



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

June 23, 2022
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Growth Workshop Review
2. Discussion of updates to city ordinances

6:00 p.m. - Call to Order

Pledge

Prayer and/or thought by invocation

Declaration of a conflict of interest

Public Hearings

1. A Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101
2. ~~A Zone Change Amendment request located at approx. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add~~

~~0.127 acres to the existing highway commercial area and the rest as R1-8, residential one unit per 8,000 square feet. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221.~~ **Public Hearing has been moved to July 14**

OLD BUSINESS

1. 2022-LUCA-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments. Hurricane City Planning Applicant.

NEW BUSINESS

1. 2022-ZC-28 2022-PSP-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101. Silverado Development LLC Applicant
2. 2022-PP-17 2022-PSP-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat and possible approval of a preliminary site plan for Lakeview Townhomes, a residential subdivision consisting of 88 townhomes and 62 duplexes, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.
3. 2022-PSP-23: Discussion and consideration of a possible approval of a preliminary site plan for Zions Gateway Phase 3, a commercial development consisting of retail space and restaurants, located at the northwest corner of SR-9 and 2000 W. SR-9 Retail Center LLC (Rick Adams) Applicant. Bush & Gudgell, Inc (Rick Meyer) Agent.

Approval of Minutes

1. May 25, 2022

Adjournment



STAFF COMMENTS

Agenda Date:	06/09/2022
Application Number:	2022-LUCA-05
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:

Due to the large number of multifamily developments planned and approved in the city, staff and the Planning Commission have endeavored to come up with new standards for open space and site plan design in new developments. This has been before the Planning Commission for almost six months and staff believes that sufficient fine-tuning has been done

Summary:

Multi Family Open Space

- *Refine definition of open space to exclude parking and unimproved areas*
- *Change open space requirement in multifamily areas from a recommendation of 50% open space to a requirement of 20% usable open space*
 - *Require trees be planted within open space*
- *Require amenities such as pools and clubhouses depending on the size of development*

- *Require said amenities to be spread out throughout the development*

Outdoor Lighting

- *Require all exterior lighting to be fully cut off and shielded downwards*
- *All new exterior lighting shall have a color temperature of 3000 K or less*
- *Light trespass onto neighboring properties can now be considered a nuisance*
- *Exceptions for holiday lighting, lighting that is less than 1000 lumens, agricultural lighting, motion sensors, emergency lightning*

Pedestrian Circulation

- *All new multifamily developments will be required to provide a pedestrian circulation plan showing the location and width of walkways as well as connections to neighboring properties*
- *Require that all trails are at least 10 feet wide unless so marked on the Active Transportation Master Plan*
- *Require covered bicycle parking at a rate of one space per two units*

Parking

- *Allow for diagonal and perpendicular street parking on residential roadways*
- *These parking areas will be maintained by an HOA and shall be 50' from any intersection*
- *The City Engineer must approve the proposed cross-section*

Discussion:

Since the last Planning Commission meeting staff has had the Joint Utility Committee and Engineering go over the proposal in some more detail, here are the primary changes we've made in response to these discussions

- **Pedestrian Circulation:** Differentiated between master planned trails, primary trails, and internal walkways. Allows connections to larger trail systems to count as an amenity and encourages larger trail systems between developments
- **Parking:** Added exceptions for the downtown area. Specified design standards and bulb outs. Street parking counts towards parking requirements for commercial uses. Engineering and Planning are working together to design a sample cross section for diagonal and perpendicular street parking.

This is a big change to the city code that will determine how the city continues to develop. We appreciate your efforts thus far and we appreciate any suggestions and concerns you all may have as we continue this process.

Recommendation: Staff recommends that the Planning Commission listen and consider any public comments made during the public hearing. Staff would recommend approval of the code amendment subject to staff and legal review.

Ordinance No. 2022-xx

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
AMENDING SECTION 10-3-4 AND CHAPTERS 10-13, 10-33, 10-34 AND 4-2 OF THE
HURRICANE CITY CODE.**

WHEREAS, the City Council of Hurricane, Utah has previously approved site plan design standards to ensure that well designed neighborhoods are built throughout the City; and

WHEREAS, a large number of multifamily and planned developments are being planned throughout the City; and

WHEREAS, the City Council finds it necessary and desirable to amend ordinances governing site plan design, open space and amenities, outdoor lighting, and parking in new developments; and

WHEREAS, the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code;

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that Section 10-3-4 and Chapters 10-13, 10-33, 10-14 and 4-2 of the Hurricane City Code be, and are hereby, amended to read as follows:

10-3-4: DEFINITIONS OF WORDS AND PHRASES

Open Space means any space in a development that does not contain any structures or amenities, except that a park, as defined in this section, may qualify as Open Space. All Open Space must be completely landscaped with sod, trees, xeriscape, gardens, or agricultural uses; provided, however, that natural features such as hillsides, natural

landscapes, washes, and other natural open spaces may also be considered Open Space. Buildings, streets, parking lots, private yards, and landscaping within the rights-of-way for streets shall not be counted as Open Space. Only usable space qualifies as Open Space. Open Space with a horizontal width of less than six feet or a total area of less than 60 square feet is not considered usable. Areas with sensitive lands shall only Qualify as Open Space if some feature or amenity is added, such as a trail, in order to make the land usable.

10-13-7: SPECIAL REGULATIONS:

A. Animals: Within R1, RM, and MH/RV Zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Larger Accessory Buildings: Notwithstanding the maximum building size limitation shown in section [10-13-4](#), [table 10-13-2](#) of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

C. Increased Height: Notwithstanding the height limitations shown in section [10-13-4](#), [table 10-13-2](#) of this chapter a greater building height may be allowed in Residential Zones pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

D. Separation: To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design. (Ord. 2018-09, 9-6-2018)

E. Open space. In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus 50 percent of all additional floor area.

10-33-5: SITE PLAN DESIGN:

A. General Considerations: Site layout should help create a coherent and unified project. The impact of site design on surrounding property owners should be taken into

consideration. Projects should be designed to minimize negative impacts on adjoining property.

B. Loading And Service Bays: Landscaped areas and walls should be used to decrease noise levels. Service and loading bays (automotive, service, tire, etc.) shall be oriented away from neighboring residential areas and major public streets.

C. Natural Features: Prominent natural features of land, as shown on a natural features inventory, such as hillsides, views or other features should be considered when designing the site. The design should seek to preserve significant natural features and avoid site design problems associated with floodplains, steep slopes, drainage areas, or other similar features.

D. Noise Impact: Site design shall include provisions for limiting noise, particularly as to adjacent residential property. The occupants of a development should be protected from noise from both outside and within the site through screening, berming, setbacks, and building materials. Noise generating equipment should be located and buffered to minimize impact on adjacent residential uses or districts.

E. Open Space:

1. Open space should be used as a buffer between adjacent properties.
2. The open space within a development should be integral to the development, not small leftover pieces of land.
3. One tree shall be planted for every 1,000 square feet of landscaped open space. These trees shall count for the requirements of Sec. 10-32-5 of this title for multifamily developments with no front yard areas.
4. Courtyard areas should be designed as usable space.
5. Recreation and outdoor activity areas should be provided to accommodate all users. Development projects oriented toward elderly users should be provided with passive activities.
6. Amenities within a development project shall be proportional to the size of the project.
7. Open space should be an integral part of a development project, connecting recreational facilities with other areas utilizing continuous common areas.
8. Private open spaces such as patios and balconies are encouraged. Patios and balconies should be a minimum sixty (60) square feet in area and have a minimum narrow dimension of six feet (6').

9. In Multiple-Family Residential Zones and multi-family areas of Planned Developments, open landscaped space shall be at least 20% of the total land space of the development.

1.

2. 10. Landscape Buffering should be a minimum of 10' wide, and shall contain a total of one tree and three shrubs for every 35' of the buffering area. Landscape buffering that is not otherwise required shall count as open space.

