of police or emergency services personnel or City officials.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-5. Occupancy.

It shall be unlawful for any transient lodging facility unit to be occupied by a greater number of persons than that which it is designed or furnished to accommodate.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-6. Responsibility for minors.

No transient lodging facilities unit shall be rented, leased, or registered to any person under the age of 18 years. Each person to whom a lodging unit is rented, leased, or registered shall be responsible for any minors occupying such unit and shall remain on the transient lodging facility premises at all times while there are minors occupying such unit.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-7. Length of stay.

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel. Vacation rental properties may be occupied for longer than 30 days but must still comply with all vacation rental regulations.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-8. Sanitary facilities.

- A. Each lodging unit held out for public accommodation must comply with the minimum rules established by the state department of health.
- B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit which does not have:
 - 1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and
 - 2. For each guest, an adequate daily supply of at least the following sanitary supplies:
 - a. Hot and cold running water.
 - b. Soap.
 - c. Towels.
 - d. Toilet paper.
 - e. Clean linen.
- C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-9. Inspections.

Each transient lodging facility shall comply and cooperate with any fire, land use, Code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-10. Duty to report.

Any owner, manager, or attendant of any facility covered by this section shall report promptly to the proper authorities any violations of a municipal ordinance or any violation of law which he or she has reason to believe was or is being committed on the premises.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-11. Short term vacation rentals.

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

- A. *Business license required.* No transient lodging facility shall be occupied or used as a short-term vacation rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. *Conditions for issuance of a business license for a short-term vacation rental.* Business conditions shall be subject to the terms within this title and title 10, chapter 51 of this Code.

(Ord. 2016-04, 3-17-2016; Ord. 2016-07, 7-21-2016; Ord. 2017-01, 1-5-2017; Ord. 2017-13, 8-17-2017; Ord. No. 2021-06, 7-1-2021; Ord. No. 2022-62, 2-16-2023)

Sec. 3-10-12. Penalty; suspension or revocation of license.

In addition to the denial, suspension, revocation or refusal to renew a license as outlined in section 3-1-9 of this title, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. 2015-2, 2-19-2015)

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

~~*Bed and breakfast, home* means a limited commercial activity within an owner-occupied residential structure where not more than four sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of this title.~~

~~*Bed and breakfast inn* means a commercial activity within a residential structure in a residential or a commercial zone in which rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided as part of the accommodation pursuant to the requirements of this chapter.~~

Sec. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agriculture Residential	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Stable, public	P	P	P	P	C
Residential uses:					
Assisted living facility	P	P	P	P	N
Boarding house	N	N	N	N	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, multiple-family	N	N	N	N	N
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N
Guesthouse or casita	P	P	P	P	P
Home based business ²	P	P	P	P	P
Manufactured home	P	P	P	P	P
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N

Residential hosting facility ⁴	P	P	P	P	P
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N
Bus terminal	N	N	N	N	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
College or university	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Correctional facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Government Service	N	N	N	N	N
Hospital	N	N	N	N	N
Operations Center	N	N	N	N	N
Park	P	P	P	P	P
Post office	N	N	N	N	N
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
School, elementary, middle, or high	P	P	P	P	P
School, vocational	P	P	P	P	P
Utility, minor ⁵	P	P	P	P	P
Utility, major ⁵	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Animal hospital	P	P	P	P	P
Bail bond service	N	N	N	N	N
Bank or financial institution	N	N	N	N	N
—Bed and breakfast inn	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N
Car Wash	N	N	N	N	N
Child care center	N	N	N	N	N
Club, private	N	N	N	N	N
Construction sales and service	N	N	N	N	N
Convenience store	N	N	N	N	N
Farm stand ³	P	P	P	P	P
Funeral home	N	N	N	N	N
Garden center	P	P	P	P	P
Gasoline service station	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N
Hostel	N	N	N	N	N
Hotel	N	N	N	N	N
Kennel, commercial	N	N	N	N	N

