



HURRICANE CITY UTAH

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane Planning Commission Meeting Agenda

October 23, 2025

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. WCUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2170 W 600 N. Hurricane City Power, Applicant. Jared Ross, Agent.
2. AFP25-11: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat E Lots 31 & 32 located at 3723 W 2800 S. Teresa Peters, Applicant. Cody Arnoldson, Agent.
3. PSP25-21: Discussion and consideration of a possible approval of Desert Sands Garage Condos, a storage unit development located at 2950 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.

4. PSP25-23: Discussion and consideration of a possible approval of a preliminary site plan for Desert Sands Commercial, a commercial development consisting of six retail/restaurant buildings and a self-service car wash. 4640 W Dixie Springs Drive. The Hollows LLC, Applicant. Logan Blake, Agent.
5. FSP25-34: Discussion and consideration of a possible approval of a final site plan for Adventus, a mixed use development consisting of three buildings located at the southeast corner of Bash Parkway and Sand Hollow Road. Enhanced Home Builders, Applicant. Karl Rasmussen, Agent.

Planning Commission Business:

1. Discussion on flag lots
2. Discussion on economic development incentives
3. Discussion on the sign ordinance
4. Discussion on Civic Center zoning

Approval of Minutes:

1. August 28, 2025

Adjournment

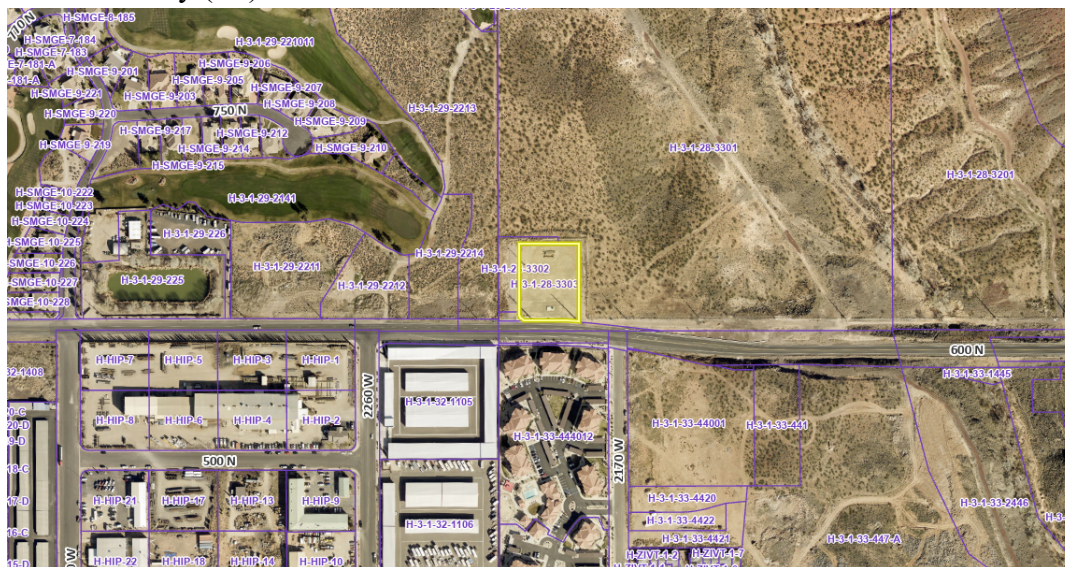
REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.

Request is for a higher wall around the Sky Mountain Power Substation. Proposed 8', which is standard for substations.

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	WCUP25-01
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Hurricane City Power
Agent:	Jared Ross
Request:	Approval of conditional use permit for wall of greater height.
Location:	2170 W 600 N
Zoning:	Public Facility
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion

Hurricane City Power is applying for a conditional use permit to allow a wall of greater height for the proposed Sky Mountain substation located along 600 N east of the Sky Mountain golf course. The final site plan was approved in 2021, with the condition that a conditional use permit for a wall of greater height be applied for. The Power Department would like to begin construction of the substation and has therefore submitted this application. The site is zoned Public Facility (PF).



Vicinity Map

Staff Review

1. Hurricane City Code (HCC) requires that a substation shall provide fencing. HCC 10-45-4 (B) states,

“Fencing: The perimeter of the public utility substation site shall be fenced if necessary to provide public safety or protect utility equipment.”

2. HCC 10-7-9 states:

(1) Except for fences or walls surrounding public utility facilities, the fence or wall may not be located in the front yard of the property, but must be located in the rear or side yard;

(2) The fence or wall may not exceed ten feet in height;

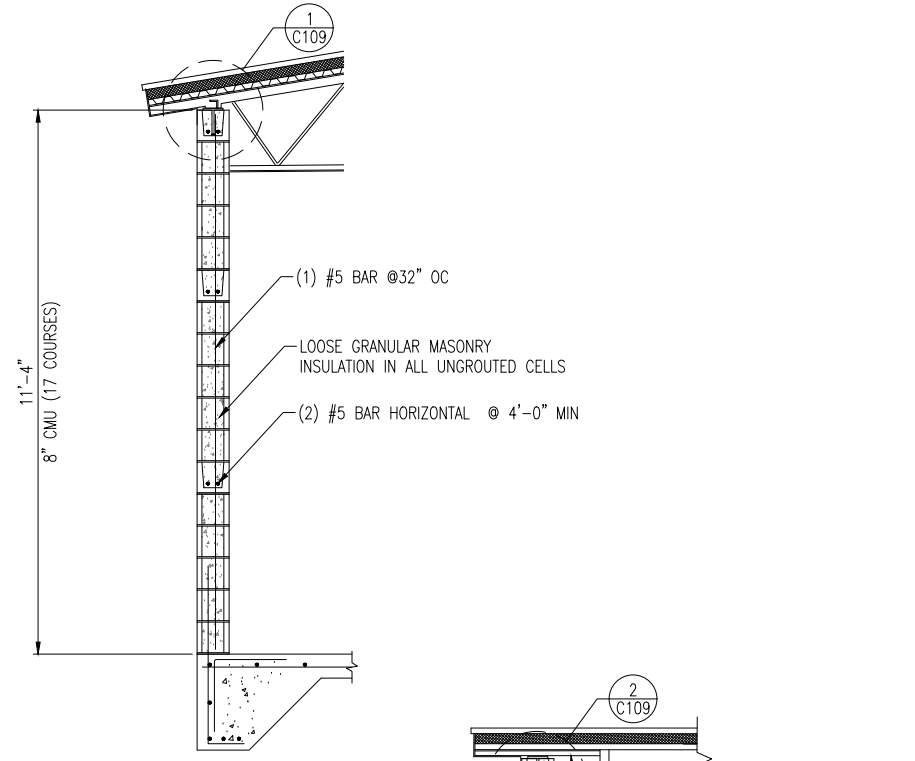
(3) Except for fences or walls surrounding public utility facilities, the topography of the subject property and surrounding properties must be of such a unique or unusual character that a wall of greater height is necessary for the typical quiet enjoyment of the property;

(4) The fence or wall shall comply with all other provisions of this title.

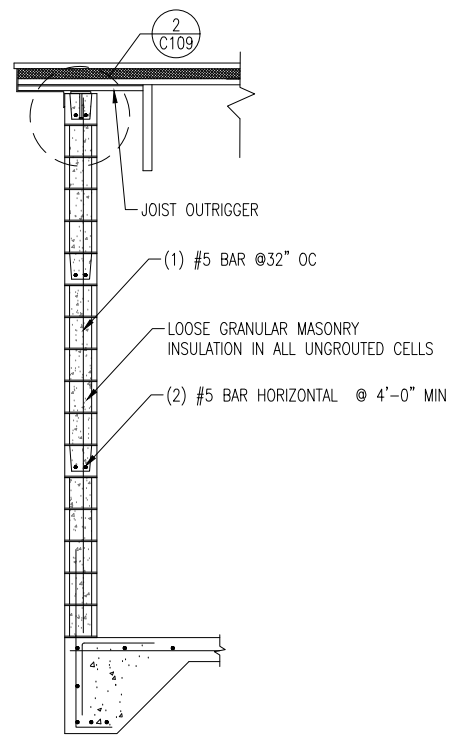
Since this is a public utility facility, these standards do not apply.

3. Sight Obstruction at Intersections: The wall is set back sufficiently from the corner of 600 N and the future road to the west to maintain proper sight distances.

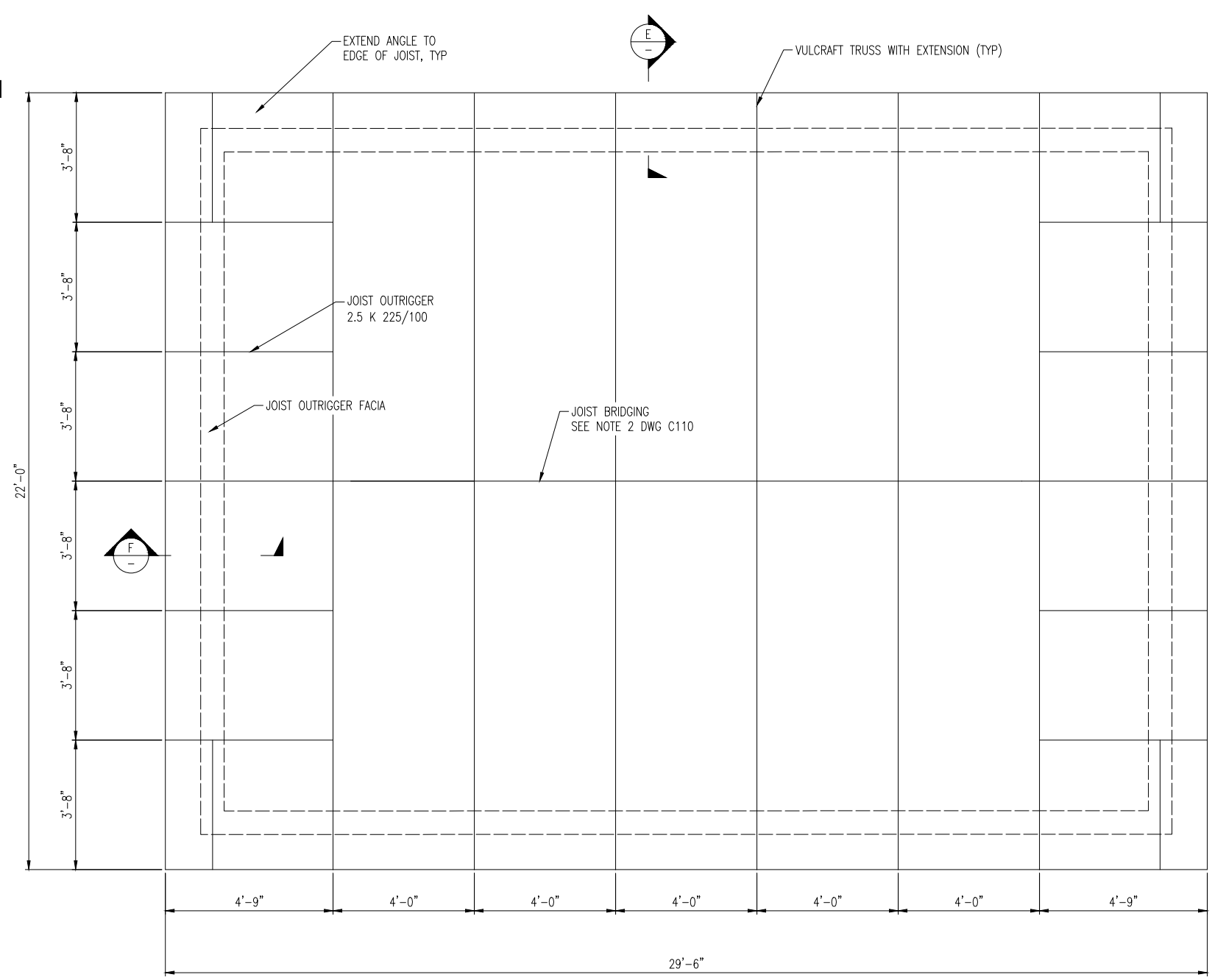
Recommendation: Staff recommends approval subject to staff comments.