3. 11. Except for natural features such as hillsides, natural landscapes, washes, and other natural open spaces, all areas that are unencumbered by improvements shall be landscaped and treated in a way to control dust and weeds. This may include additional landscape treatments, rocks, or planting of natural vegetation.

4. 12. For townhome developments with all backyards extending more than 10 feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 15%.

5. 13. For duplex developments with all backyards extending more than 10 feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 10%.

6. 14. The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.

7. 15. Open and common space must contain some kind of amenities as set forth below:

Number of units	Number of required amenities
0-15	0
16-50	1
51-100	3
101-200	4
201-300	5

a. Developments above 300 units shall add one amenity for every 50 units.

b. Amenities may include, but are not limited to, pools of at least 1500 sq ft, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.

Commented [1]: What about the "natural landscapes" that are included in the definition of Open Space? See my suggested revision.

- c. If multiple amenities are required, the type shall vary. Duplicates of amenities should be avoided but may be approved by the Planning Commission.
- d. Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. All amenities and open space shall have walking trails or sidewalks for access. Each unit within a development shall be within a quarter mile of an amenity. Where applicable, multiple amenities shall be placed throughout the property to ensure equitable access.
- e. Amenities shall either be maintained by common ownership or deeded to the City if the City agrees to accept ownership.
- f. Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the Planning Commission based on the Commission's determination of whether the number, nature, and size of the proposed amenities in the amenity plan satisfies the requirements and purposes of this chapter.
- g. Development may be phased. Public and Owners' Association-owned amenities shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed or number of units in the subdivision. For example, if 25% of the units of the development are being constructed, then a minimum of 25% of the dollar value of the built-out amenities must be developed concurrently.
- h. All amenities designed and designated to be transferred to City ownership and maintenance must meet Hurricane City Design Standards. The City must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review.

Commented [2]: Should we address public access to commonly-owned amenities? Such as: "For Owners' Association-owned amenities, any restrictions on public access to the amenities shall be approved by the Planning Commission."

F: Outdoor Lighting Plan: All final site plans shall submit an outdoor lighting plan that complies with Hurricane outdoor lighting standards.

G. Outside Storage: Approved outside storage areas shall be screened from street view and nearby residence, office, and commercial areas. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

H. Pedestrian Circulation:

1. A network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties and transit facilities.

2. The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to

maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

3. Master planned trails shall be a minimum of 12' wide, primary trail systems that connect different developments shall be a minimum of 10 feet wide. Internal walkways (sidewalks) shall be a minimum of 5 feet wide. Primitive and unpaved trails are permitted in natural open space. All trails and pedestrian paths shall comply with pedestrian connectivity standards.

a. For a trail to count as an amenity, it shall be paved, a minimum of 10' wide, and traverse the development from one end to the opposite end. Amenity trail systems shall connect to master planned trails, parks, schools, commercial areas, adjacent developments and other natural/primitive trail systems where applicable. Trail connectivity should be coordinated with adjacent properties.

4. For multifamily developments or Planned Developments, a pedestrian circulation plan shall be submitted with the Preliminary Plat application. Pedestrian circulation plans shall contain:

- a. Location of walkways;
- b. Width of walkways;
- c. Connection points between adjacent properties;
- d. Location of Active Transportation Master Plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;
- e. Connections between residential buildings and amenities; and
- f. Street crossings and crosswalks which shall be clearly marked.

5. Covered or locked bicycle storage shall be provided in all multifamily developments at a rate of one space per two units. Bicycle storage shall be provided through private storage such as garages or storage units or public storage such as covered bike parking under shared staircases. Bicycle storage shall be located to be convenient for residents' daily use.

I. Privacy: Site design and floor plan layouts should be organized to provide privacy for the proposed project and surrounding uses. Window and door placement, and patio/balcony areas should not directly overlook adjacent properties.

J. Security: A site should be designed to avoid creating conditions which may invite criminal activity.

1. Buildings, windows, and landscaping should be located to maximize surveillance of entryways, pathways, and parking lots.

2. Subject to Hurricane City's outdoor lighting standards, adequate lighting should be provided throughout the development.

K. Solar Exposure: An energy efficient design which reduces summer heat gain and winter heat loss and encourages outdoor usable areas should be incorporated into the site plan.

1. An energy efficient design to reduce summer heat gain through window and door placement, and landscaping, use of innovative construction materials, or building orientations is encouraged.

2. Providing shade for outdoor activity areas such as picnic areas and courtyards is encouraged.

L. Trash And Refuse Collection Areas: Areas which generate noise and odors shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. Refuse enclosures at highly visible locations should be six feet (6') high, constructed of materials to match main buildings on the site, and provide latching gates for screening the opening to the enclosure.

M. Walls:

1. Different projects and uses should be physically separated to minimize the impact of unattractive or noisy areas and provide a buffer between properties.

2. Walls which front on a public street should be designed to include colors, materials, forms, and architectural accents compatible with the main building.

3. Minimum requirements for screening walls: See chapter 37 of this title.

N. Auxiliary Equipment:

1. Generators and other large auxiliary equipment should be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties.

2. Equipment should be kept low to the ground.

3. Walls, landscaping, and other materials shall be used to screen auxiliary equipment.

O. Minimum Site Plan Requirements: See applicable base and overlay zone standards (chapters 11 to 30) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-33-7: OUTDOOR LIGHTING

The purpose of this section is to encourage lighting practices that minimize light pollution, glare, light trespass, and sky glow in order to preserve the night sky and the rural character of our community

1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
 - a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.
 - i. Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards.
 - b. All new exterior lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.
 - c. Walkway lighting within multifamily developments and planned developments shall be fully shielded and no more than one thousand (1000) lumens and no more than three feet above the ground.
 - d. Motion sensor lighting shall not remain illuminated for more than five minutes at a time.
 - e. Gas station canopy and drive-up cover lighting shall be down-lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.
 - f. Recreational facilities shall be required to have full cutoff light fixtures and not have light trespass onto adjacent properties except for where it is unavoidable.
 - g. Light poles with floodlights in parking lots and other such facilities shall not exceed eighteen (18) feet in height and shall adhere to all other requirements of this chapter.
 - h. Signs: Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that

only the sign face is illuminated. All lighted signs must have stationary and constant lighting.

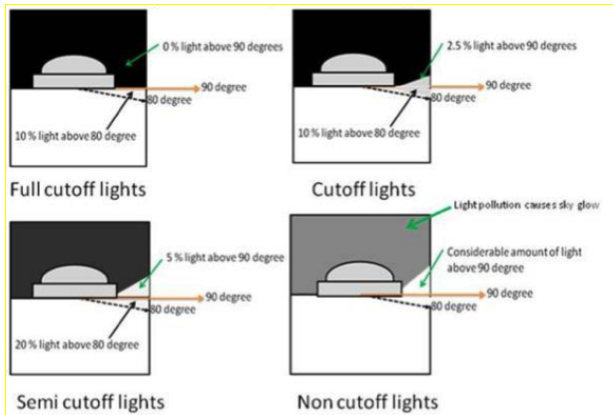
3. Exceptions: The following classifications of lighting are exempt from this section:

- a. Lighting that has a brightness of less than one thousand (1,000) lumens (approximately one 60 watt incandescent light bulb).
- b. Floodlights with external shielding of the light source and is angled towards the ground at 30 degrees or less.
- c. Temporary lighting by emergency services.
- d. Lighting for the United States of America and State of Utah flags.
- e. Lighting for public or private outdoor events provided the lighting is turned off by 12:00 am and the event is in compliance with all other city ordinances.
- f. Holiday lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday.
- g. The lighting of telecommunication towers to meet Federal Aviation Administration regulations.
- h. Lighting at airports in order to comply with Federal Aviation Administration requirements. All other lighting must meet this section.
- i. Lighting used only for recreational lighting when all reasonable measures have been taken to minimize the lighting of surrounding properties. Any adjacent luminaires surrounding the recreational facility, such as lighting for sidewalks, are not exempt.
- j. Motion sensor lights that are on for less than five minutes at a time.
- k. Lighting for agricultural uses, provided that sound agricultural practices are being met.