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Laundry or dry cleaning, limited	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P
Liquor store	N	N	N	N	N
Media service	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N
Medical service	N	N	N	N	N
Motel	N	N	N	N	N
Office, general	N	N	N	N	N
Parking garage, public	N	N	N	N	N
Parking lot, public	N	N	N	N	N
Pawnshop	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N
Printing, general	N	N	N	N	N
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N
Repair service	N	N	N	N	N
Research service	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	P
Restaurant, fast food	N	N	N	N	N
Restaurant, general	N	N	N	N	N
Retail, general	N	N	N	N	N
Secondhand store	N	N	N	N	N
Shopping center	N	N	N	N	N
Short-term rental	N	N	N	N	N
Tattoo establishment	N	N	N	N	N
Tavern	N	N	N	N	N
Transportation service	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	N	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N

Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other uses:					
Takeoff and landing of aircraft	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
 2. See chapter 42 of this title.
 3. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to chapter 7, section 10-7-9.
 4. See chapter 51 of this title.
 5. See chapter 45 of this title.
- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
 - Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.
 - Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.
 - Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.
 - Household pets.
 - Keeping of machinery, livestock, and farming equipment as needed for agricultural use.
 - Nurseries and greenhouses.
 - Playhouses, patios, porches, gazebos, and incidental storage buildings.
 - Produce stands.
 - Swimming pools and hot tubs for use by residents and their guests.
 - Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2025-08, 5-15-2025; Ord. No. 2028-15, 7-3-2025)

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

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

Use	Zones								
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:									
Accessory building	P	P	P	P	N	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
Agritourism	N	N	N	N	N	N	N	N	N
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	P ³	N	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N	N
Residential uses:									
Assisted living facility	C	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	N	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N	N
Home based business ²	P	P	P	P	P	P	P	P	P

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Manufactured home	P	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N	N
Public and civic uses:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	N	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P

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Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N	N
School, elementary, middle, or high	P	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N
Utility, minor ⁷	P	P	P	P	P	P	P	P	P
Utility substation	N	N	N	N	N	N	N	N	N
Commercial uses:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Child care center	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Farm stand	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N

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Kennel, commercial	N	N	N	N	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P	P	P	P	P
Liquor store	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	P	P	P	P	P
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N

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Shopping center	N	N	N	N	N	N	N	N	N
Short term rental ^(4 & 5)	P	P	P	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N	N
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title								
Industrial uses:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N
Other uses:									
Takeoff and landing of aircraft	N	N	N	N	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.

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3. See section 10-37-15 of this title for permitted animals and fowl.
 4. See licensing and operations requirements in title 3 of this Code.
 5. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
 6. See chapter 51 of this title.
 7. See chapter 45 of this title.

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

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

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

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

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

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

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

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

Household pets, as defined in section 10-3-4.

Nurseries and greenhouses, when used for family food production.

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

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

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-07, 1-2-2025; Ord. No. 2025-15, 7-3-2025)

Sec. 10-14-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

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

Use	Zones	
	RA-1	RA-.5
Agricultural uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P

Agriculture Residential	P	P
Agritourism	N	N
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Stable, public	P	N
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, two-family	N	N
Guesthouse or casita	P	P
Home based business ²	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Rehabilitation/treatment facility	N	N
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Residential hosting facility ⁶	P	P
Transitional housing facility	N	N
Public and civic uses:		
Airport	N	N
Auditorium or stadium	N	N
Bus terminal	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
College or university	N	N
Convalescent care facility	N	N
Correctional facility	N	N
Cultural service	P	P
Golf course	P	P
Government Service	N	N
Hospital	N	N
Operations Center	N	N
Park	P	P
Post office	N	N
Protective service	P	P
Reception center	C	C
School, elementary, middle, or high	N	N