SECTION E
SCALE: 1/2"=1'-0"



SECTION F
SCALE: 1/2"=1'-0"



CONTROL BUILDING ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"

No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER
B	08/21/25	DJV	ML	ISSUED FOR BID		
A	07/21/25	NM	DJV	30% ISSUED FOR REVIEW		



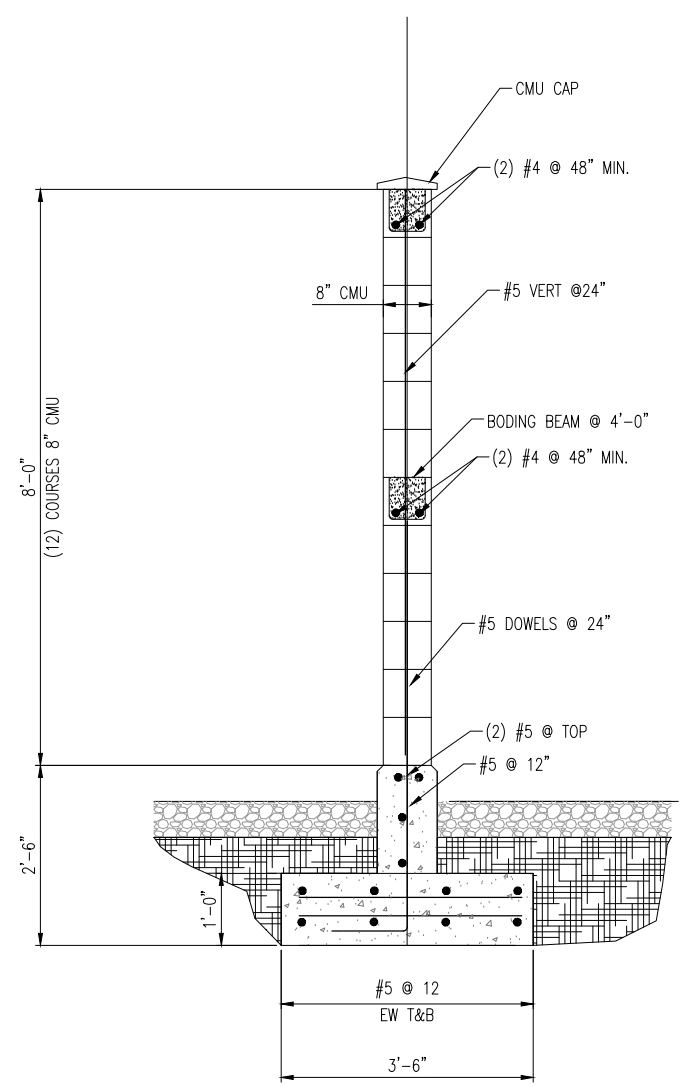
THE DRAWINGS, DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED ARE THE SOLE PROPERTY OF INTERMOUNTAIN CONSUMER PROFESSIONAL ENGINEERS, INC. (ICPE), AND ARE SUBJECT TO THE COPYRIGHT OF ICPE OR ITS ASSIGNS. THEY WERE CREATED, EVOLVED AND DEVELOPED EXCLUSIVELY FOR USE ON, AND IN CONJUNCTION WITH, THE SPECIFIED PROJECT. ANY USE OF THE DRAWINGS, DESIGNS, MATERIAL OR INFORMATION CONTAINED HEREIN, INCLUDING COPYING, WHICH IS NOT EXPRESSLY AUTHORIZED BY ICPE, IS STRICTLY PROHIBITED AS AN INFRINGEMENT OF ITS COPYRIGHT AND MAY RESULT IN LIABILITY.
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Des By:	NM	Date	07/18/25
Drawn By:	NM	Date	07/18/25
Chk'd. By:		Date	
ENGR.	DJV	Date	07/17/25
APPD.	ML	Date	
APPD.		Date	

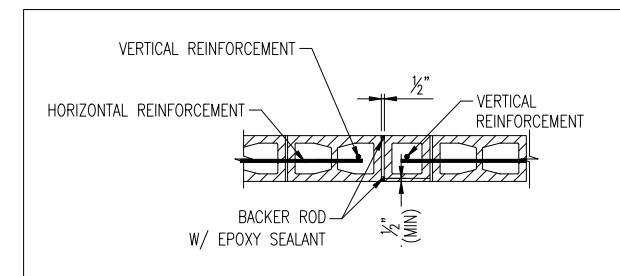
NOT FOR CONSTRUCTION

CITY OF HURRICANE
SKY MOUNTAIN SUBSTATION
CONTROL BUILDING
SECTIONS AND ROOF PLAN

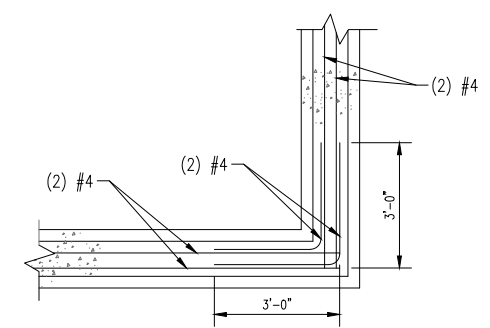
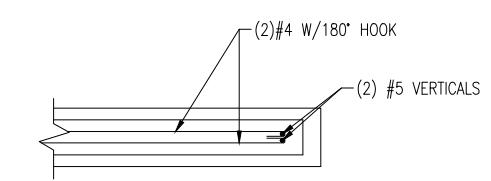
SCALE: 1/2"=1'-0" DRAWING No. 037-049_C108 REVISION B



SECTION A
SCALE: 3/4"=1'-0" 037-032-C100A



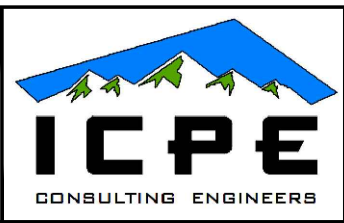
EXPANSION JOINT
SCALE: 3/4"=1'-0"



TYP REINFORCEMENT AT CORNER AND END

- NOTES:**
1. WALL CONTRACTOR TO COORDINATE WITH SUBSTATION CONTRACTOR FOR REBAR TO GROUND GRID BONDING CONNECTIONS.
 2. FOR GENERAL NOTES SEE DWG C001.
 3. FOR MASONRY NOTES SEE DWG C002.
 4. EXPANSION JOINT TO BE SPACED AT 25'
 5. CMU BLOCK FENCE SHALL HAVE A SPLIT FACE BAND. FINAL COLOR AND TEXTURE TO BE DETERMINED BY OWNER.
 6. WALL ENDS SHALL HAVE (2) #5 VERTICALS.

No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER
B	08/21/25	DJV	ML	ISSUED FOR BID		
A	07/21/25	NM	DJV	30% ISSUED FOR REVIEW		



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Des By:	NM	Date	07/18/25
Drawn By:	NM	Date	07/18/25
Chk'd. By:	-	Date	-
ENGR.	DJV	Date	07/17/25
APPD.	ML	Date	-
APPD.	-	Date	-

NOT FOR CONSTRUCTION

CITY OF HURRICANE
SKY MOUNTAIN SUBSTATION
CONCRETE
FENCE DETAILS

SCALE: AS NOTED
DRAWING No. 037-049_C111
Project No. 037-049

REVISION B



Narrative

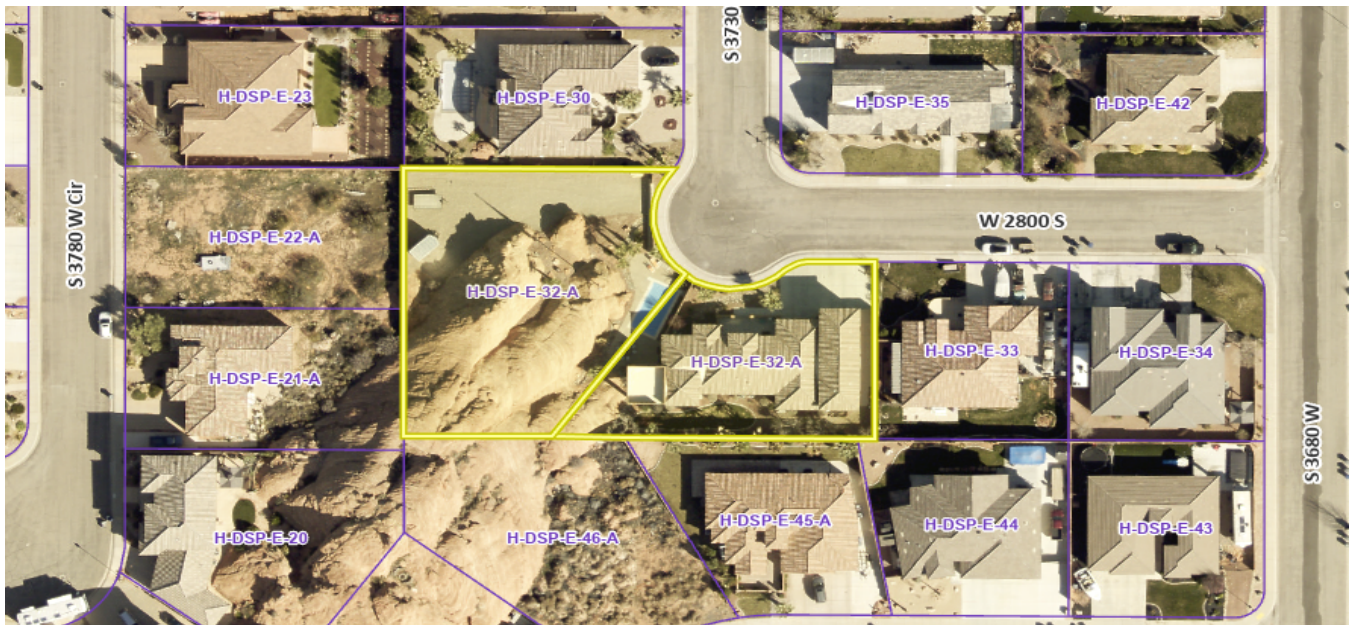
Combining Lots 31 & 32 of Dixie Springs Subdivision Amendment and Extension Plat
"E"



STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	AFP25-11
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Teresa Peters
Agent:	Cody Arnoldson
Request:	Approval of an Amended Final Plat.
Location:	3723 W 2800 S
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat E to combine Lots 31 & 32. There is a large rock formation that takes up the majority of the buildable area on Lot 31. This subdivision is zoned Single Family Residential R1-10.



Vicinity Map

JUC Comments

1. **Public Works:** Disconnect services to empty lot.
2. **Engineering:** Existing Lot 31 has a unique geologic feature. Should the City make any effort to safeguard it? It appears the lot doesn't have any existing restriction besides expense. Other minor redlines submitted to the applicant's engineer.
3. **Streets:** No comment.
4. **Water:** Abandon water service to be terminated at the main line.
5. **Fire:** Approved.
6. **Sewer:** No comment.
7. **Power:** Dixie Power area. Looks good.
8. **Gas:** Okay.
9. **Fiber:** Okay.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. **Sensitive Lands Ordinance:** No development is proposed at this time, but due to the natural rock formation, any potential future development of the Lot 31 area may require a sensitive lands review. Any development should make efforts to avoid and preserve the natural rock formation.

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

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY EASEMENT TO BE HEREAFTER KNOWN AS:

**DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION
PLAT "E" - PARTIAL AMENDMENT "C"**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

TERESA PETERS

TERESA PETERS - INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, INDIVIDUAL.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

(OFFICIAL SEAL NOT REQUIRED UNDER UTAH CODE ANN. 1-1-201)

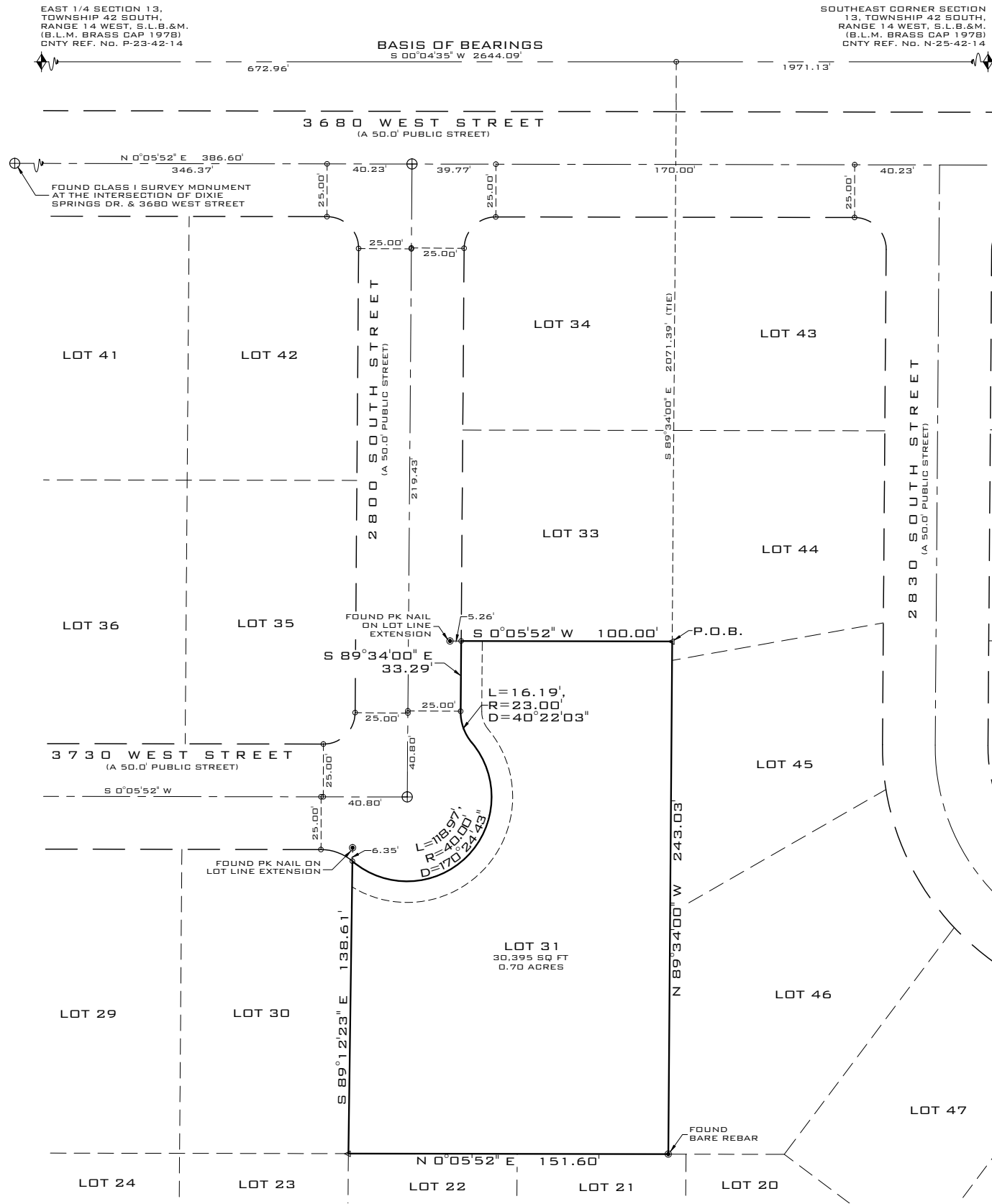
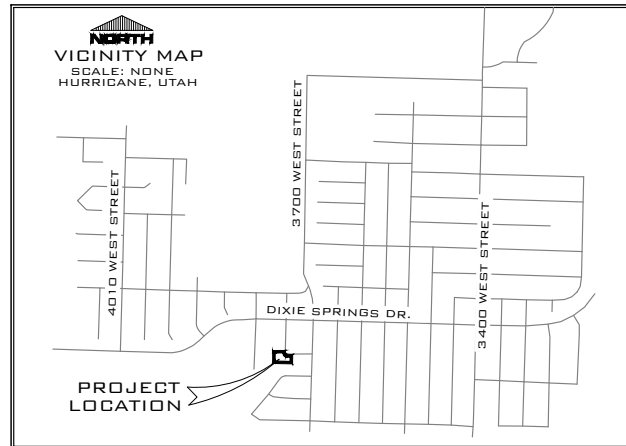
EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