4. Nuisance lighting: Light trespass from all commercial and industrial properties to residential properties in a way that causes a nuisance is prohibited.

5. Diagrams and exhibits: Guidelines for outdoor lighting are below

- a. Cutoff lights



Examples of Acceptable / Unacceptable Lighting Fixtures



4-2-2: ENUMERATION OF NUISANCES:

A. Specified: Nuisances shall include, but shall not be limited to, the following:

1. Rubbish: Keeping or depositing on, about or over property or premises, or maintaining or allowing to remain on said property or premises, any of the following:

- a. Rubbish, refuse, junk, trash or debris.
 - b. Abandoned, discarded or unused furniture, equipment, automobiles, stoves, refrigerators, freezers, construction materials, cans, containers or other objects not being used.
2. Befouling Water: Befouling water in any spring, stream, well or water source supplying water for culinary purposes.
 3. Privies, Cesspools: Allowing any privy vault or cesspool, or other individual wastewater disposal system, to become a menace to health or a source of odors or contamination to air or water.
 4. Garbage Containers, Offensive: Permitting any garbage container to remain on the premises when it has become unclean and offensive.
 5. Garbage Accumulation: Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any property, except when it is temporarily deposited for immediate removal.
 6. Manure Accumulation: Permitting the accumulation of manure in any stable, stall, corral, feed yard, yard or in any other building or area in which any animals are kept.
 7. Slaughterhouses, Feed Yards: Permitting any slaughterhouse, market, meat shop, stable, feed yard or other place or building wherein any animals are slaughtered, kept, fed or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or which is conducive to the breeding and proliferation of flies or rodents.
 8. Discharging Offensive Water Or Liquid Waste: Discharging or placing any offensive water, chemical spray, liquid waste or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural watercourse, ditch, canal or any vacant lot or which, as the result of continued discharge, will render the place of discharge offensive or likely to become so.
 9. Collecting Grease, Offensive Matter: Keeping or collecting any stale or putrid grease or other offensive matter.
 10. Flies And Mosquitos: Having or permitting upon any premises any fly or mosquito producing condition.
 11. Public Drinking Vessels: Keeping any drinking vessel for public use without providing a method of decontamination between uses.

12. Ablutions Near Drinking Fountain: Permitting or performing any ablutions in or near any public drinking fountain.

13. Dwellings Or Places Of Employment; Sanitary Condition: Failing to furnish any dwelling house, boarding house, factory, office or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.

14. Refusal To Clean Septic Tanks: Neglecting or refusing to discontinue use of, clean out, disinfect and fill up all septic tanks, privy vaults and cesspools or other individual wastewater disposal systems within twenty (20) days after notice from an enforcement officer or official of the city.

15. Stagnant Water; Offensive Substances: Permitting any lot or excavation site to become the repository of stagnant water or any decaying or offensive substances.

16. Obstructing Public Ways, Watercourses, Parks: Obstructing or tending to obstruct or interfere with or render dangerous to passage or travel any street or sidewalks, lake, stream, drainage, canal or basin, or any public park without first obtaining the written permission of the city council..

17. Lighting: Light trespass from a commercial or industrial property to a nearby residential property. Excessive light trespass from one residential property to another.

10-34-8: PARKING LOT DESIGN AND CONSTRUCTION:

A. Parking Plans: Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.

B. Access To Public Street: Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

C. Private Driveway: Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of "residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street. (Ord. 2018-03, 4-5-2018)

D. Backing Space: Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.

E. Curb Cuts: Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.

F. Internal Circulation: Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.

G. Landscaping: Parking lots shall be landscaped as provided in chapter 32 of this title.

H. Lighting: Parking lots used at night shall be adequately lighted and comply with Hurricane City's outdoor lighting standards, utilizing hooded light sources. Parking lot lights shall be arranged to reflect light away from adjoining residential premises.

I. Paving: Unless expressly provided otherwise in this title, every parking lot required by this title shall:

1. Be paved with asphalt, concrete or some other all weather surfacing material;
2. Maintained to eliminate dust or mud; and
3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

J. Diagonal and perpendicular street parking on public streets is permitted in all nonindustrial zones but shall comply with the following standards:

1. Shall only be located on local or residential roadways.
2. Shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be paved with asphalt.
3. After ~~no more than~~every 10 spaces, there shall be a bulb-out- that is a minimum of 20' in length and width and landscaped with shrubs no higher than two feet, and at least ~~one~~a single tree pruned and located to ensure proper line of sight is maintained.
4. Parking shall not cross the sidewalk, and sidewalks shall wrap around the outside of parking areas.
5. Parking areas shall be located at least fifty feet (50') away from any intersection of public roadways measured at the lip of curb.

6. On street parking shall be designed to continue stormwater and stormwater conveyance systems.
7. Parking areas shall be contained within of the right of way recorded within the plat, and all right-of-way boundaries shall run parallel with the center line of the street. OR Standard right-of-way crosssections shall apply, and cross access easement shall be recorded on the final plat containing the full parking space and sidewalks for the continual use and access of the public for the sidewalk.
8. The area designated as the downtown ~~in as designated on~~ the Future Land Use ~~Map of the City's General Plan~~ may use a street parking cross-section that does not comply with this code as long as it matches the existing cross-section in the area and is approved by the Planning Commission- City Engineer.
9. ~~For commercial uses only.~~ Diagonal and perpendicular street parking count as "off-street parking" for the purposes of the standards of Table 10-34-1 ~~only for commercial uses.~~
10. No on street parking areas shall interfere with other standards and specification within this chapter or Hurricane City Design Standards.
11. The City Engineer must approve the proposed cross-section during the preliminary plat process.

Commented [3]: What is the purpose of this requirement? To ensure dedication? If so, what about adding the language: "...and dedicated to the City."



Site Plan Design Ordinance Updates

As part of the 2021 General Plan Update there were a number of improvements to current city ordinances that were suggested to help improve open space and our trail systems, protect our night sky, and promote the building of diverse housing types within the city. With those goals in mind there has been a desire to update our site plan design ordinances Title 10 Chapter 33 and elsewhere. This is a brief explanation for the changes that are being proposed and why they are being proposed in this way.

Multi Family Open Space

As part of our current ordinances 50% of total land area in multi family developments must be open space. As the current definition of open space is incredibly broad, currently a development can be in compliance with this code by covering 50% of the property in parking lots, or including otherwise unusable sensitive lands. This is also an extreme number, not consistent with what just about any city in the region is doing, and has never been strictly enforced through the years. We are proposing lowering the amount of required open space to 20% but making the definition of open space much stricter. We propose defining open space as excluding parking areas and unimproved sensitive lands and requiring amenities to be provided within this open space.

Outdoor Lighting

The General Plan identified the city's dark skies as a valuable natural resource for the community. Zion National Park was recently declared a Dark Sky Park and astro tourism is a valuable part of the city's tourism industry. To quote directly from the General Plan:

“Over the past several years, many rural communities or communities surrounding large areas of protected lands, such as national parks have been pushing to reduce light pollution....

Protecting these night skies provides a beautiful natural asset for the community, but it can also offer an economic advantage. Since most light pollution comes from unnecessary outdoor lighting , or lighting that is not properly shielded, eliminating excess outdoor lighting can improve visibility of the night sky can save millions of dollars”

One of the goals of the General Plan is to add more forceful and less confusing language, while still providing necessary exceptions, to the city code. It is important to note that most of the more recent development in the city already meets this code.