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School, vocational	N	N
Utility, minor	N	N
Utility, major	N	N
Utility substation	N	N
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N
Business equipment rental, services, and supplies	N	N
Car wash	N	N
Club, Private	N	N
Child care center	N	N
Construction sales and service	N	N
Convenience store	N	N
Farm stand ⁵	P	P
Funeral home	N	N
Garden center	N	N
Gasoline service station	N	N
Gas and fuel, storage and sales	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Licensed family child care ²	P	P
Liquor store	N	N
Media service	N	N
Medical or dental laboratory	N	N
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	N
Parking lot, public	N	N
Pawnshop	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	P	P
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	N
Recreational vehicle park	N	N
Repair service	N	N
Research service	N	N
Residential certificate child care facility ²	P	P
Restaurant, fast food	N	N

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Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental ⁴	N	N
Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
5. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to chapter 7, section 10-7-9.
6. See chapter 51 of this title.

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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

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

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

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

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

Household pets.

Nurseries and greenhouses.

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

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

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2025-08, 5-15-2025; Ord. No. 2025-15, 7-3-2025)

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

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

Use	Zones				
	NC	GC	HC	PC	POC
Agricultural uses:					
Accessory building	N	N	N	N	N
Agricultural business	N	N	N	N	N
Agricultural industry	N	N	N	N	N
Agriculture	N	N	N	N	N
Agriculture Residential	N	N	N	N	N
Agritourism	N	N	N	N	N
Animal specialties	N	N	N	N	N
Animals and fowl for recreation and family food production	N	N	N	N	N
Stable, private	N	N	N	N	N
Stable, public	N	P	P	P	P
Residential uses:					
Assisted living facility	P	N	N	P	P

Boarding house	N	N	N	N	N
Building, accessory	P	N	N	P	P
Dwelling, earth sheltered	N	N	N	N	N
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, single family with single accessory dwelling unit ⁴	N	N	N	P	N
Dwelling, two-family ⁴	N	N	N	P	P
Guesthouse or casita	N	N	N	N	N
Home based business ²	P	P	P	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	P
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
College or university	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Correctional facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
School, elementary, middle, or high	P	P	P	P	P
School, vocational	P	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N

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Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
—Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Farm stand	N	N	N	N	N
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gasoline service station	P	P	P	P	N
Gas and fuel, storage and sales	N	N	C	N	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Short-term rental	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N

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Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	P	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other uses:					
Takeoff and landing of aircraft (hospitals exempted) ⁵	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.
5. Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport (e.g. "life flights", organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances) shall be allowed.
6. See chapter 51 of this title.

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

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

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

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

Recreational areas and facilities for the use of employees.

Recycling collection stations.

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

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

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-13, 11-7-2024; Ord. No. 2024-14, 11-21-2024; Ord. No. 2025-10, 6-5-2025; Ord. No. 2025-15, 7-3-2025)

Sec. 10-16-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
Agritourism	N	N	N	N
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
Stable, public	N	N	N	N
Residential uses:				
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N
Building, accessory	P	P	P	P
Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N

Dwelling, single-family	N	N	N	N
Dwelling, single-family with single accessory dwelling unit	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse or casita	N	N	N	N
Home based business	N	N	N	N
Manufactured home	N	N	N	N
Manufactured/mobile home park	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	P	P	P	P
Residential facility for elderly persons ¹	P	P	N	N
Residential facility for persons with a disability ¹	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Residential hosting facility	N	N	N	N
Transitional housing facility	N	N	P	N
Public and civic uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N
Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Utility, major ³	N	P	P	P
Utility, minor ³	P	P	P	P
Utility substation	N	N	N	N
Commercial uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
Bank or financial institution	P	P	N	N
—Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N

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Car Wash	N	N	N	N
Child care center	P	N	P	N
Club, private	P	N	N	N
Construction sales and service	P	N	P	P
Convenience store	P	N	P	P
Farm stand	N	N	N	N
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gasoline service station	P	N	P	P
Gas and fuel, storage and sales	N	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel, commercial	P	P	P	P
Laundry or dry cleaning, limited	P	N	N	N
Licensed family child care	N	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service, home based ²	P	P	N	N
Personal instruction service, home based ²	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Residential certificate child care	N	N	N	N
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Short-term rental	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P

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Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P
Other uses:				
Takeoff and landing of aircraft	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

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

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

Dwelling units for security and maintenance personnel.