DO NOT STAMP

LEGEND:

- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS 1 (HURRICANE CITY)
- FOUND AS NOTED
- ▲ FOUND PK NAIL AT 5.30' EXTENSION OF LOT LINE
- ◆ SECTION MONUMENTATION AS SHOWN AND DESCRIBED

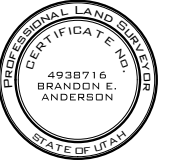


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND PUBLIC UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

**DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION
PLAT "E" - PARTIAL AMENDMENT "C"**

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



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 31 & 32 OF DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 32, DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°04'35" WEST 672.96 FEET ALONG THE SECTION LINE AND NORTH 89°34'00" WEST 2,071.39 FEET FROM THE EAST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 89°34'00" WEST 243.03 FEET ALONG AND BEYOND THE SOUTHERLY LINE SAID LOT 32 TO AND ALONG THE SOUTHERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT 31 SAID PLAT "E";

THENCE NORTH 00°05'52" EAST 151.60 FEET ALONG THE WESTERLY LINE TO THE NORTHWESTERLY CORNER SAID LOT 31;

THENCE SOUTH 89°12'23" EAST 138.61 FEET ALONG THE NORTHERLY LINE SAID LOT 31 TO THE WESTERLY LINE OF 3730 WEST STREET;

THENCE SOUTHEASTERLY 118.97 FEET ALONG AN ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 49°32'46" EAST, LONG CHORD BEARS SOUTH 44°45'07" EAST 79.72 FEET WITH A CENTRAL ANGLE OF 170°24'43") ALONG SAID 3730 WEST STREET TO THE SOUTHERLY LINE OF 2800 SOUTH STREET;

THENCE EASTERLY 16.19 FEET ALONG AN ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 39°52'05" EAST, LONG CHORD BEARS NORTH 70°19'23" EAST 15.86 FEET WITH A CENTRAL ANGLE OF 40°22'56") ALONG SAID SOUTHERLY LINE OF 2800 SOUTH STREET;

THENCE SOUTH 89°34'00" EAST 33.28 FEET ALONG SAID SOUTHERLY LINE 2800 SOUTH STREET TO THE NORTHEASTERLY CORNER SAID LOT 32;

THENCE SOUTH 00°05'52" WEST 100.00 FEET ALONG THE EASTERLY LINE SAID LOT 32 TO THE POINT OF BEGINNING.

CONTAINING 30,395 SQUARE FEET OR 0.70 ACRES.

AMENDMENT NOTE:

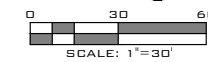
THE PURPOSES OF THIS AMENDMENT IS TO COMBINE LOTS 31 & 32 INTO ONE LOT, TO BE KNOWN AS LOT 31 AND TO VACATE THE 10' REAR AND SIDE EASEMENTS ON SAID LOTS AND THE 20' EASEMENT BETWEEN SAID LOTS. THE 10' STREET SIDE UTILITY EASEMENT WILL REMAIN. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

NOTES:

1. THERE EXISTS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE KNUCKLE OF 2800 SOUTH STREET.
2. THE PARENT PARCEL FOR THIS SUBDIVISION IS H-DSP-E-32-A

SPECIAL NOTE:

HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.



**DIXIE SPRINGS SUBDIVISION
AMENDMENT AND EXTENSION
PLAT "E"
PARTIAL AMENDMENT - C
(LOTS 31 & 32)**

LOCATED IN THE S.E. QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

FPLAT-AMD-PARTIAL FILE NUMBER: 14979-25
DATE: 09/02/2025
SCALE: 1" = 30'
D.G.A. DRAWN:
B.E.A. CHECKED:

ENGINEER'S APPROVAL

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

ENGINEER HURRICANE CITY

APPROVAL AS TO FORM

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

CITY ATTORNEY HURRICANE CITY

ASH CREEK SPECIAL SERVICE DISTRICT

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

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. THIS _____ DAY OF _____, 2023.

ATTEST: CITY RECORDER HURRICANE CITY

MAYOR HURRICANE CITY

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located North of 2950 South, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property’s General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop Garage Condos on 9.11 acres shown as area “E” on the Desert Sands PDO Land use Plan.

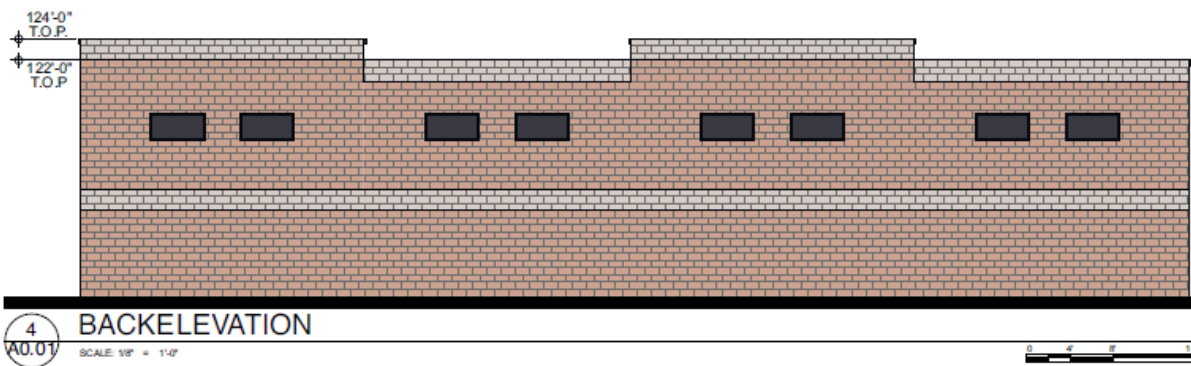
A. Use of Land

We propose 104 Garage Condo Units on the site. The units will be one story with an optional indoor mezzanine. Units will be 25 ft by 52 ft wide on the inside. A 20 ft deep driveway from the interior private streets will provide outside parking for each unit. CC&R’s will not allow these to be used as residences but will allow for the construction of indoor plumbing within each unit. We propose that the interior streets be private and automatic gates be installed at the two entrances for additional security for the project. Masonry privacy walls will be constructed in the gaps between the units to provide a continuous masonry perimeter.

B. Height and Elevations

The proposed buildings are of two-tone masonry construction with black metal accents and will contain anywhere from 6 units to 18 units per building. Building heights to the top of the parapet will be 24 ft. Masonry firewalls will be constructed periodically within the buildings to keep the combustible space below 5,000 sq. ft.





C. Density

We propose 104 units on 9.11 acres for a project density of 11.4 units per acre (u/a).

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is also proposed on the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 2 phases.

F. Topography

The project site itself slopes from south to north at grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the units as they are constructed. Landscaping will also be installed along the 4640 West, 2950 South, and Sand Hollow Road.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is 88,000 sq. ft. about 22% of the project area.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 2950 South to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Two dumpsters within an enclosure is proposed for the project.

K. Lighting Plan

Exterior Wall sconces will be placed on the units to provide lighting.

L. Turning Space

With each phase of the project, space will be provided. The interior private street cross sections match Hurricane City Standard Street sections.

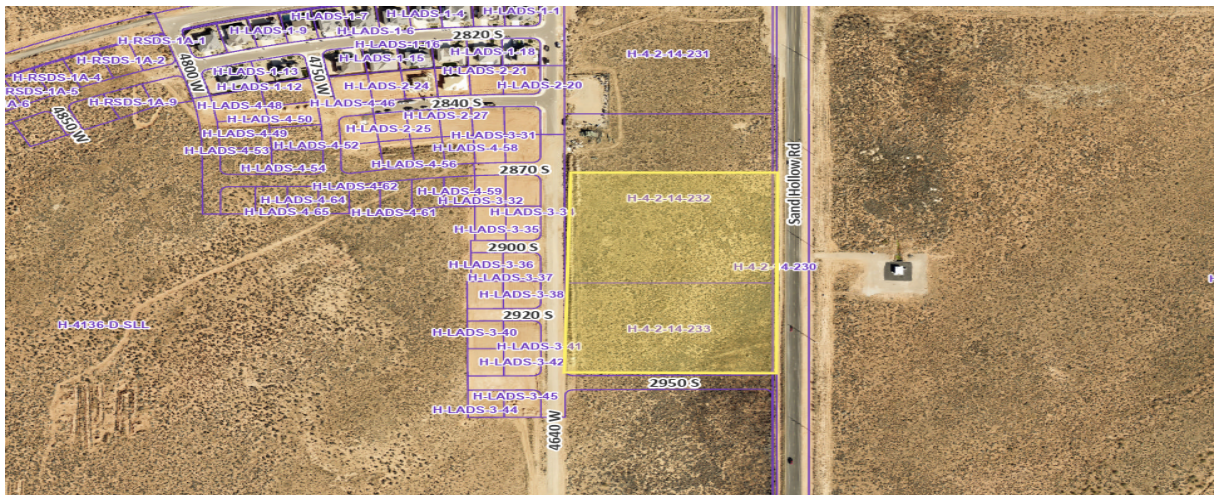
M. Signs

There will be a project sign located at the entrance on 2950 South and the south end of the proposed commercial project. A sign permit application will be submitted at a later date.

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	PSP25-21
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Site Plan Approval
Location:	2950 S Sand Hollow Road
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for “garage condos”, i.e., luxury storage units that are individually owned. Hurricane City Code considers these as substantially similar to storage units. They are proposing 104 units over 9.11 acres located south of Dixie Springs Drive along Sand Hollow Road. This property is part of the Desert Sands development that was approved with a PDO in 2021.



Vicinity Map

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** Look at access to 4640 W.
- 2. Fire:** Approved.
- 3. Sewer:** No comment.
- 4. Water:** Pipe to be ductile iron pipe. Water line needs to be looped.
- 5. Power:** Dixie Power area. Looks good.
- 6. Streets:** No comment.
- 7. Gas:** Okay
- 8. Infowest:** No comment.
- 9. Engineering:** Sand Hollow Road is an existing 90' public street. A road dedication to make it 112' wide has been distributed for owners' signatures. Recording said dedication must be coordinated with this project (HCC 10-39-11(A)(3)). A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Access to the units can be provided via driveways instead of streets (see HCC 10-34-8(B&C)). It appears this development would benefit from calling their accesses driveways because HCS 3.2.4 specifies private and public streets must be held to the same standard (e.g. sidewalks on both sides). Two sidewalks feel excessive for this type of development. Engineering has highlighted sidewalks worth keeping and suggests a new pedestrian connection to benefit the greater neighborhood (see comments for Desert Sands Commercial's preliminary site plan). This site is dependent on infrastructure provided by the Desert Sands Commercial site. Namely: water loop, sewer outlet, and storm drain outlet. Water mains on private property must be ductile iron (HCS 4.4.1.4(C)).
- 10. Washington County Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project 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 Site Plan

- 1. Land Use:** The proposed use of warehouse, self storage is not currently approved in Neighborhood Commercial, but was approved as part of the PDO approval for Desert Sands as a potential use in the Neighborhood Commercial portions of the development. No residential use is permitted within these zones; therefore, residential use of the units is not permitted. The

applicant has proposed CC&Rs to enforce the zoning restrictions within this development. Additional business uses may be permitted if parking requirements can be met.

2. **Parking Requirement:** Per Hurricane City Code (HCC) section 10-34-10,

Warehouse, self-service storage	1 space per employee on highest employment shift	
---------------------------------	--	--

There does not appear to be any office space depicted on the site plan, regardless each unit is depicted with driveway space and garage space.

3. **Landscape:** Hurricane City Code (HCC) requires that a landscape buffer of 10’ wide shall front each right-of-way. A complete landscape plan will be required with the final site plan in order to verify the requirements of the code section cited below; the necessary space for landscaping appears to be depicted on the preliminary site plan.

HCC Sec. 10-32-5. Required landscaping.