Pedestrian Circulation



The General Plan as well as the Active Transportation Master Plan endorse continued buildout of the city's pedestrian network. Pedestrian networks throughout large developments, multifamily or otherwise, are important and it is important that the developments have these types of connectivity with other properties. We are proposing that applicants provide a plan to show us the pedestrian connectivity between their properties and adjacent properties for the health of the community. As well we are proposing that new applicants adhere to standards set out in the Active Transportation Master Plan and make all walkways 10-12 feet wide.

Parking

During the approval process for the new recreation resort ordinance there was a desire on the part of the City Council, as well as from some recent developments to add some flexibility to our parking code. As currently written perpendicular and diagonal parking along public streets is not allowed, despite being grandfathered in in a number of places within the city. Individual parking lots can have a larger impact than just allowing the parking to be along local roads and residential streets in many circumstances. This will allow for more landscaped open space within developments while still providing the required and necessary parking

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:

File No. 2022-2C-28

Receipt No. 0-159047

Name: Silverado Development LLC Telephone: 801-885-2611

Address: 1510E 850N Orem UT 84097 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: dave@silveradobc.com Agent Email: _____

Address/Location of Subject Property: North-West of SR-7 & SR-9 Intersection

Tax ID of Subject Property: H-3-1-31-1101 & H-3-1-31-2101 Existing Zone District: R1-8

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Planned Commercial (PC)

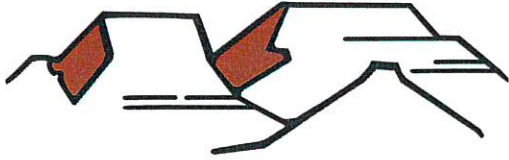
Submittal Requirements: The zone change application shall provide the following:

- _____ a. The name and address of every person or company the applicant represents;
- _____ b. An accurate property map showing the existing and proposed zoning classifications;
- _____ c. All abutting properties showing present zoning classifications;
- _____ d. An accurate legal description of the property to be rezoned;
- _____ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- _____ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)
Date Received: 6.6.22 Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 6.6.22 Completion determination made by: BS



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only. \$200.00 Fee

File No. 2022-PSP-24

Receipt No. 8159647

Name: Silverado Development LLC Telephone: 801-885-2611

Address: 1510 E 850 N UT 84097 Fax No. _____

Email: dave@silveradobc.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: North-West of SR-2 & SR-9 Intersection

Tax ID of Subject Property: H-3-1-31-1101 & H-3-31-2101 Zone District: P1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

Planned Commercial (PC)

This application shall be accompanied by the following:

- ____ 1. A vicinity map showing the general location of the project.
- ____ 2. Three (3) copies of a site plan showing:
 - ____ Topography showing 2' contours, identification of 30% or greater slopes:
 - ____ The layout of proposed uses.
 - ____ Location of open space when applicable.
 - ____ Proposed access to the property and traffic circulation patterns.
 - ____ Adjoining properties and uses:
 - ____ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ____ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ____ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ____ 5. A phased development plan if applicable.
- ____ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

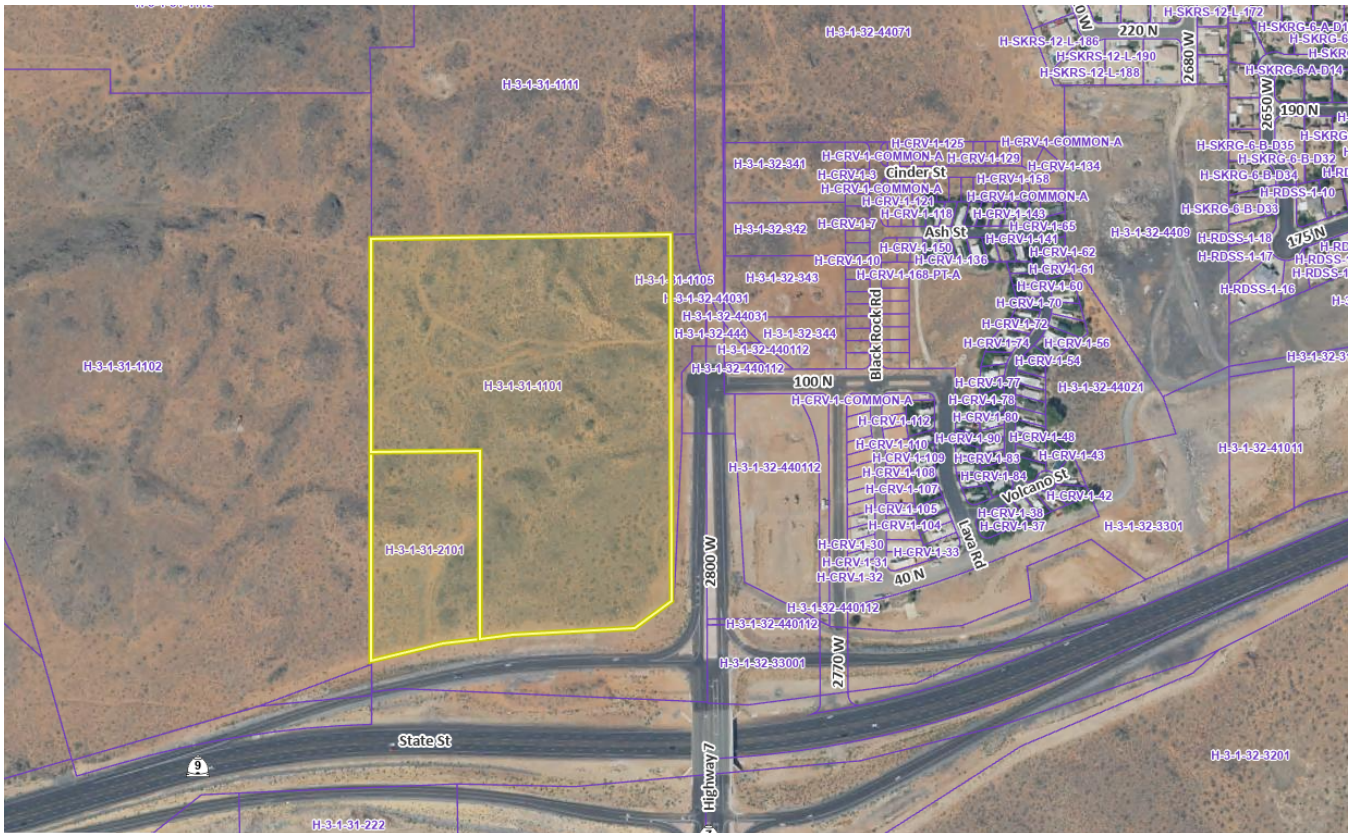
Date Received: 6.6.22 Received by: Brienna Spencer

Date application deemed to be complete: _____ Completion determination made by: _____

Agenda Date:	06/23/2022
Application Number:	2022-ZC-28 2022-PSP-24
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Silverado Development LLC
Agent:	
Request:	A Zone Change from R1-8 to Planned Commercial
Location:	Northwest of the SR-7 & SR-9 intersection
Zoning:	R1-8
General Plan Map:	General Commercial and Single Family

Discussion: The applicant is seeking a zone change and preliminary site plan from R1-8 to Planned Commercial. The applicant is proposing a hotel, retail, convenience store, townhomes/private garages, and multi-family housing. The property is located adjacent to the recently constructed SR-7 and SR-9 interchange. The Planned Commercial ordinance was recently changed by the City Council, staff is working with the applicant to come into compliance with the code.

	Zoning	Adjacent Land Use
North	R1-8 PDO	Planned single family homes (Paraiso subdivision)
East	PF, HC, MH/RV PDO	Undeveloped, Canyons RV
South	PF, HC	SR-9 and undeveloped property
West	R1-8	Undeveloped



Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

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

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property;*
and
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan maps this area as General Commercial and Single Family which is defined as:

GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors

SINGLE FAMILY: 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.