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

Recreational areas and facilities for the use of employees.

Recycling collection stations.

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

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-11, 11-17-2016; Ord. 2020-28, 12-17-2020; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2025-15, 7-3-2025)

Sec. 10-17-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

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

Use	Zones	
	OS	PF
Agricultural uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	N	N
Agritourism	N	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	N	N
Stable, private	P	N
Stable, public	N	N
Residential uses:		
Assisted living facility	N	N
Boarding house	N	N
Building, accessory	N	N
Dwelling, earth sheltered	N	N
Dwelling, multiple-family	N	N
Dwelling, single-family	N	N
Dwelling, single-family with single accessory dwelling unit	N	N
Dwelling, two-family	N	N
Guesthouse or casita	N	N
Home based business	N	N
Manufactured home	N	N
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	N	N
Rehabilitation/treatment facility	N	N
Residential facility for elderly persons	N	N
Residential facility for persons with a disability	N	N
Residential facility for troubled youth	N	N
Residential hosting facility	N	N

Transitional housing facility	N	N
Public and civic uses:		
Airport	N	P
Auditorium or stadium	N	P
Bus terminal	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Convalescent care facility	N	N
Correctional facility	N	P
Cultural service	N	P
Golf course	N	P
Government service	N	P
Hospital	N	P
Operations center	N	P
Park	P	P
Post office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major ²	P	P
Utility, minor ²	P	P
Utility substation ²	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	N	N
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N
Business equipment rental, services, and supplies	N	N
Car wash	N	N
Child care center	N	P
Club, private	N	N
Construction sales and service	N	N
Convenience store	N	N
Farm stand	N	N
Funeral home	N	P
Garden center	N	N
Gasoline service station	N	N
Gas and fuel, storage and sales	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Licensed family child care	N	N

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Liquor store	N	N
Media service	N	N
Medical or dental laboratory	N	P
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	P
Parking lot, public	N	P
Pawnshop	N	N
Personal care service, home based	N	N
Personal instruction service, home based	N	N
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	N	N
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	P
Recreational vehicle park	N	N
Repair service	N	N
Research service	N	N
Residential certificate child care	N	N
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental	N	N
Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N

Other uses:		
Takeoff and landing of aircraft ³	N	N

Notes:

1. See chapter 42 of this title.
2. See chapter 45 of this title.
3. Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport (e.g. "life flights", organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances) shall be allowed.

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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

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

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

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

Recreational areas and facilities.

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

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

(Ord. 2018-01, 2-15-2018; Ord. No. 2025-05, 4-3-2025; Ord. No. 2025-15, 7-3-2025)

Sec. 10-26-3. Uses allowed.

All uses must be shown on a preliminary site plan presented with the application to change an area on the zoning map to recreation resort.

A. *Permitted uses.* Permitted uses allowed within the recreation resort zone are as follows:

1. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Unit and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
2. Any commercial use related to the support or servicing of those uses referred to in subsection A1 of this section and the facilities related thereto including, but not limited to:
 - Childcare facilities.
 - Indoor and outdoor recreation facilities.
 - On site property management.
 - Personal care services.
 - Professional office space related to property management.
 - Restaurant and outdoor dining.
 - Retail stores.
 - Sales and rental offices.
3. Motel, hotel, ~~bed and breakfast inn~~, or boarding house.

B. *Prohibited uses.* Any use not listed shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

C. *Accessory uses.* Permitted and conditional uses set forth above shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following:
 - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.
 - Household pets.
 - Nurseries and greenhouses, when used for resort landscape or food production.
 - Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone.
 - Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses.

Swimming pools and hot tubs; tennis and other sport courts; clubhouses; and other common recreation or sport facilities for use by residents and their guests.