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

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

1. A ten-foot wide landscaped area on any commercial development.

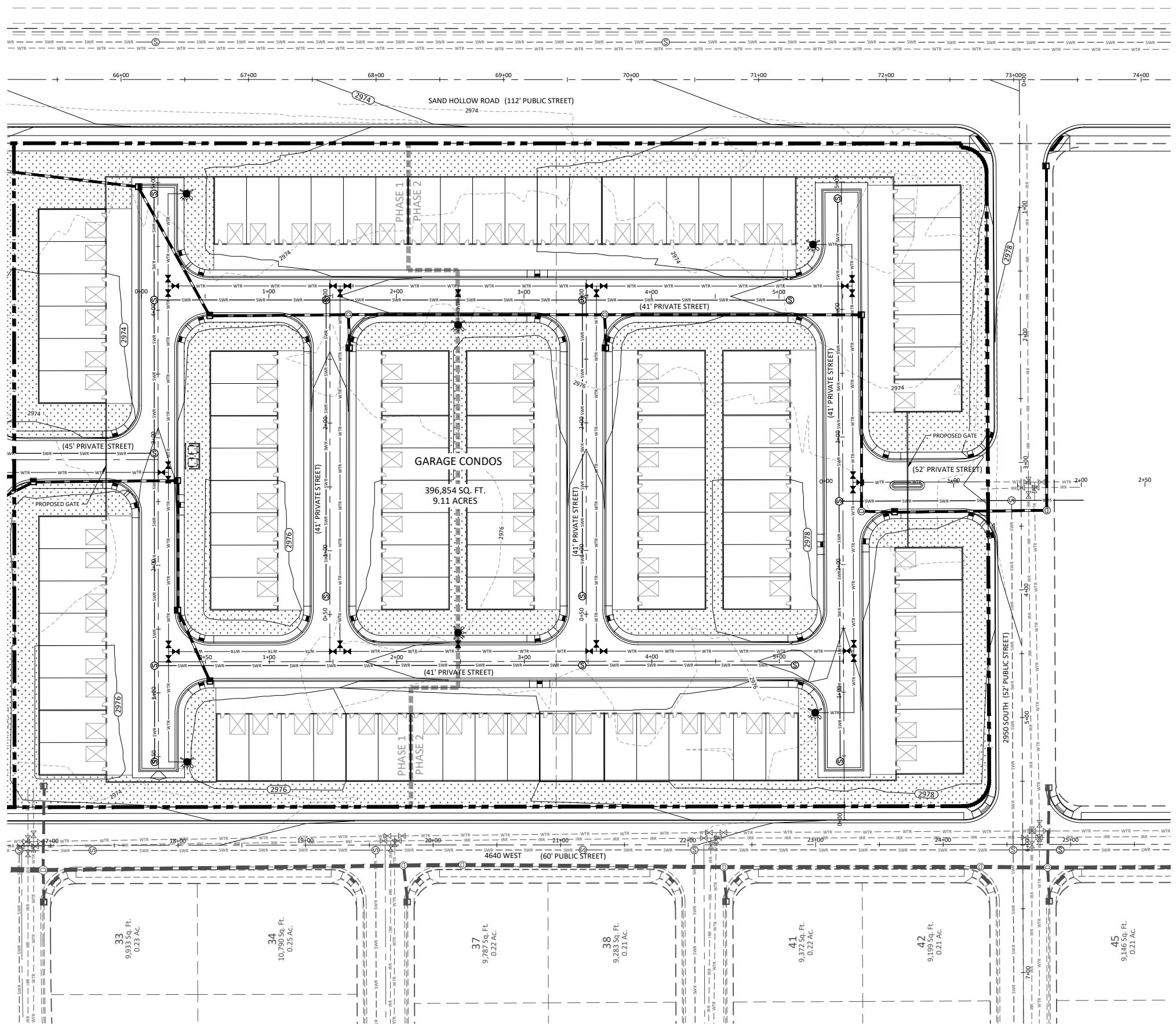
2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

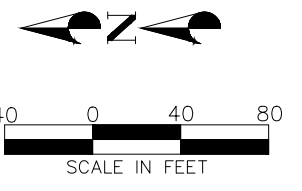
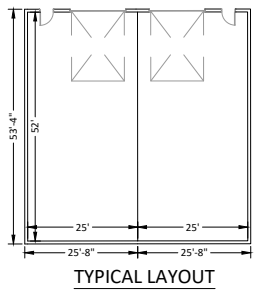
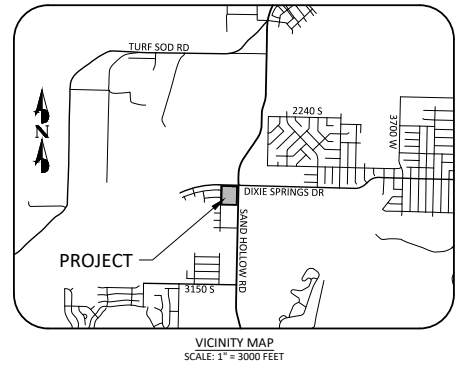
4. As stated in Engineering comments above (JUC #9) private streets are discouraged within Hurricane City ordinances and standards but where this is a commercial development, private “drive-aisles” make sense for the development.
5. **No Vesting Rights:** It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be*

developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Recommendation: The Planning Commission should review this application based on standards in the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to JUC and staff comments.



GARAGE CONDOS
396,854 SQ. FT.
9.11 ACRES



GARAGE CONDO PROJECT DATA:
BUILDING DATA
GARAGE CONDO UNITS: 104 UNITS
AGGREGATE BUILDING FLOOR SPACE: 142,248 SQ. FT.

PRELIMINARY SITE PLAN
FOR
DESERT SANDS GARAGE CONDOS (AREA E)
4640 WEST DIXIE SPRINGS DR.,
HURRICANE UT, 84737
LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 42 SOUTH,
RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D

DESERT SANDS GARAGE CONDOS (AREA E)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH
PRELIMINARY SITE PLAN

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



DATE:	OCTOBER 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	21-022
SCALE:	1" = 30'
SHEET NUMBER:	

PSP-1
1 OF 1 TOTAL

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located south of Dixie Springs Dr, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop small multiuse commercial center on 3.76 acres shown as area "D" on the Desert Sands PDO Land use Plan.

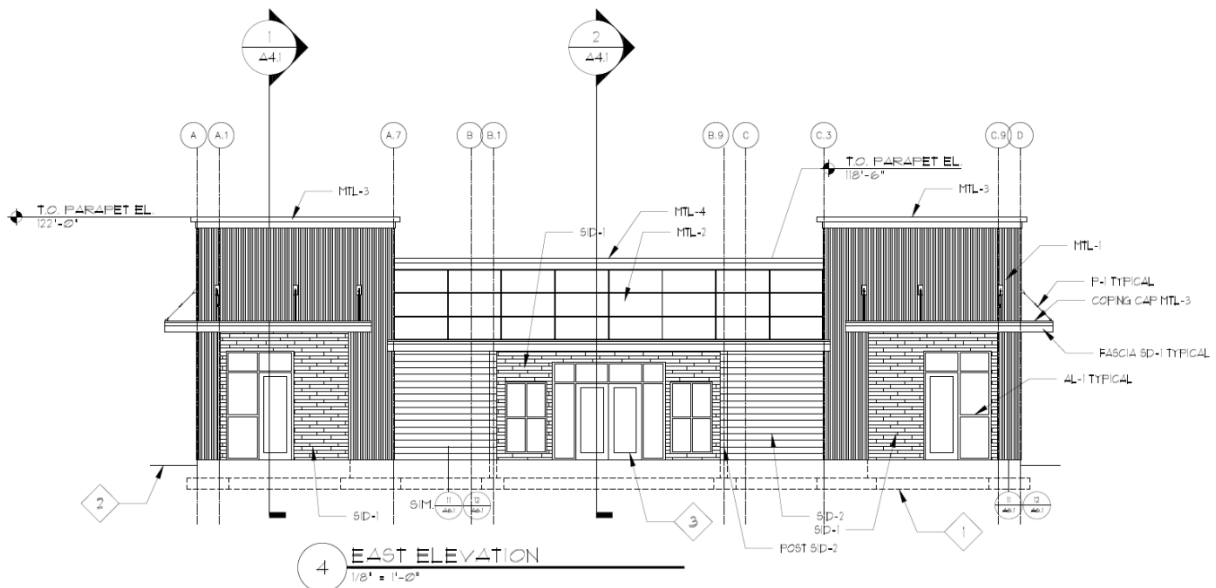
A. Use of Land

We propose to develop the site into six (6) commercial buildings. Each building will be 4,362 square feet in size and be individually owned for a total project floor space of 26,172 square feet. Each building can also be compartmentalized to allow leasing for up to three (3) tenants. Three (3) of the buildings will have a drive-through component for one of the tenants. Off street surface parking will be provided to allow for vehicular access to the site. The site can accommodate up to 201 parking spaces, this will allow for one space per every 130 square feet of building space. This amount will allow for a mixture of both retail and restaurant tenants within the development.

Adjacent to Sand Hollow Road on 1.17 acres we propose a self-service car wash where visitors to the Sand Hollow state park and Sand Mountain Recreation can come and clean of their boats or off road vehicles.

B. Height and Elevations

The proposed buildings are 3 bay commercial buildings with a 4,362 sq.ft. footprint area. Building heights to the top of the parapet are 22 feet. Exterior finishes consist of: metal siding in rust, black, and gray colors, pre finished metal fascia and accents in black or red colors, and wood siding.



C. Density

N/A

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is proposed as part of the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 3 phases.

F. Topography

The project site itself slopes from south to north at a grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the buildings and in terminal islands throughout the parking area. Landscaping will also be installed along the Dixie Springs Dr, 4640 West, and Sand Hollow Rd.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements for the retail/restaurant project area is 28,000 sq. ft. about 17%, and for the self-service carwash project area is 7,000 sq. ft. about 14%.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 4640 West to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Several enclosed dumpster sites are placed throughout the project for waste disposal.

K. Lighting Plan

Project lighting will consist primarily of street lighting installed to Hurricane City standards along the exterior roads. Interior lighting will be provided with 25 ft pole mounted lights placed throughout the project. Exterior Wall sconces will also be placed on the buildings to provide additional lighting.

L. Turning Space

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

M. Signs

Wall signs will be placed on the front sides of the buildings facing the parking lot as well as any side of the building facing the public streets.

Monument signs of approximately 12 ft in height and 80 sq. ft. will be placed at the three entrances coming off of the surrounding streets.

A Free-Standing pylon sign will be placed along Sand Hollow Road. We propose this sign be 30 ft in height and 150 sq. ft. in area. Specific elevations of these signs will be submitted for review at a later date.

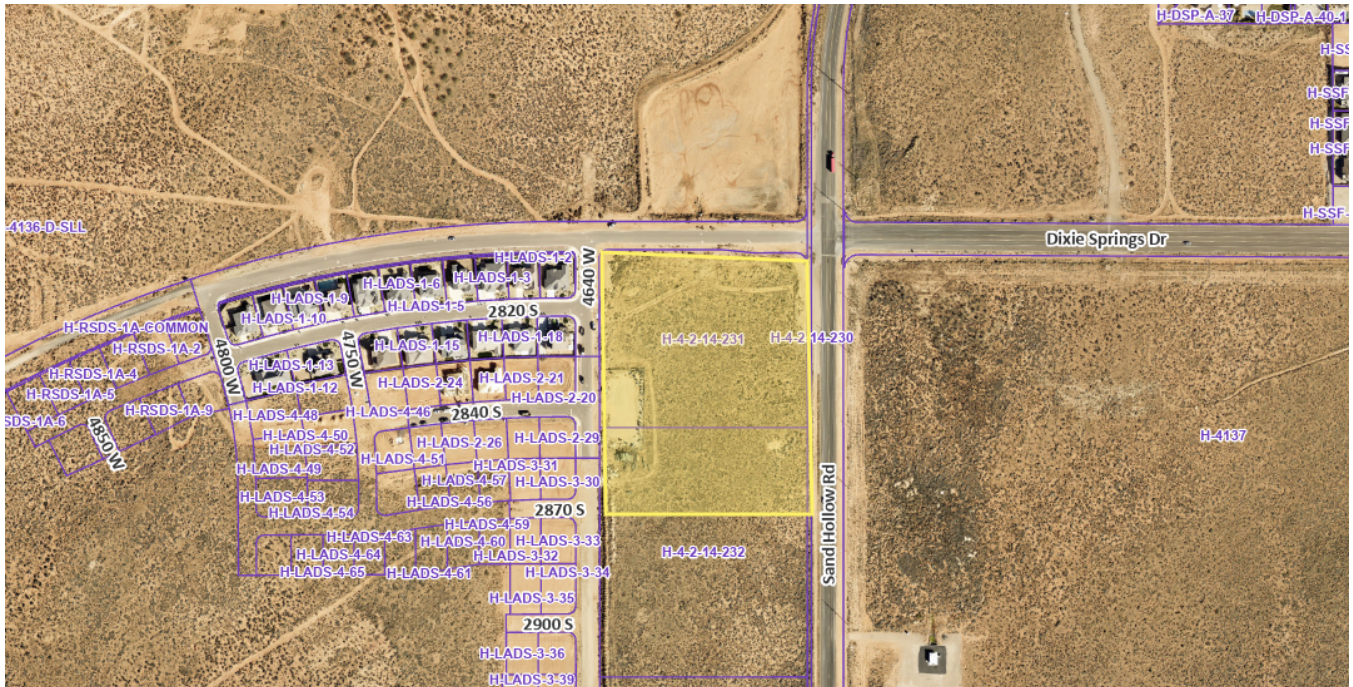


STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	PSP25-23
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Site Plan Approval
Location:	4640 W Dixie Springs Drive
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for commercial development located at the southwest corner of Dixie Springs Drive and Sand Hollow Road. They are proposing six commercial buildings with three tenant spaces in each building, along with a self service car wash. This property is part of the Desert Sands development, “Area D”, that was approved with a PDO in 2021.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Fire:** Approved.
3. **Sewer:** No comment.
4. **Water:** Water line needs to be ductile iron pipe. Water line looping required.
5. **Power:** Dixie Power area. Looks good.
6. **Streets:** No comment.
7. **Gas:** Okay.
8. **Infowest:** No comment.
9. **Engineering:** Sand Hollow Road is an existing 90' public street. A road dedication to make it 112' wide has been distributed for owners' signatures. Recording said dedication must be coordinated with this project (HCC 10-39-11(A)(3)). A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Engineering assumes common area will cover most of the shared areas and shared infrastructure, otherwise easements should be arranged (for utilities and cross access) (see HCS 3.8.4 & HCC 10-35-4(B)(8)). What can we do to encourage a pedestrian connection between Sand Hollow Road and 4640 West (it

appears one would fit nicely between this site and the proposed garage condos site) (HCC 10-33-5(H))? Road connectivity standards encourage block lengths no greater than 800' (HCS 3.2.4.2(f)). The existing block that separates the residential portion of Desert Sands from the planned Sand Hollow Road trail is approximately fourteen hundred feet. The construction plans must detail how traffic will be controlled at the 4640 W access that is aligned with 2840 South (see HCC 10-7-10(D)(2)(a)(4)). Another vehicle access from 4640 West is encouraged (near the northwest corner of the site, see HCS 3.2.3.8). Landscaping in the street has counted toward 10' landscape strips before (HCC 10-32-6(B)). It appears allowing the drive through closer to the road would make the internal and street layouts better. Engineering needs proposed cross sections for Dixie Springs Drive. Traffic control for Dixie Springs Drive between Sand Hollow Road and 4640 West must be more apparent in the construction plans. What is the proposed pavement width, lane configurations, and such? It appears there are proposed median islands. Engineering provided a suggested layout that should net less concrete and pavement. A typical major collector with a trail is 77' wide.