The line between single family and commercial appears to be the existing overhead power lines indicated on the site plan.

In the past, the City has approved multifamily developments in Single Family zones, especially in this area as a deference to the steep cliffs and major roadways of the area, as long as the density was kept to single-family levels. This plan has about 14.5 units per acre, therefore would not qualify for that.

The General Plan calls for “*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options*” It also calls for “*Support creating commercial spaces in population Centers in the City to provide services to those areas*”

A few weeks ago and prior to this application being submitted, staff proposed that this area be changed on the General Plan Map to either Mix Use or Commercial because this would be a good space, with its proximity to major traffic corridors, for commercial and higher density residential. The reasoning behind putting higher density near major traffic corridors is to help minimize traffic impacts on local roadways and to allow a more efficient travel from these developments.

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

Response: There are almost no developments currently in the vicinity beyond Canyons RV to the east. The multifamily area would not be harmonious with what is planned to the north with Paraiso. The southern phase of the Paraiso development contains single family homes. It may be more appropriate to have the townhome section adjacent to the single family section to phase density. Commercial is planned across 2800 W from this property.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although development is planned for almost all surrounding properties and commercial, such as retail and convenience stores, could be beneficial to future residents in the area.

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

Response: Public facilities and services are not currently adequate for the property. Canyons del Sol, Paraiso, and the City are currently working to extend 2800 W through to 600 N which should bring most major facilities to the property.

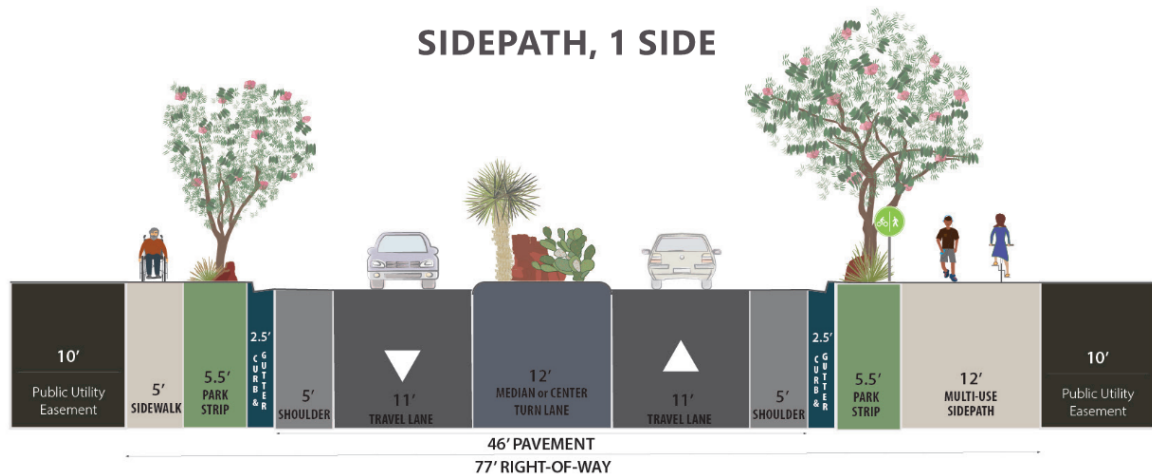
JUC Comments

The following items will need to be addressed:

1. **Sewer:** No issues with the zone change. There is significant off-site sewer work needed for this project. Developer should contact Ash Creek to discuss options.
2. **Water:** Full water model and information about streets required.
3. **Fire:** Road width and hydrant spacing will need to meet fire code.
4. **Engineering:** 100 N should be a 77' wide ROW. Phase 1 should have a detention area. Check block lengths. Development should stub roadways to neighboring parcels. Limited driveway access on 2800 W and 100 N. Driveway to Phase 3 will need to be approved by UDOT, UDOT ROW extends all the way to 100 N. Planned 2800 W ROW does not appear to have been accounted for; the developer should coordinate with Civil Science for 2800 W. Large diameter storm drain is shown next to SR-9 on the storm drain master plan, and should be addressed in drainage study. Keep detention basins out of utility easements. May need to re-evaluate layout of garage and multifamily areas.
5. **Streets:** Traffic study required. Are the private garages for personal or business use?
6. **Power:** No major concerns with layout. Project is subject to 2800 W power line.

Staff Comments: Preliminary Site Plan

1. The newly passed Planned Commercial ordinance caps residential density at 15 units an acre unless 40% of the area is commercial or 10% of the units are affordable housing, in which case they can get a density bonus of 20 units per acre. It also requires that either 20% of the property is residential or 20% of the property is commercial.
 - a. Upon speaking with the applicant the "private garages" shown in Phase 2 are actually closer to townhomes/condominiums than storage units. These units will be individually subdivided and sold and will consist of a larger than average garage/storage area on the bottom and small living quarters on top. Thus Phase 2 is part of the residential section of the development and not the commercial section
 - b. Overall residential density is 14.5 units per acre
 - c. The commercial property (Phase 3) is 22% of the property
2. The site plan refers to the development as "Zion Gateway" ; this name is already taken within the city and another one should be picked.
3. 100 N is a master plan to have a 12' sidepath along the north side. See the cross-section below.



4. The commercial uses in Phase 3 are permitted uses in Planned Commercial zoning, however:
 - a. HCC 10-15-8: *For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.*
 - b. The convenience store should front 2800 W
 - c. Staff would also recommend that residential buildings are also placed in front of parking areas to increase walkability.
5. Staff would encourage connectivity between this development and Paraíso to the north
6. All block lengths appear to meet Hurricane City Code
7. Applicant indicates that the property in question is 23.737 acres, however county records show the two parcels combined as 19.91 acres, while the County GIS shows the property as 22.5 acres. This discrepancy should be resolved

Findings:

Staff makes the following findings:

1. The proposed zone change does not meet the standards of the General Plan Map, however staff believes a plan compliant with zoning code would meet some of the General Plan's goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but development is anticipated for the area.
4. The services are not currently adequate for the area but services are planned for the area.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff believes this area is appropriate for mixed-use, which is why we recommend considering amending the General Plan Map and that a mixed-use area could meet goals within the full general plan as listed within this report. Our recommendation is to consider the zone change with that in mind and to require a site plan that provides positive commercial and housing to the City while mitigating the potential negative impact to the surrounding area.

Narrative for Zone Change

This is a description for the rezone application of the proposed uses of the Silverado Development LLC development for the 23.94 acres at the intersection of SR-9 and SR-7 in Hurricane.

Silverado Development LLC intends to develop the Parcels H-3-1-31-1101 & H-3-1-31-2101 to have the best possible value for local residents, visitors and the city. Therefore we propose a mixed use plan that is divided into 4 different phases that each serve a distinct purpose.

Phase one is multi family housing. Washington county has seen tremendous population growth in the past 10 years and it is only accelerating. To support that need, we plan to build around 200 units in total. The number of buildings and units is not final yet. These buildings are situated at the north side of the property and will take in the breathtaking views of the valley and beautiful red rock. We strive to build desert modern housing that integrates well with the surroundings of Hurricane and adds additional value to the community through well built quality and amenities for the residents. These amenities might include a pool, hot tub and fitness studio.

Phase two is toy garages. The surroundings of Hurricane offer various outdoor activities, that often include the use of dirt bikes, side by sides, motorhomes and other vehicles. To support this need, Silverado Development LLC plans to build 2-story toy garages. These buildings are situated at the center of the property. One of the main focuses that define the current plan is easy accessibility with large trailers or motorhomes. The proposed concept plan shows 64 toy garages, that offer the option of a bedroom upstairs, which is convenient for owners that do not permanently reside in the area.