(Ord. No. 2021-09, 11-18-2021)

Sec. 10-34-10. Tables and figures.**A. Off Street Parking Schedule.**

TABLE 10-34-1
OFF STREET PARKING SCHEDULE

Use type	Minimum standard	Notes/additional standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Boarding house	1 space per tenant	
Dwelling, earth sheltered	2 spaces per dwelling unit	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	
Dwelling, single-family with accessory dwelling unit	3 spaces	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
Guesthouse	1 space per dwelling unit	
Manufactured home	2 spaces per dwelling unit	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	

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(Supp. No. 4, Update 4)

Residential facility for troubled youth	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		
Auditorium or stadium	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Bus terminal	Parking study required	See subsection 10-34-9F of this chapter
Cemetery	Parking study required	See subsection 10-34-9F of this chapter
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-34-9F of this chapter
Convalescent care facility	1 space per 4 beds, plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-34-9F of this chapter
Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 space per 200 square feet of gross floor area	

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Hospital	2 spaces per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-34-9F of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	
Reception center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	
Riding academy or stable	Parking study required	See subsection 10-34-9F of this chapter
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Utility, major	Parking study required	See subsection 10-34-9F of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bail bond service	2 spaces, plus 1 space per 200 square feet of gross floor area	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D1 of this chapter
—Bed and breakfast, home	1 space per guestroom, plus 2 spaces for host family	
—Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/proprietor	

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Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter
Club, private	1 space per 100 square feet of gross floor area	10 spaces minimum
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces
Daycare	4 spaces, plus 1 space per 500 square feet of gross floor area	
Family child daycare facility	1 space for every 5 children authorized	
Family child group care facility	1 space for every 5 children authorized	
Family child preschool facility	1 space for every 5 children authorized	
Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	
Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
Garden center	1 space per 250 square feet of gross floor area, including outdoor display and sales area	
Gas and fuel, storage and sales	1 space per employee on highest employment shift	
Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D3 of this chapter
Hostel	2 spaces plus 1 space per living or sleeping unit	
Hotel	2 spaces plus 1 space per living or sleeping unit	
Kennel, commercial	1 space per 600 square feet of gross floor area	
Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
Liquor store	1 space per 250 square feet of gross floor area	
Media service	1 space per 250 square feet of gross floor area	

Medical or dental laboratory	2 spaces, plus 1 space per employee on highest employment shift	
Medical service	6 spaces per doctor	
Motel	2 spaces, plus 1 space per living or sleeping unit	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Pawnshop	1 space per 250 square feet of gross floor area	5 spaces minimum
Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per employee on highest employment shift	
Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Produce stand	6 spaces	Exempt from landscaping and paving requirements
Recreation and entertainment, indoor:		
Bowling alley	5 spaces per alley, plus 2 spaces per billiard table	
Movie theater	1 space per 4 seats	
Tennis, handball and racquetball courts	3 spaces per court	
Other uses	1 space per 300 square feet of gross floor area	
Recreation and entertainment, outdoor	Parking study required	See subsection 10-34-9F of this chapter

Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Research service	1 space per employee on highest employment shift	
Residential hosting facility	1 space per guestroom plus 2 spaces for host family	
Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter
Restaurant, general	1 space per 100 square feet of gross floor area	10 spaces minimum
Retail, general	1 space per 250 square feet of gross floor area	
Secondhand store	1 space per 250 square feet of gross floor area	
Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
Transportation service	Parking study required	See subsection 10-34-9F of this chapter
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Veterinary service	5 spaces per doctor	
Warehouse, self-service storage	1 space per employee on highest employment shift	
Wireless telecommunication facility	None	
Industrial uses:		

Automobile wrecking yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Freight terminal		
Heavy industry		
Junk or salvage yard		
Laundry services		
Manufacturing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Mineral extraction		
Wholesale and warehousing		

B. *Parking space and aisle dimensions.*

TABLE 10-34-2
PARKING SPACE AND AISLE DIMENSIONS (in feet)