10. Washington County Water Conservancy District: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project 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 Site Plan

1. **Land Use:** The proposed uses of retail, restaurant, and car wash are permitted as part of the Neighborhood Commercial portion of the Desert Sands PDO.
2. **Parking Requirement:** The applicant is proposing 26,172 square feet of building space and 201 parking stalls, which equates to approximately one stall per 130 square feet of floor area. The exact parking requirement will depend on the specific uses within the buildings; however, with restaurants requiring one space per 100 square feet and retail or office uses requiring one space per 250 square feet, the proposed parking supply will most likely be sufficient. The car wash use requires one space per employee so a "self-service" car wash would require no additional parking stalls.
3. **Landscape:** Hurricane City Code (HCC) requires that a landscape buffer of 10' wide shall front each right-of-way, park strip area does count towards the required buffer. A complete landscape plan will be required with the final site plan in order to verify the requirements of the code section cited below; the necessary space for landscaping appears to be depicted on the preliminary site plan.

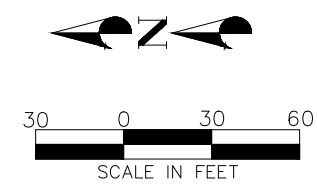
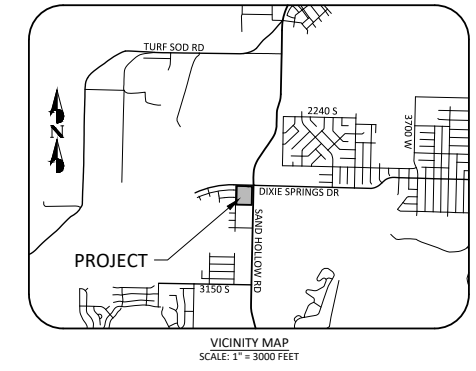
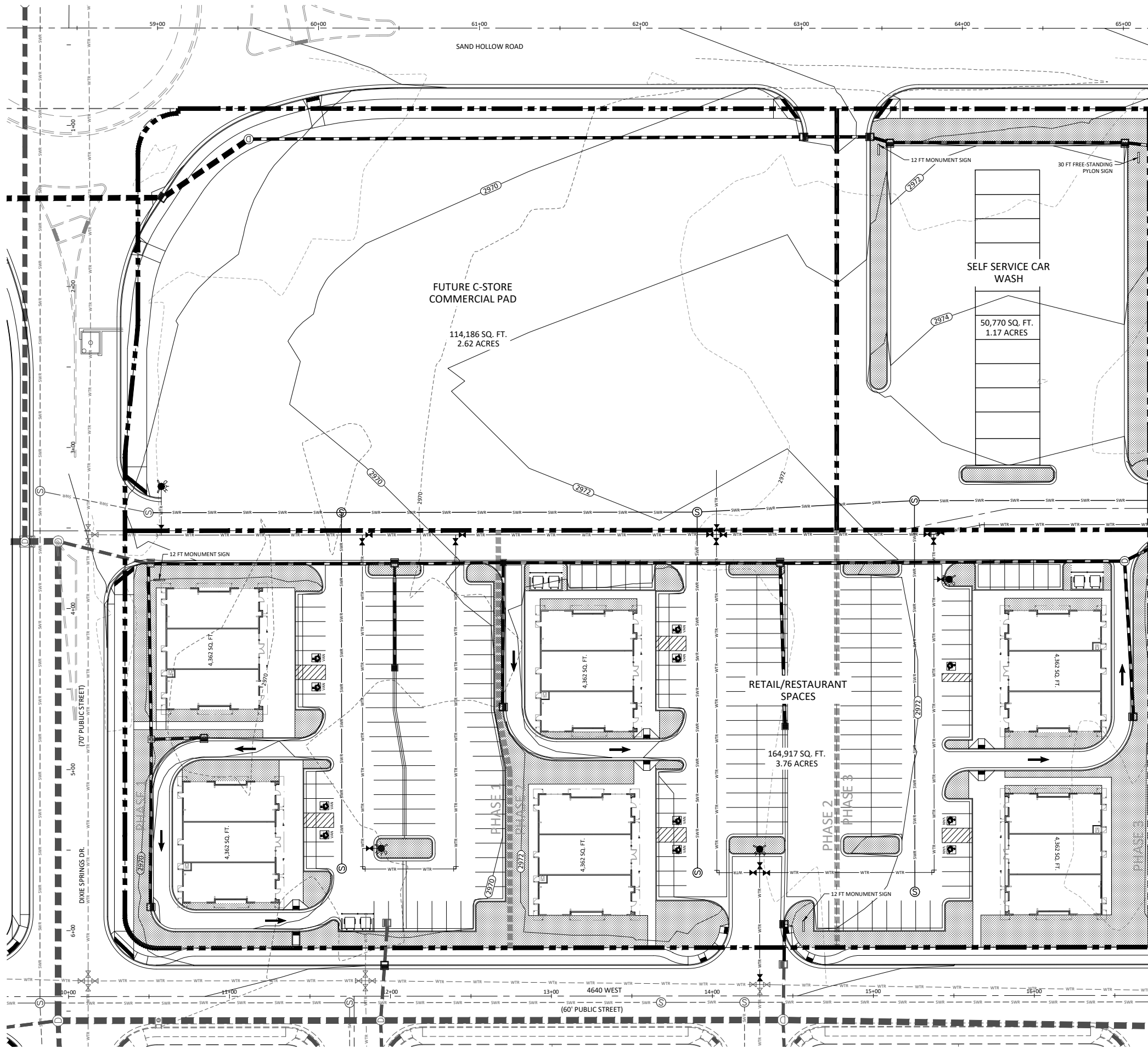
HCC Sec. 10-32-5. Required landscaping.

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

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
4. As stated in Engineering comments above (JUC #9), Planning staff would agree another connection to 4640 W at 2820 S would be better for circulation and an additional pedestrian access from 4640 W to Sand Hollow Road would be preferable.
5. For the self-service car wash: HCC 10-32-12(A)(3) states: *All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.*
6. The “Future C-store commercial pad” area will need its own preliminary site plan application when plans are ready for that area.
7. **No Vesting Rights:** It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

Recommendation: The Planning Commission should review this application based on standards in the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to JUC and staff comments.



RETAIL/RESTAURANT SPACE PROJECT DATA:

BUILDING DATA	
AGGREGATE BUILDING FLOOR SPACE:	26,172 SQ. FT.
PARKING DATA	
PARKING STALLS PROVIDED:	201 STALLS (1 PER 130 SQ. FT.)

PRELIMINARY SITE PLAN
 FOR
DESERT SANDS
COMMERCIAL (AREA D)
 4640 WEST DIXIE SPRINGS DR.,
 HURRICANE UT, 84737
 LOCATED IN THE SOUTH HALF OF SECTION 14,
 TOWNSHIP 42 SOUTH,
 RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D

DESERT SANDS
COMMERCIAL (AREA D)
 4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH
 PRELIMINARY SITE PLAN

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



DATE:	OCTOBER 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	21-022
SCALE:	1" = 30'
SHEET NUMBER:	

PSP-1
 1 OF 1 TOTAL

NARRATIVE FOR: THE ADVENTUS

The Adventus is a Planned commercial and used for commercial and short term rental . It is located approximately at South East Corner of Bash Parkway & Sand Hollow Road. (Parcel #H-4-2-11-126, H-4-2-11-1111-GS1, H-4-2-11-2112-GS1).



STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	FSP25-34
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan
Location:	Southeast corner of Bash Parkway and Sand Hollow Road.
Zoning:	Planned Commercial PC
General Plan Map:	Neighborhood Commercial
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for Adventus, a mixed use development located on the corner of Sand Hollow Road and Bash Parkway. The site consists of three buildings, each with retail and restaurant space on the lower floors and condominiums on the upper floors with parking underneath. The site is zoned Planned Commercial (PC).

JUC Comments

The construction drawings should have been signed off in October 2025. Fully signed and stamped construction drawings have yet to be presented to the Planning Department.

3. **Landscape:** The applicant has submitted a landscaping plan that meets Hurricane City Code for both commercial and residential developments.
4. **Outdoor lighting:** Any new outdoor lighting needs to meet HCC 10-33-7.
5. Building renderings have been submitted, staff has no concerns with the renderings presented as the roof of the building will be under 55' tall.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff is waiting on additional information from the applicant on:

- Signed construction drawings
- Percentages of use
- Parking calculations

If these are not submitted by meeting time staff would recommend tabling the item.

OVERALL SITE PLAN FOR: THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- BUILDING WALL
- - - BURIED GARAGE WALL
- - - ADJACENT PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- x - x - PROPOSED METAL FENCE
- PROPOSED CURB AND GUTTER
- - - - - EXISTING/PLANNED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- LANDSCAPING AREA
- ROADWAY DEDICATION
- DOG PARK TURF
- - - - - EXISTING CURB & GUTTER IN MARLA
- + STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA RAMP ACCESSIBLE AREA
- ADA RAMP



40 0 40
SCALE IN FEET

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W, ALONG THE EAST SECTION LINE, 851.71 FEET; THENCE N90°00'00"W 107.82 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF BASH PARKWAY; THENCE S01°07'24"W 602.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 146.10 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.06 FEET, THROUGH A CENTRAL ANGLE OF 12°57'48", (LONG CHORD BEARS: S07°36'18"W 32.99 FEET) TO A POINT ON THE NORTHERN BOUNDARY LINE OF THE SUBDIVISION MARLA AT ELM VALLEY; THENCE, ALONG SAID BOUNDARY LINE THE FOLLOWING COURSE, WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 600.17 FEET, HAVING A RADIUS OF 1326.40 FEET AND A RADIAL BEARING OF S32°58'52"W, THROUGH A CENTRAL ANGLE OF 25°55'31" (LONG CHORD BEARS: N69°58'53"W 595.06 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 17.46 FEET, HAVING A RADIUS OF 11.00 FEET AND A RADIAL BEARING OF N05°51'42"E, THROUGH A CENTRAL ANGLE OF 90°57'02" (LONG CHORD BEARS: N38°39'47"W 15.68 FEET) TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD AMENDED AND EXTENDED; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES, (1) N05°51'41"E 330.83 FEET; (2) THENCE N14°57'13"E 34.82 FEET; (3) THENCE N05°39'40"E 143.46 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF A 1611.27 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.74 FEET, THROUGH A CENTRAL ANGLE OF 02°22'24", (LONG CHORD BEARS: N06°50'52"E 66.74 FEET); (5) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 31.44 FEET, THROUGH A CENTRAL ANGLE OF 92°22'04", (LONG CHORD BEARS: N54°13'06"E 28.14 FEET) TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES (1) A DISTANCE OF 57.40 FEET, THROUGH A CENTRAL ANGLE OF 07°04'20", (LONG CHORD BEARS: S76°03'42"E 57.36 FEET); (2) THENCE EASTERLY ALONG THE ARC OF A 485.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 356.13 FEET, THROUGH A CENTRAL ANGLE OF 09°25'05", (LONG CHORD BEARS: S67°49'00"E 355.73 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 340,594 SQUARE FEET OR 7.816 ACRES.

SITE USE AND PARKING CALCULATIONS

- TOTAL PLANNED PARKING IS 616 (310 OUTDOOR STALLS, 306 PLANNED GARAGE STALLS).
20 BOAT/TRAILER PARKING STALLS AVAILABLE
16 ADA REQUIRED (12 OUTDOOR AND 4 GARAGE PLANNED INCLUDING 3 OUTDOOR VAN ADA STALLS)
- TOTAL REQUIRED PARKING - 570 PARKING STALLS
- 40 RESIDENTIAL (50% ALL DAY AND 50% MORNING AND EVENING USE) - 80 PARKING STALLS
 - 130 HOTEL CONDOS (MORNING AND EVENING USE) - 132 PARKING STALLS
 - GYM - 14,554 SF (ALL DAY 6 AM-10 PM USE WITH HEAVY USE IN MORNING AND EVENING) - 49 PARKING STALLS
 - RESTAURANT - 18,268 S.F. (ALL DAY 11 AM-10 PM) - 183 PARKING STALLS
 - RETAIL - 31,461 S.F. (MON-SAT 8AM-8PM USE ONLY) - 126 PARKING STALLS

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WITH A BLANKET UTILITY EASEMENT THROUGHOUT ALL COMMON AREAS.