Phase three is a hotel on the south-west side of the property. This is one of the main highlights of the proposed plan. We plan to build a hotel with around 100-150 keys. The location at this intersection and the proximity to Zion Nationalpark are ideal for a hotel. What will set this hotel apart is an oversized resort pool and trailer parking. Trailer parking will ensure that guests can bring their toys to enjoy all the recreational amenities in this area and be able to to park on-site.

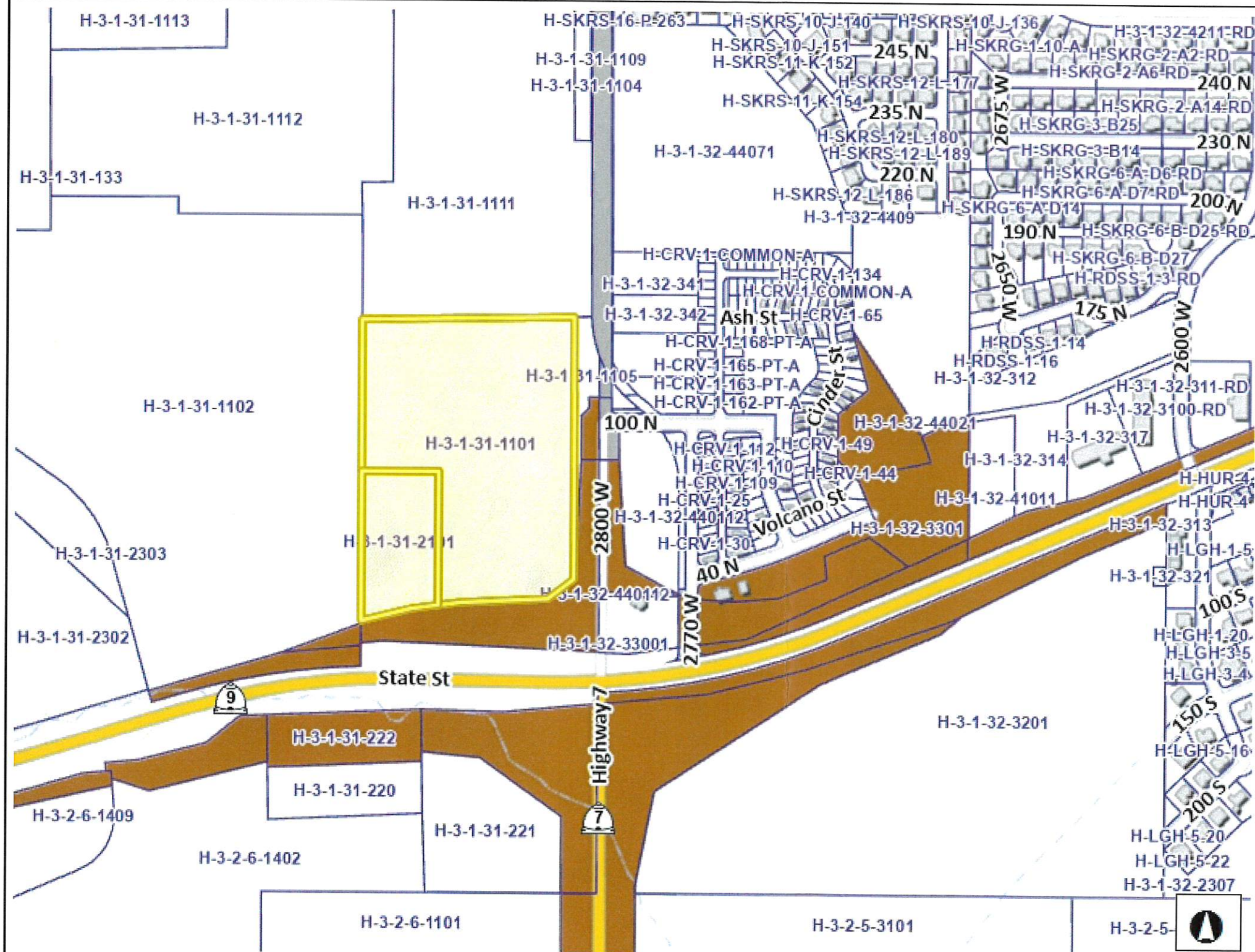
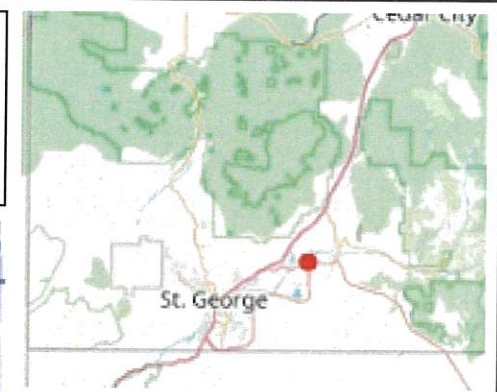
Phase four is commercial retail buildings on the south-east side of the property. These may include a gas station with a c-store, restaurants and/or stores, which will be convenient for residents of the multi family housing, owners of toy garages, hotel guest, residents of Washington county that commute and visitors of the area.

The General Zoning Plan of the Hurricane Planning Department shows Single Family Zoning for the north part of the property and General Commercial for the the south part of it. We placed the multi family at the north part to fit the General plan as good as possible. That way it transitions from residential multi family housing, to toy garages, to commercial (hotel/retail) on the south end. Looking at the Zones of Hurricane, the Planned Commercial Zone would allow this proposed mixed development, without having to divide the property into different Zones.

In conclusion, we want to add that Silverado Development LLC strives to design this project to not only fit into Hurricane but also to complement each other. We want to provide a mixed use development that addresses Hurricanes needs and adds value to the community.