Dimension factors							
A	B	C	D	E	F	G	H
<i>Two-way aisle:</i>							
90°	9	18	24	9	60	60	18
75°	9	20.3	24	9.5	64	55	18.7
60°	9	20.1	24	10.4	64.2	59.8	17.9
45°	9	19.1	24	12.7	62.2	55.8	15.9
<i>One-way aisle:</i>							
75°	9	20.3	17	9.5	57.6	54.4	18.7
60°	9	20.1	15	10.4	55.2	50.8	17.9
45°	9	19.1	13	12.7	51.2	44.8	15.9

C. *Parking space and aisle Illustration.*

FIGURE 10-34-1
PARKING SPACE AND AISLE ILLUSTRATION

[IMAGE]

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015; Ord. 2017-03, 1-19-2017; Ord. No. 2024-06, 6-6-2024)

Sec. 10-49-3. Conditional use permit required.

- A. *Uses allowed.* The following uses may be established in a historic building located in any residential zone subject to the issuance of a conditional use permit pursuant to the requirements of this chapter and section 10-7-9 of this title:

~~Bed and breakfast inn.~~

Cultural service.

Office, general.

Personal care service.

Personal instruction service.

Reception center.

Restaurant, general.

Retail, general (antique store only).

- B. *Additional conditional use permit criteria.* In addition to the requirements set forth in section 10-7-9 of this title, a conditional use permit for a use in a historic building shall not be approved unless the evidence presented establishes that the proposed use will conform to the development standards set forth in section 10-49-4 of this chapter.

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



STAFF COMMENTS

Agenda Date:	10/09/2025 - Planning Commission
Application Number:	LUCA25-11
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 39 regarding bonding for off-site improvements.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

This is a “clean-up” ordinance that formally adopts the City’s long-standing practice of requiring bonding for off-site improvements. The City has historically required these bonds to ensure that it can address any deficiencies in off-site work; however, it was recently discovered that this requirement was never codified in the municipal code. This proposed amendment corrects that oversight and also removes discretionary language related to the types of bonds accepted by the City.

Recommendation:

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-39-13. Guarantee of completion of improvements; form of surety; release of funds.

Subdivider shall guarantee improvements in accordance with the following:

- A. *Completion of improvements before recordation.* If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:
 - 1. Recordation of the plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted.
 - 2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in subsection C of this section in the following amount:
 - a. Ten percent of the total cost of all the required improvements shall be retained by the City during the 12-month (24-month if applicable) warranty period.
- B. *Recordation before completion of improvements.* If the subdivider desires to have a plat recorded prior to construction of improvements subdivider shall guarantee completion, within two years from the date of final plat approval by the City Council, of installation and construction of the required improvements in compliance with all City standards.
- C. *Form of surety.* In order to guarantee completion of improvements, subdivider shall provide one of the following types of sureties or guarantees:
 - 1. *Escrow.* The subdivider shall deposit with any insurance company, bank, or savings and loan institution in an escrow account an amount of money equal to at least 115 percent of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent of the cost of all the required improvements of the subdivision as a guarantee amount, as determined by the City Engineer. The escrow agreement shall be subject to approval by the City Attorney and shall be signed by the subdivider, the City, and the escrow holder, and shall contain substantially the following language:

AGREEMENT

The undersigned hereby promises and warrants that it has on deposit in an escrow account for the benefit of Hurricane City Corporation, the sum of _____ (\$_____), which represents at least one hundred fifteen percent (115%) of the costs of the engineer's estimated costs for improvements not constructed or installed by the subdivider plus ten percent (10%) of the cost of improvements of the _____ subdivision.

The undersigned hereby agrees that the foregoing sum of money shall be used exclusively for the purpose of paying for the costs of materials, construction, and installation of the improvements required by the Hurricane City Subdivision Chapter. The undersigned further agrees that the money held in an escrow account shall be paid out to the contractors installing and constructing the required improvements only upon approval of the City. The subdivider shall not withdraw from the escrow account any amount in excess of 100% of the estimated cost of the improvements, but shall pay from other sources any costs for such improvements which exceed the engineers estimate approved by the City.