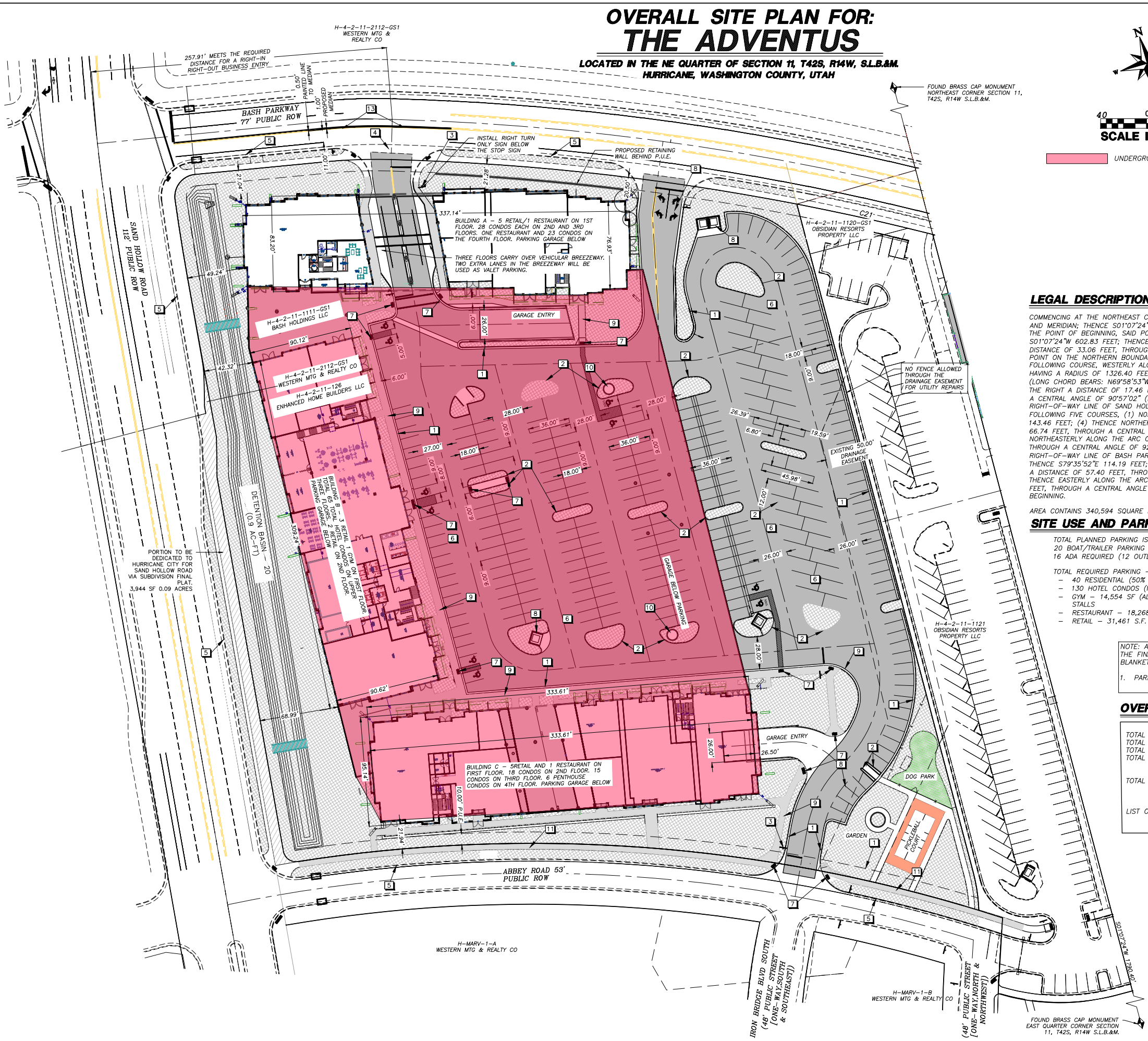
1. PARKING WILL BE UNCOVERED.

OVERALL LAND USE SUMMARY

TOTAL DEVELOPMENTAL AREA:	340,457 SQ.FT (7.816 ACRE)
TOTAL BUILDING FOOTPRINT:	84,769 SQ. FT.
TOTAL PAVEMENT:	134,286 SQ. FT.
TOTAL LANDSCAPE AREA:	90,685 SQ. FT. (26.64% TOTAL AREA)
TOTAL UNITS ALLOWED	117 (15/ACRE) OR 132 (17/ACRE) WHEN 10% OF THE RESIDENTIAL UNITS ARE RESERVED FOR AFFORDABLE HOUSING
LIST OF AMENITIES:	ROOFTOP POOL, GYM, ROOFTOP COMMUNAL GARDEN/SEATING, MIN. 8,000 SF MIXED-USE OUTDOOR SPACE.

CONSTRUCTION KEYNOTES:

- 1 INSTALL NEW 24" CURB AND GUTTER (SEE DETAILS ON SHEET DT-5)
- 2 INSTALL NEW "A" CURB (SEE DETAILS CC-100 ON SHEET DT-1)
- 3 INSTALL NEW STOP SIGN PER CITY STANDARDS
- 4 EXISTING WATER-WAY
- 5 EXISTING IMPROVEMENTS
- 6 PROPOSED ASPHALT
- 7 INSTALL NEW ADA RAMP
- 8 TRASH ENCLOSURE
- 9 INSTALL 6" SIDEWALK
- 10 INSTALL GARAGE VENT FAN - SEE BUILDING PLANS FOR DETAILS
- 11 INSTALL 5' SIDEWALK
- 12 INSTALL STREET SIGN - SEE STRIPING AND SIGNAGE PLAN
- 13 INSTALL RAISED ISLAND + STRIPE- SEE UDOT DETAIL SHEET SD9



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 1-435-668-8801



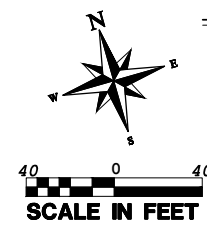
SITE PLAN:
THE ADVENTUS
LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/9/2025
SCALE: 1"=40'
JOB NO: 120-001
SHEET NO: **C2**

SITE PLAN

LIGHTNING PLAN FOR: THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- - - EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- - - BASH PARKWAY ROAD ROW
- PROPOSED TRANSMISSION POWER LINE AS PER BASH PARKWAY ROAD DESIGN PLAN
- PROPOSED PRIMARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- SECONDARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PROPOSED PRIMARY POWER
- SECONDARY POWER
- UGP EXISTING UNDERGROUND POWER IN MARLA
- ★ PROPOSED STREETLIGHT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- ☒ PROPOSED POWER TRANSFORMER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- ☒ PROPOSED SECONDARY BOX AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- ☒ PHASE VAULT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- ☒ TRANSMISSION UTILITY POLE AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- ★ PROPOSED STREETLIGHT
- ☒ PROPOSED POWER TRANSFORMER
- UNDERGROUND PARKING AREA

ADDITIONAL GAS NOTES:
EASEMENTS TO BE GRANTED ON FINAL PLAT FOR GAS MAIN THAT RUN THROUGH THE PROPERTY.

UNDERGROUND PARKING AREA IS SHOWN IN RED SHADED AREA.

CONSTRUCTION NOTES:

POWER

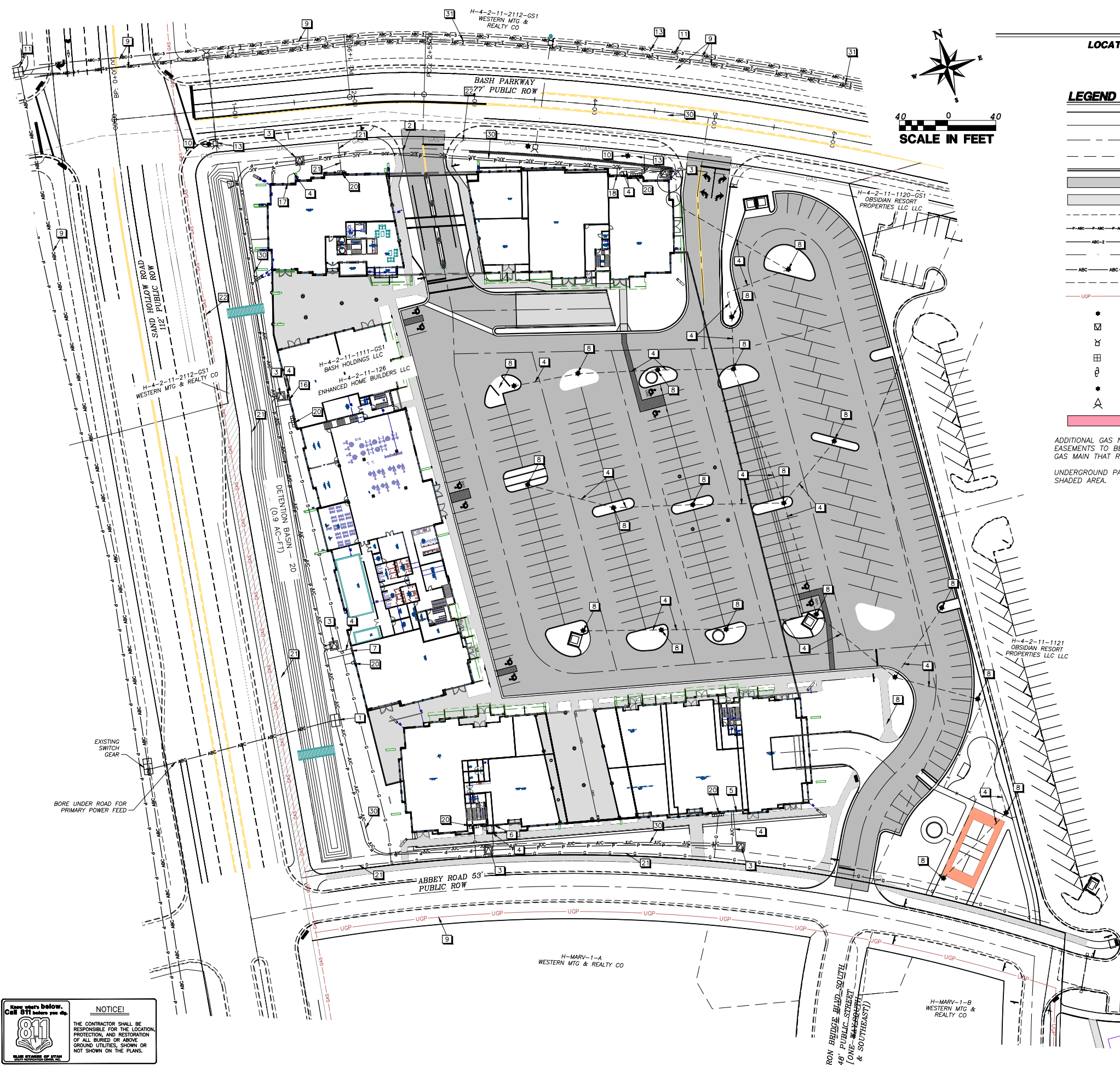
- 1 INSTALL FOUR-WAY SWITCH
- 2 INSTALL PRIMARY POWER (THREE 3-INCH CONDUIT)
- 3 INSTALL THREE-PHASE TRANSFORMER
- 4 INSTALL SECONDARY POWER
- 5 INSTALL MULTI-METER (21 200-AMP SERVICES, 1 400-AMP 3-PHASE HOUSE MAIN SERVICE, AND 3 400-AMP SERVICES)
- 6 INSTALL MULTI-METER (17 200-AMP SERVICES, 1 400-AMP 3-PHASE HOUSE SERVICE, 3 400-AMP SERVICES, AND 1 600-AMP SERVICE)
- 7 INSTALL MULTI-METER (1 1300-AMP SERVICE FOR GYM, 1 400-AMP 3-PHASE HOUSE MAIN SERVICE, AND 1 1200-AMP SERVICE FOR 28 HOTEL UNITS)
- 8 INSTALL PARKING LIGHTS
- 9 EXISTING PRIMARY/SECONDARY POWER
- 10 EXISTING STREET LIGHT
- 11 EXISTING VAULT
- 12 EXISTING TRANSFORMER
- 13 PRIMARY POWER INSTALLED WITH PID ROAD
- 14 SECONDARY POWER INSTALLED WITH PID ROAD
- 15 PHASE VAULT INSTALLED WITH PID ROAD
- 16 INSTALL MULTI-METER (1 1200-AMP SERVICE FOR 30 HOTEL UNITS, 4 400-AMP SERVICES FOR RETAIL, AND 1 400-AMP 3-PHASE HOUSE MAIN SERVICE)
- 17 INSTALL MULTI-METER (1 400-AMP 3-PHASE HOUSE MAIN SERVICE FOR ELEVATOR, 2 800-AMP SERVICES FOR RESTAURANTS, AND 1 1200-AMP SERVICE FOR 28 HOTEL UNITS)
- 18 INSTALL MULTI-METER (5 200-AMP SERVICE FOR RETAIL AND OUTDOOR LIGHTING, 1 400-AMP 3-PHASE HOUSE MAIN SERVICE, AND 1 1600-AMP SERVICE FOR 37 HOTEL UNITS)

GAS

- 20 INSTALL GAS METER BANK (SEE ARCHITECTURAL PLANS FOR SIZE AND QUANTITY)
- 21 INSTALL GAS
- 22 EXISTING GAS

COMMUNICATION

- 30 INSTALL JUC TRENCH
- 31 EXISTING JUC TRENCH

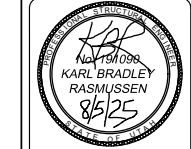
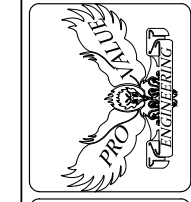