Silverado Zone Change



Legend

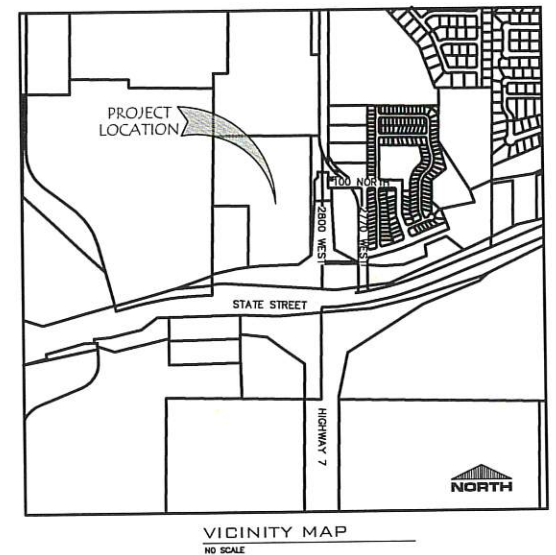
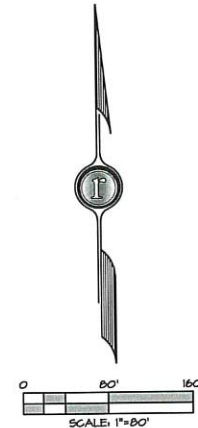
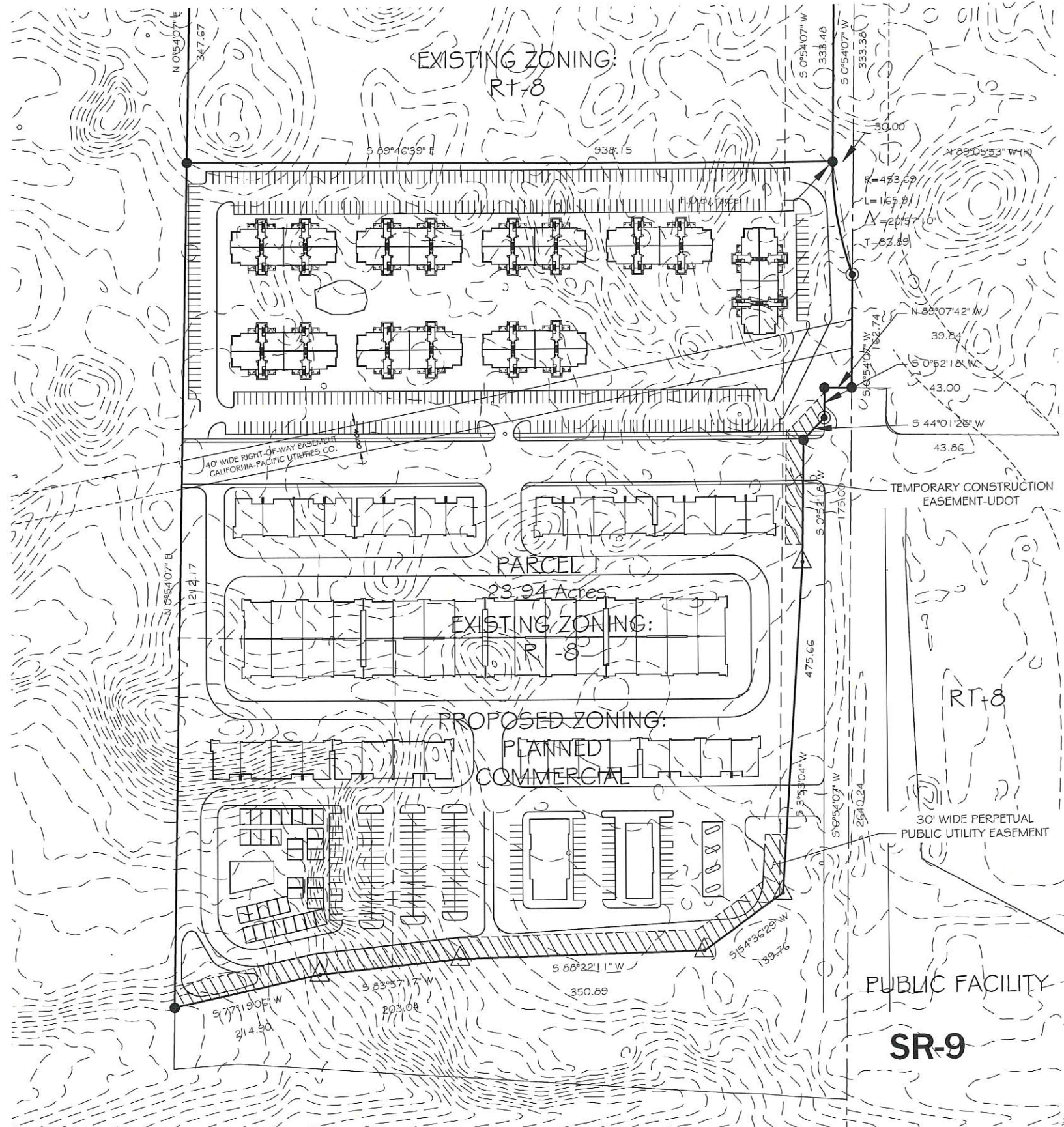
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



LOCATED IN THE N.E. & S.E. 1/4 OF SECTION 31
T.41S., R.13W., S.L.B.&M.

DATE: 4/14/2021	
JOB NO.: 12468-22-001	
DRAWN BY: K.R.S.	
CHECKED BY:	
SCALE: 1"=150'	
DWG: SURVEY-ROS.DWG	
REVISIONS	DATE
ROSENBERG A S S O C I A T E S CIVIL ENGINEERS • LAND SURVEYORS 352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 WWW.RACIVIL.COM	
ZONE CHANGE-SITE PLAN For SILVERADO B.C. HURRICANE, UTAH	
STATE OF UTAH COUNTY OF KANE ROBERT A. KID 5/1/22 PROFESSIONAL ENGINEER	
SHEET 1 OF 1 SHEETS	

APARTMENTS

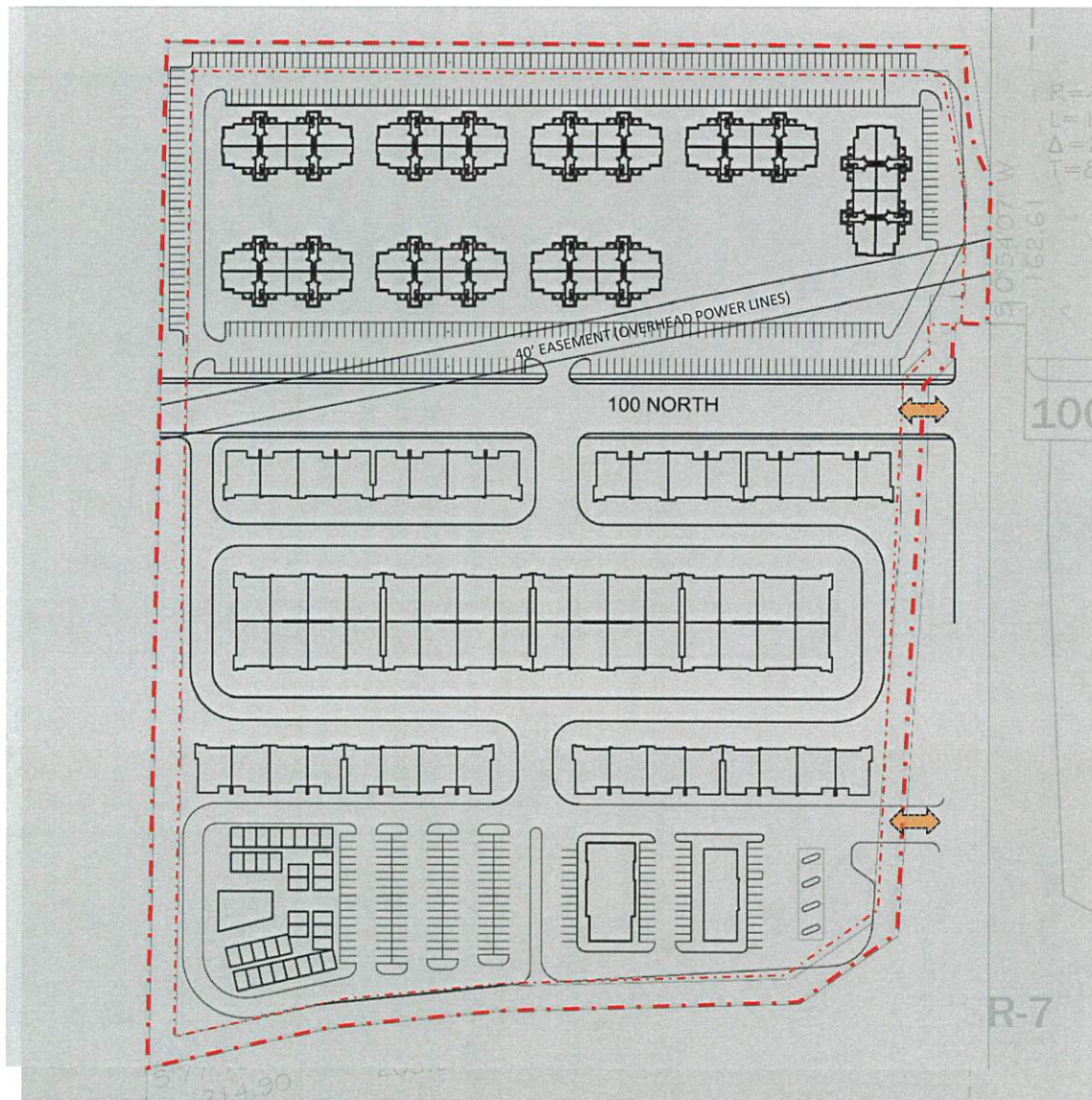
96 1 BEDROOM
96 2 BEDROOM
192 TOTAL UNITS