After all improvements are made, completed and preliminarily accepted by the City, a sum equal to 10% of the estimated costs of improvements shall remain with the escrow holder for a period of 12 months as a warranty that all improvements are installed and inspected to City specifications, and that all defects occurring within the first 12 months (24 months if applicable) are corrected and approved by the City.

If, after 12 months (24 months if applicable), all or any part of the required improvements are not installed, constructed, and maintained according to the standards required in the Hurricane City Subdivision Ordinance, Hurricane City shall notify in writing the subdivider and escrow holder of the defects and shall make demand on the subdivider that the defects be corrected. If the defects are not corrected within 30 days, Hurricane City may correct the defects and charge to the escrow holder the costs of correcting the defects.

The escrow holder shall, on receiving reasonable proof from Hurricane City of the defect and that Hurricane City has incurred the cost of correcting the defect, pay to Hurricane City from the escrow account the cost of correcting the defect, and the escrow holder shall be held harmless by the parties by reason of payment to Hurricane City.

If, 12 months (24 months if applicable) after preliminary acceptance of the improvements required by City's standards and specifications and shown on approved construction drawings, the required improvements remain substantially free from latent defects, Hurricane City shall certify such fact to the escrow holder, and the escrow holder shall release to the subdivider any money still held in the escrow account, and the escrow holder shall be discharged of its obligations to Hurricane City.

(Authorized Signature)

The escrow agreement may contain such additional provisions as the parties deem necessary.

2. *Irrevocable letter of credit.* The subdivider shall file with the City an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution, which letter shall contain provisions substantially similar to that required in the escrow agreement.

The form of the irrevocable letter of credit shall be substantially as follows:

Name of Bank:

Address:

IRREVOCABLE LETTER OF CREDIT

To: Hurricane City Corporation

Date:

Letter of Credit No.:

Gentlemen:

We hereby establish our irrevocable letter of credit in your favor for the account of _____, _____, (insert name of subdivider, subdivider's address) up to the aggregate amount of _____ (\$_____) (insert amount equal to one hundred fifteen percent, i.e., 115% of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent [10%] of the cost of all improvements of the subdivision as determined by the Engineer) drawn at sight on _____, _____, (insert name of bank, address of bank), accompanied by a statement signed by an officer of Hurricane City Corporation as follows: "We certify that the improvements related to the _____ (insert name of subdivision) have not been completed and the defects corrected in accordance with city ordinances and that this drawing represents the amount necessary to complete those improvements."

We hereby agree with drawers, endorsers and bona fide holders that all drafts under and in compliance with the terms of this credit will be duly honored upon presentation and delivery of documents as specified to the drawee or drawn and presented at our bank for negotiation on or before _____ (insert completion date plus 90 days). This Irrevocable Letter of Credit

automatically renews for a one year term at the end of every term unless the Authorized Bank Officer provides Hurricane City written notice of termination thirty (30) days prior to the end of the term.

Very Truly Yours,

Authorized Bank Officer

~~3. — *Other guarantee. Such other financial guarantee that may be acceptable to the City Council.*~~

- D. *Release of funds.* As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment of those improvements. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month (24-month if applicable) warranty period. Ten percent of the total cost of all the required improvements, as specified above, shall be retained by the City during this warranty period.

All funds in escrow surplus to the warranty amount may then be released by the City.

The purpose of retaining the ten percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount remaining in the escrow account, the subdivider shall, within ten days of notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

- E. *Offsite Improvements. Any Subdivider or Developer constructing offsite improvements in conjunction with or in support of a development under this Title shall provide a surety or guarantee to Hurricane City in a form described above in Section (C). For purposes of this requirement, an offsite improvement means an improvement located on property that is not owned by the Subdivider or Developer. The surety or guarantee shall be provided prior to the City's issuance of a notice to proceed with construction of the offsite improvements and the onsite improvements that will be supported by the offsite improvements.*

(Ord. No. 2024-01, 1-4-2024; Ord. No. 2024-11, 8-15-2024)