811
CALL BEFORE YOU DIG
UTAH STATE DEPARTMENT OF HERITAGE AND ARTS

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

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84757
Phone: (437) 868-8801



LIGHTNING PLAN FOR:
THE ADVENTUS
LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH




DATE: 8/5/2015
SCALE: 1"=40'
JOB NO.: 120-001
SHEET NO.: **C5**

POWER, COMMUNICATION AND GAS PLAN

LANDSCAPE PLAN FOR: THE ADVENTUS






LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

-  INSTALL MIXTURE OF DESERT SCAPE TAN ROCK, 1" AND BASALT ROCK, 3/4"
-  SIDEWALK
-  ASPHALT

H-4-2-11-2112-GS1
WESTERN MTG &
REALTY CO

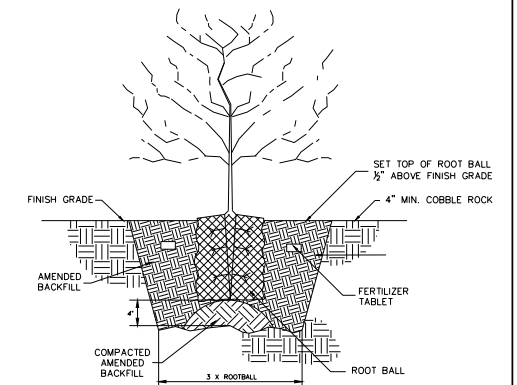
PLANT SCHEDULE:

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	SIZE (W)
24		PISTACHIA X 'RED PUSH' (OR EQUAL)	RED PUSH PISTACHE	40'	40'
45		CAESALPINIA GILLIESII (OR EQUAL)	YELLOW BIRD OF PARADISE	8.5'	8.5'
64		CHIOPSIS LINEARIS (OR EQUAL)	DESERT WILLOW	20'	10'
509		HESPEROLAE PARVIFLORA (OR EQUAL)	RED YUCCA	48"	36"
34.3		OLIA EUROPAEA (OR EQUAL)	LITTLE OLLIW	24"	24"

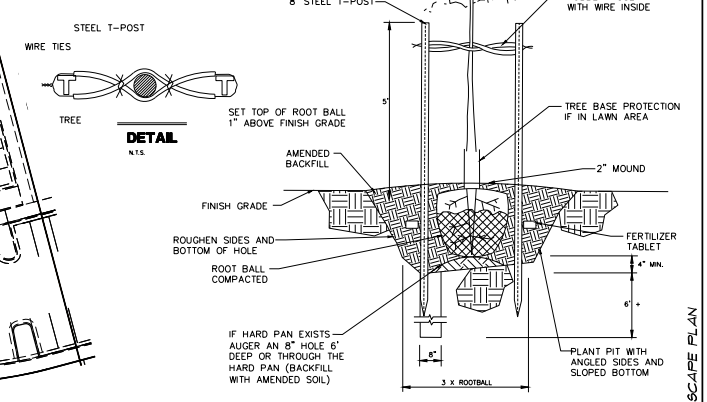
LANDSCAPE NOTES:

- 1: OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE.
- 2: 1 TREE & 3 SHRUBS FOR EVERY 35' OF FRONTAGE ALONG BASH PARKWAY, SAND HOLLOW ROAD, AND ABBEY ROAD.
- 3: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 4: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 5: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 6: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 7: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.
- 8: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 9: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

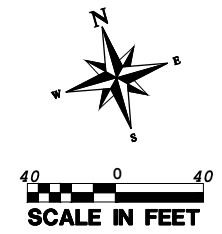
TOTAL LANDSCAPE AREA	80,781 SQ.FT.
TOTAL PARKING AREA	153,554 SQ.FT.
LANDSCAPE TO PARKING PERCENT	52.61%



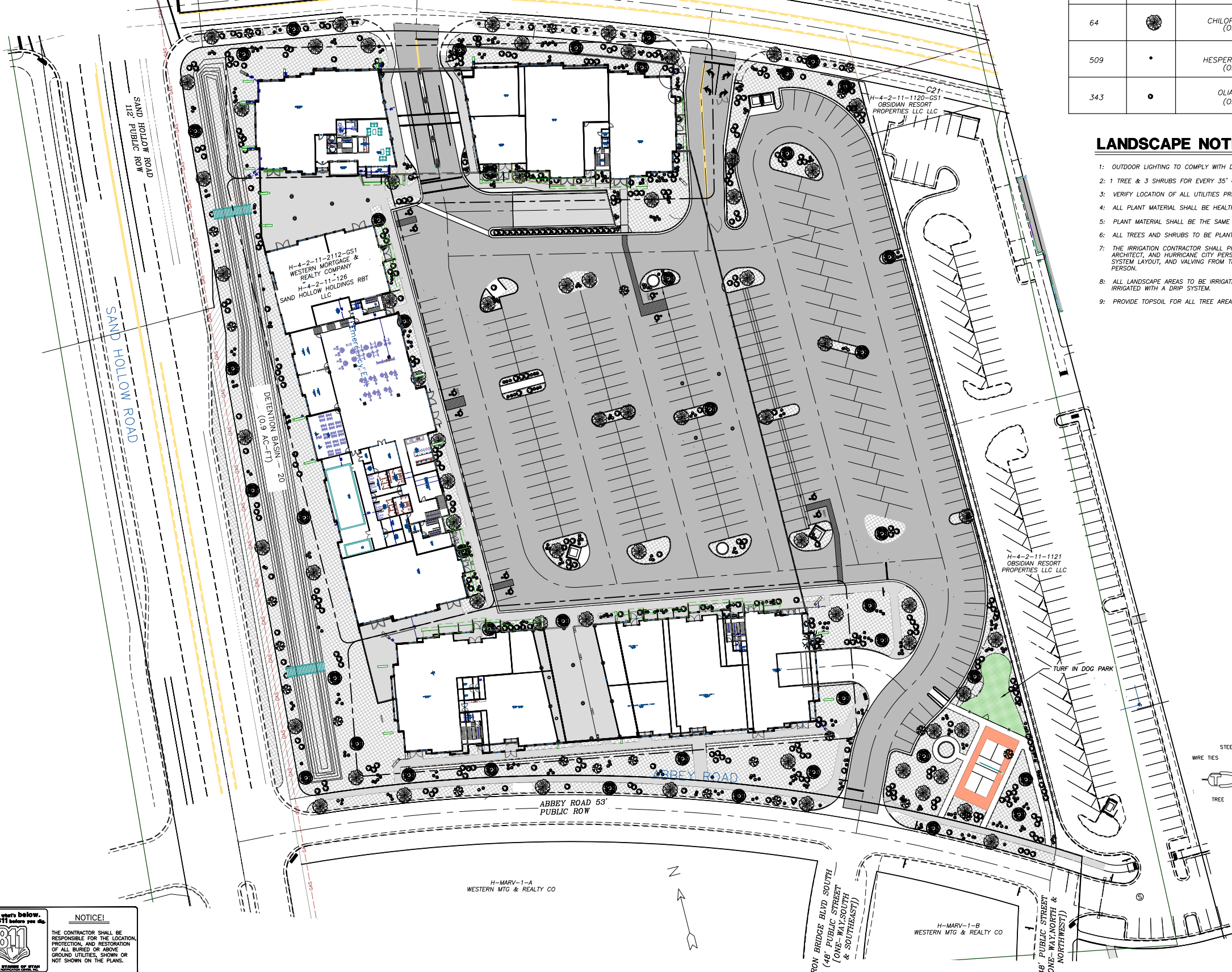
SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SCALE IN FEET



NOTICE!
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NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84757
Phone: (437) 868-8801



NO. 1910089
KARL BRADLEY
RASMUSSEN
8/5/25



LANDSCAPE PLAN FOR:
THE ADVENTUS
LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/5/2025
SCALE: 1"=40'
JOB NO:
120-001
SHEET NO:
L1



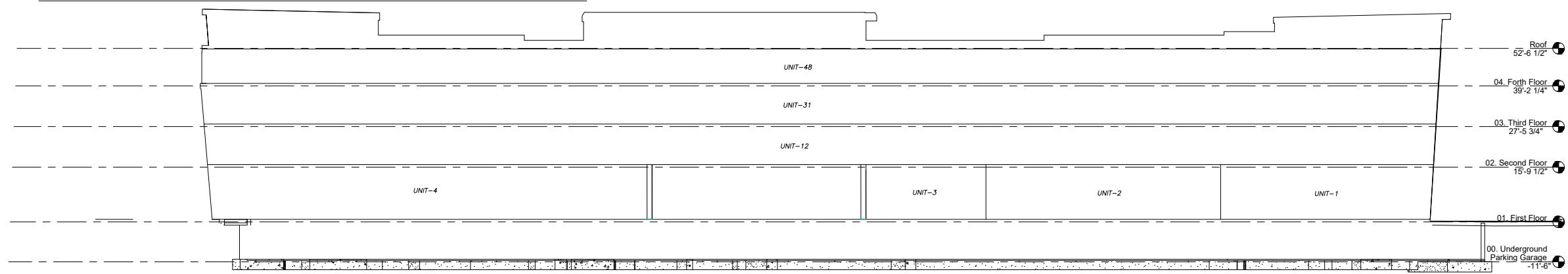




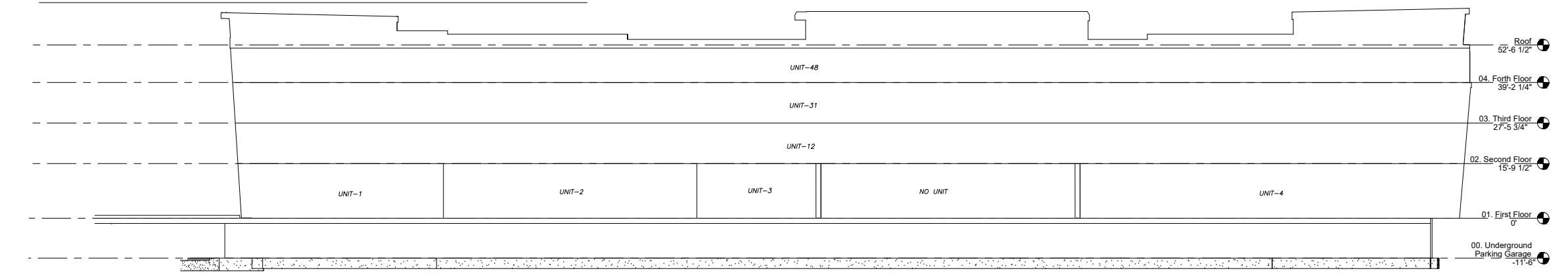
ELEVATIONS FOR: THE ADVENTUS

LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

NORTH BUILDING LOOKING SOUTH



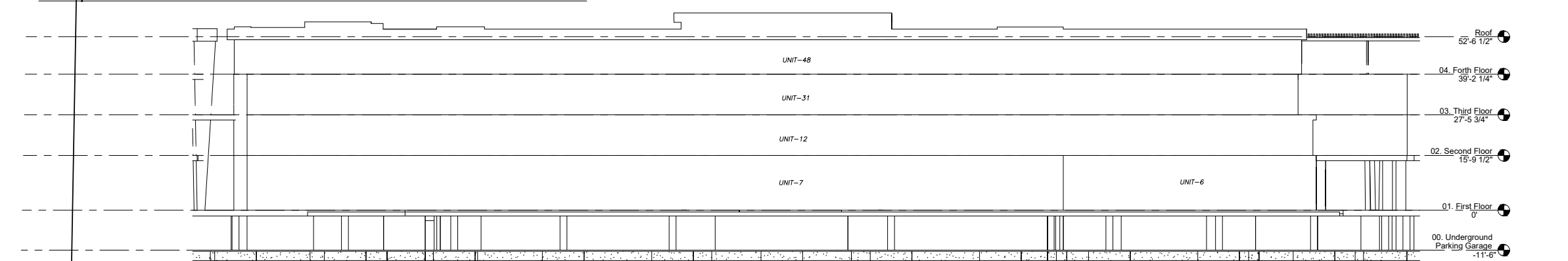
NORTH BUILDING LOOKING NORTH



WEST BUILDING LOOKING EAST



WEST BUILDING LOOKING WEST



REVISIONS		DATE	BY
NO	DESCRIPTION		

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

FINAL PLAT FOR:
THE ADVENTUS
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

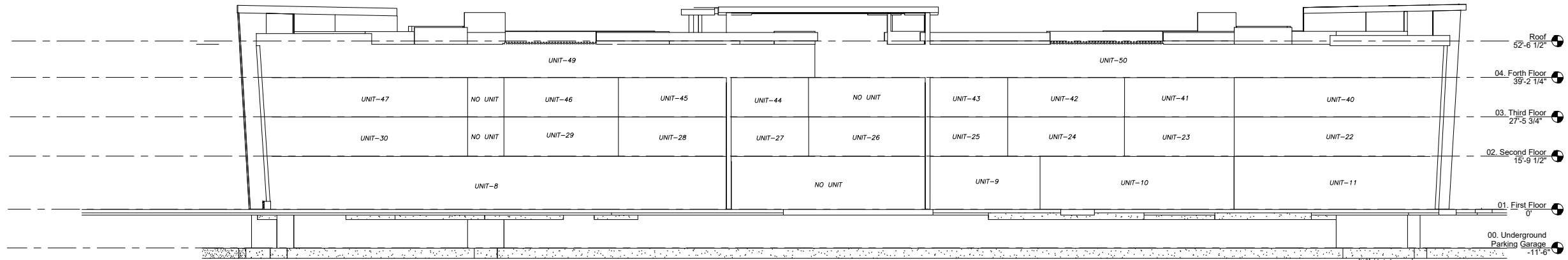
DATE	9/10/2025
SCALE	1"=40'
JOB NO.	281-010
SHEET NO.	1

COPYRIGHT © 2023 PROVALUE ENGINEERING INC. 281-010 THE ADVENTUS FINAL PLAT.DWG

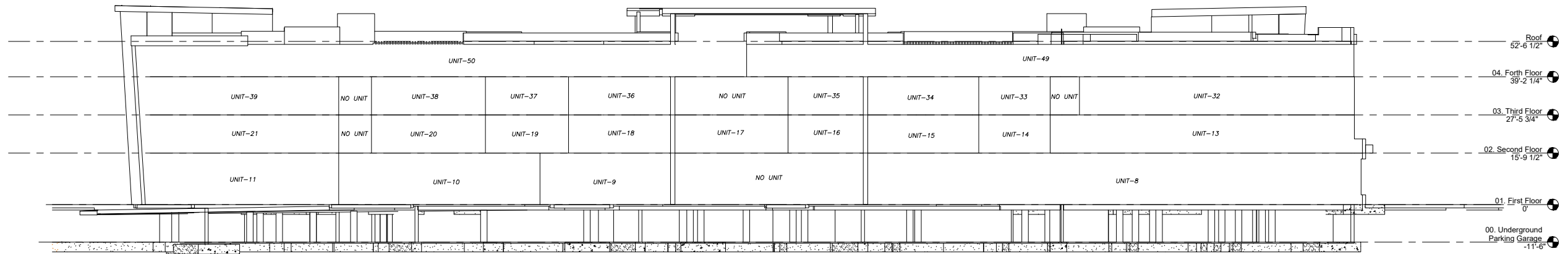
ELEVATIONS FOR: THE ADVENTUS

LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SOUTH BUILDING LOOKING NORTH



SOUTH BUILDING LOOKING SOUTH



REVISIONS		BY
NO	DESCRIPTION	DATE

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

ELEVATIONS FOR:
THE ADVENTUS
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/10/2025
SCALE	1"=40'
JOB NO.	281-010
SHEET NO.	2

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**Hurricane Planning Commission
Meeting Minutes
August 28, 2025**

Minutes of the Hurricane City Planning Commission meeting held on August 28, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Paul Farthing, Michelle Smith, and Amy Werrett.

Members Excused: Kelby Iverson and Brad Winder

Staff Present: City Planner Fred Resch III, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Smith

Prayer and/or thought by invitation given by Mark Sampson

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest - none were declared.

Public Hearings

1. A Zone Change Amendment request located at 184 N State Street from R1-10, residential one unit per 10,000 square feet, to RM-3, multi-family 15 units per acre. Parcel number H-178.

No comments.

2. A Land Use Code Amendment request to Title 10, Chapters 3, 7, & 37 regarding accessory buildings in the front yards.

Amy Heaton – Resident at 1049 S 180 W, which is a flag lot, stated that she would like to build an ADU in her front yard. She requested that the city consider removing the setback requirement for ADUs on flag lots. She explained that her property is fully enclosed by a block wall, with approximately 40 feet of space in front of her home and 20 feet in the back.

No further comments

OLD BUSINESS

1. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3, 7 & 37, regarding accessory building in front yards.

1 Fred Resch III shared that additional changes were made at the commission's request, including adding
2 conditional use standards for ADUs in front yards. He also noted that staff addressed contradictory
3 definitions, and after legal review, it was suggested that the item be tabled to make broader updates.
4 Specifically, the definition of guesthouse/casita may no longer be necessary. Shelley Goodfellow asked
5 how front setbacks are determined on flag lots and if they are necessary. Fred explained that from a
6 zoning standpoint, front setbacks are primarily to ensure distance from streets for potential road
7 expansion. He added that if the commission wishes, staff can propose amendments to clarify setbacks
8 for flag lots. Mrs. Goodfellow commented that this issue will arise frequently, and if the setback
9 requirements don't make sense, they shouldn't be enforced as-is. While she supports some setbacks,
10 she felt the current 25-foot requirement is excessive. She also asked about the minimum 100-foot
11 setback mentioned in the staff report. Mr. Resch clarified that the staff report wasn't updated and that the
12 ordinance requires accessory buildings to meet the same setback standards as the primary residence.
13 Mrs. Goodfellow asked if the definition allows for two ADUs on agricultural lots. Mr. Resch confirmed that
14 Chapter 7 outlines the standards for having two ADUs. Amy Werrett asked about design requirements,
15 and Mr. Resch explained that ADUs on lots 0.5 acres or smaller must be architecturally consistent with
16 the primary residence, while larger agricultural lots do not have this restriction. Ralph Ballard raised
17 concerns about fire turnaround space on flag lots, and Mr. Resch stated that all flag lots require a site
18 plan approved by the JUC, which includes fire department review for turnaround space. Mr. Ballard
19 emphasized that ADUs should not be built within designated fire turnaround areas.

20
21 *Shelley Goodfellow motioned to table LUCA25-06. Paul Farthing seconded the motion. Unanimous.*

22
23 Mark Sampson asked about the variance request mentioned by the commenter that was previously
24 denied. Fred Resch explained that state law outlines five criteria for approving a variance, and the most
25 common reason for denial is that the hardship or issue prompting the request cannot be self-imposed.

26 27 **NEW BUSINESS**

28 29 **1. ZC25-10: Discussion and consideration of a recommendation to the City Council** 30 **on a Zone Change Amendment request located at 235 N 1580 W, from RA-1, residential** 31 **agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 sqft. George** 32 **Love, Applicant. Tim Scott, Agent.**

33 Tim Scott shared that George Love owns the property in question and is requesting a zone change to
34 allow a lot line adjustment with the neighboring property owner, Scott Hughes. Mr. Hughes intends to
35 purchase the portion of land, and the proposed lot line would follow the existing block wall that already
36 divides the two properties. This adjustment would not create a new lot but would enlarge Mr. Hughes'
37 property. Ralph Ballard asked what was preventing the adjustment. Fred Resch III explained that the RA
38 zone requires a minimum of one acre per lot and dividing the property would result in one parcel being
39 smaller than allowed, making it noncompliant with city requirements. Mr. Ballard asked if a third lot could
40 be created with this zone change. Mr. Scott responded that it would be difficult to achieve, given the lot
41 sizes. Mr. Ballard stated he had no issue with making one lot smaller and the other larger but felt
42 creating an additional lot would be unfair to surrounding neighbors. Amy Werrett commented that the
43 goal is not to eliminate agricultural zoning, but this property does not appear to be actively used for
44 agriculture. Mr. Ballard noted that over time, these types of changes can reduce available agricultural
45 land. Shelley Goodfellow stated that the request meets the four requirements for a zone change and the
46 intent is simply to adjust property boundaries between neighbors, maintaining overall open space. She
47 added that the requested zoning is consistent with adjacent properties. Michelle Smith asked about
48 engineering comments. Mr. Resch explained that if the zone change were used to further subdivide the
49 property, road improvements would be required, but for a simple lot line adjustment, they would not. Mr.
50 Scott added that further subdivision would not be practical.

1 *Shelley Goodfellow motioned a recommendation of approval of ZC25-10 subject to staff and JUC*
2 *comments. Ralph Ballard seconded the motion. Unanimous.*

3
4 **2. ZC25-12: Discussion and consideration of a recommendation to the City Council**
5 **on a Zone Change Amendment request located at 184 N State Street from R1-10, residential one**
6 **unit per 10,000 square feet, to RM-3, multi-family 15 units per acre. White Glove Construction-**
7 **Kevin Hanson, Applicant.**

8 Kevin Hanson shared that his family has owned this property for 75–80 years. He explained that its
9 location on State Street makes it less desirable for resale as a single-unit property but more viable as a
10 multifamily development, which would also align with the general plan. Mark Sampson asked for
11 clarification between RM-3 and RM-2 zoning. Fred Resch III explained that RM-2 allows for 10 units per
12 acre, while RM-3 allows for 15 units per acre. Given the property size, the difference in total units may
13 not be significant. Mr. Sampson then asked about the proposed type of housing. Mr. Hanson stated they
14 are considering either 12 townhomes with a fire turnaround or up to 16 units to maximize the property's
15 use. Shelley Goodfellow expressed concern that RM-3 could be too dense but noted that the request
16 meets the four criteria for a zone change. She felt comfortable with RM-3 as long as it is not built out to
17 the maximum 18 units allowed. Paul Farthing agreed with RM-2 but felt RM-3 would be too dense,
18 warning that a full 18-unit buildout could require three-story structures, which may not fit the character of
19 the neighborhood. Mr. Hanson noted that the neighboring development property elevation is already
20 approximately 15 feet taller than this property. Michelle Smith asked about traffic circulation, specifically
21 whether vehicles exiting onto 200 West would be able to cross the median or would be limited to turning
22 right and making a U-turn. Mr. Hanson stated they had explored commercial use for the site, but limited
23 ingress and egress make commercial development impractical. Ralph Ballard agreed with concerns over
24 density, adding that the city is also trying to preserve highway commercial areas. Mr. Farthing
25 emphasized that market demand will drive property value regardless of unit count. Mr. Hanson
26 concluded by expressing his commitment to creating a development that is as attractive or better than
27 the neighboring property to the south, aiming to make the site desirable for residents.

28
29 *Paul Farthing motioned to approve an RM-2 being more conducive and meeting the four criteria. Ralph*
30 *Ballard seconded the motion.*

31
32 *Paul Farthing withdrew his motion*

33
34 *Shelley Goodfellow motioned to reopen the public hearing. Amy Werrett seconded the motion.*
35 *Unanimous.*

36
37 Renee Thompson, who owns the property directly east of the proposed development, stated that she is
38 not opposed to the project but she believes the number of units should be reduced. She expressed
39 concerns about the area already feeling crowded, noting that there are currently 10 townhomes nearby
40 and children often play in the street. She shared that one family in the area owns five vehicles, and the
41 section of the street proposed for extension is frequently used for parking, including a trailer that is
42 regularly parked there. She emphasized her desire to limit the development to fewer units and to prohibit
43 three-story buildings, citing a lack of privacy as an existing issue. She also raised traffic concerns,
44 asking whether vehicles exiting onto 200 North would be restricted to turning right and then making a U-
45 turn or if they would reroute down 300 North. Additionally, she urged consideration of increased parking
46 to accommodate the likely overflow onto surrounding streets.

47
48 Dory Tharp, who lives nearby, expressed concern about increased traffic on State Street and 200 North,
49 noting that vehicles making U-turns at 300 North would likely slow traffic. She also shared safety
50 concerns, explaining that she enjoys walking in the evenings but there are no sidewalks or streetlights in
51 the area. Dory stated that she would prefer the development to be less dense.

1 *Paul Farthing motioned to close the public hearing. Ralph Ballard seconded the motion. Unanimous.*

2
3 Ralph Ballard suggested conducting a traffic study on SR-9 to explore ways to slow traffic, noting that
4 when SR-9 was designed, it was modeled after St. George Boulevard, which doesn't suit the area. He
5 asked about the widths of 200 North and 300 North. Jeremy Pickering responded that 200 North is a 66-
6 foot roadway, while most of 300 North has been vacated. Mr. Ballard noted that 240 East was originally
7 intended to connect developments, which could help address traffic issues for vehicles turning right onto
8 SR-9 from 200 North.

9
10 *Paul Farthing motioned to approve ZC25-12 with the change of RM-3 to RM-2 based on the findings*
11 *that the RM-3 is not compatible with the surrounding properties and the RM-3 will have an adverse affect*
12 *on the area opposed to the RM-2. Shelley Goodfellow seconded the motion.*

13
14 Ralph Ballard asked if there was any way to move the buildings to the north and adjust the property on
15 the south end to facilitate a turnaround, noting that traffic is one of the major concerns discussed and
16 that having a turnaround on 200 N would be a significant benefit to the City by allowing vehicles to safely
17 reverse direction on State Street. He asked if there was any legal way to make that happen if the
18 developer was agreeable. Dayton Hall explained that if a zone change is granted, the development must
19 comply with the standards of that zone, but conditions related to traffic flow improvements could be
20 addressed through a development agreement. Kevin Hanson noted that the design already includes a
21 modification at the corner of 200 N to allow for parking along the side of the road. He added that they
22 would like to preserve the existing pecan trees and could tighten HOA parking restrictions if needed.

23
24 *Roll call on the motion. All ayes. Motion carries.*

25
26 **Planning Commission Business:**

27
28 **1. Discussion on parking standards**

29 Fred Resch III shared a presentation, which is attached at the end of these minutes. Michelle Smith
30 asked about the width of parking spaces. Mark Sampson inquired who typically performs parking and
31 traffic studies. Mr. Resch responded that these are usually conducted by the project's engineer. Ralph
32 Ballard noted the parking situation at the Eagles' old building and emphasized the need to be thoughtful
33 when considering parking requirements.

34
35 **Approval of Minutes:**

36
37 **1. August 8, 2024**

38
39 **2. November 11, 2024**

40 Minutes are actually November 14th, 2024.

41
42 **3. May 22, 2025**

43 Amy Werrett hasn't worked at Valley Academy but worked with the applicant. Line 22

44
45 **4. August 14, 2025**

46 Kelby Iverson was absent only, minutes show he was present as well. Michelle Smith abstained from
47 voting on the D&G item.

48
49 *Amy Werrett motioned to approve the minutes for August 8, 2024, November 14, 2024, May 22, 2025,*
50 *and August 14, 2025 as amended. Shelley Goodfellow seconded the motion. Unanimous.*

- 1 *Paul Farthing motioned to adjourn the meeting. Michelle Smith seconded the motion. Unanimous.*
- 2
- 3 **Adjournment at 7:32PM**

DRAFT