64 TOY GARAGES

2300 SF FOOTPRINT EA

COMMERCIAL ZONE

- 102 UNIT HOTEL WITH POOL AREA
- 6200 SF RETAIL PAD WITH DRIVE THRU
- C-STORE WITH GAS SERVICE



ZION GATEWAY
HURRICANE, UTAH
04/21/2022

methodstudio

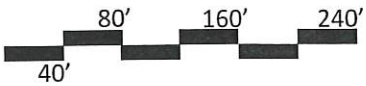
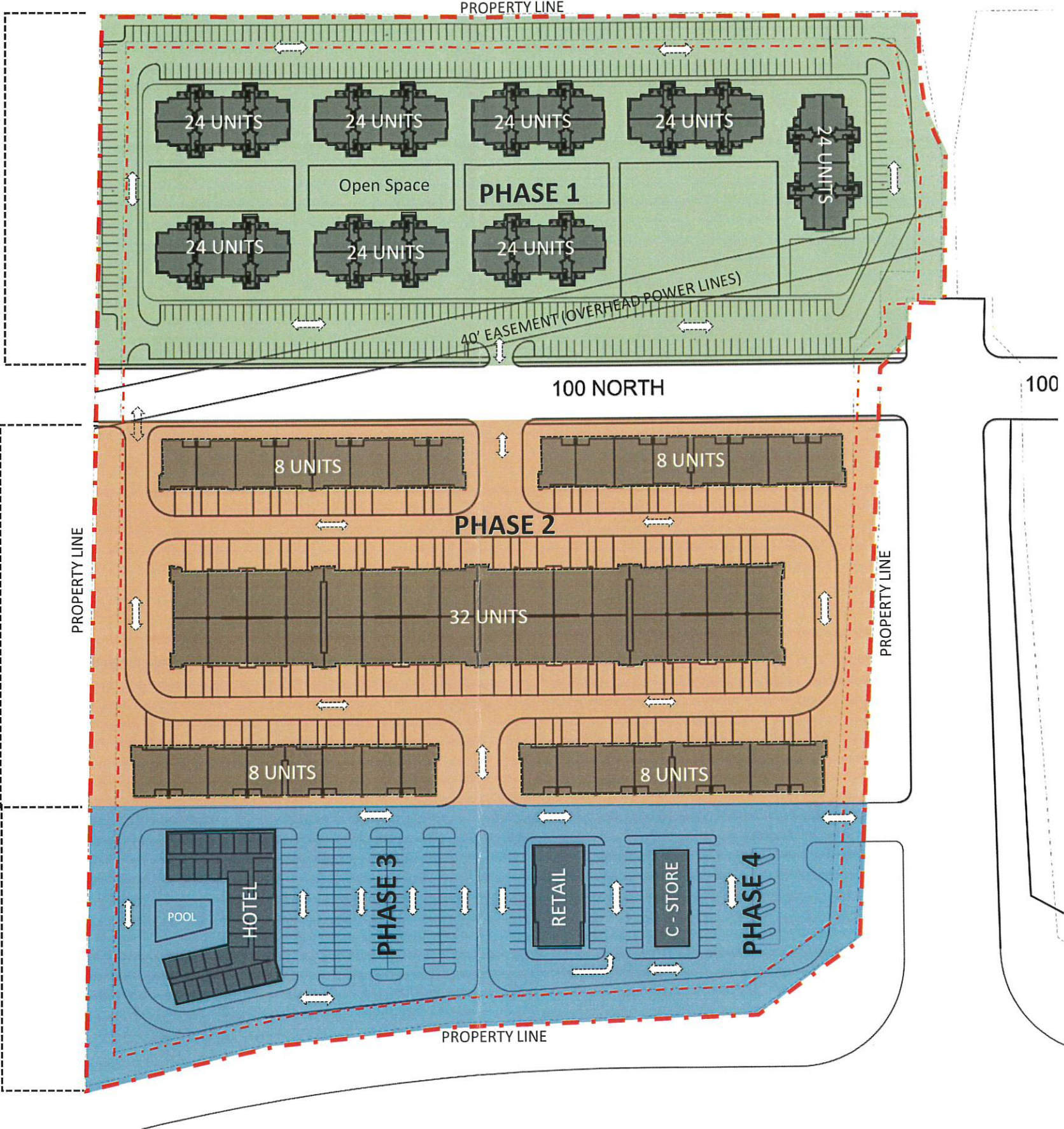
MULTI-FAMILY HOUSING

96 1 BEDROOM
96 2 BEDROOM
192 TOTAL UNITS
8.76 ACRES

64 PRIVATE GARAGES
2300 SF FOOTPRINT EA
8.91 ACRES

COMMERCIAL ZONE

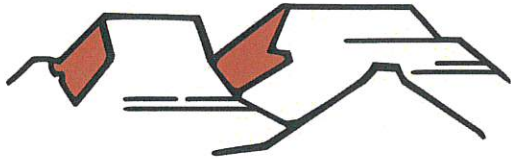
- 102 UNIT HOTEL WITH POOL AREA
 - 6200 SF RETAIL PAD WITH DRIVE THRU
 - C – STORE WITH GAS SERVICE
- 5.08 ACRES



methodstudio



ZION GATEWAY
HURRICANE, UTAH
05/26/2022



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee

File No. 2022-PSP-22

Receipt No. 8-158866

Name: Brett Burgess Telephone: 435-673-9336

Address: 113 East 200 North Suite #2 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Northwest of Dixie Springs Dr/Sand Hollow Rd Intersection

Tax ID of Subject Property: H-4136-D-STL Zone District: R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

Planned development with a combination of Du, Tri, and Fourplex's

This application shall be accompanied by the following:

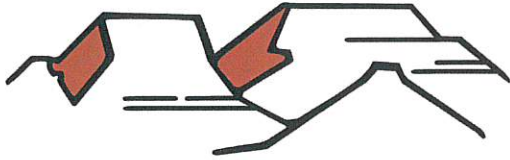
1. A vicinity map showing the general location of the project.
2. Three (3) copies of a site plan showing:
 - Topography showing 2' contours, identification of 30% or greater slopes:
 - The layout of proposed uses.
 - Location of open space when applicable.
 - Proposed access to the property and traffic circulation patterns.
 - Adjoining properties and uses:
 - Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
4. Tables showing the number of acres in the proposed development and a land use summary, and
5. A phased development plan if applicable.
6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____



PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-PP-17

Receipt No. 8.158867

Name: Brett Burgess Telephone: 435-673-9336

Address: 113 East 200 North Suite #2 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Northwest of Dixie Springs Dr/Sand Hollow Rd Intersection

Tax ID of Subject Property: H-4136-D-STL Zone District: R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Planned development with a combination of Du, Tri, and Fourplex's

Submittal Requirements: The preliminary plat application shall provide the following:

____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:

- ____ a. The proposed name of the subdivision
- ____ b. The location of the subdivision, including the section and range
- ____ c. The names and addresses of the owner, the subdivider, if other than the owner,
- ____ d. Date of preparation, and north point
- ____ e. Scale shall be of sufficient size to accurately show all required conditions of Chapter 39, City Subdivision regulations.

____ 2. Existing Conditions: The preliminary plat shall show:

- ____ a. The location of the nearest monument
- ____ b. The boundary of the proposed subdivision and the acreage included
- ____ c. All property under the control of the subdivider, even though only a portion thereof is subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the plat map and the system of the unplatted parts of the subdivider's land shall be submitted, and the street portion of the tract submitted shall be considered in light of existing Master Street Plans or other Commission studies.)
- ____ d. The location, width, and names/numbers of all existing streets within the subdivision (200') feet of the subdivision and of all prior streets or other public ways, utility lines of way, parks and other public open spaces, within and adjacent to the tract.
- ____ e. The location of all wells and springs or seeps, including artesian and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

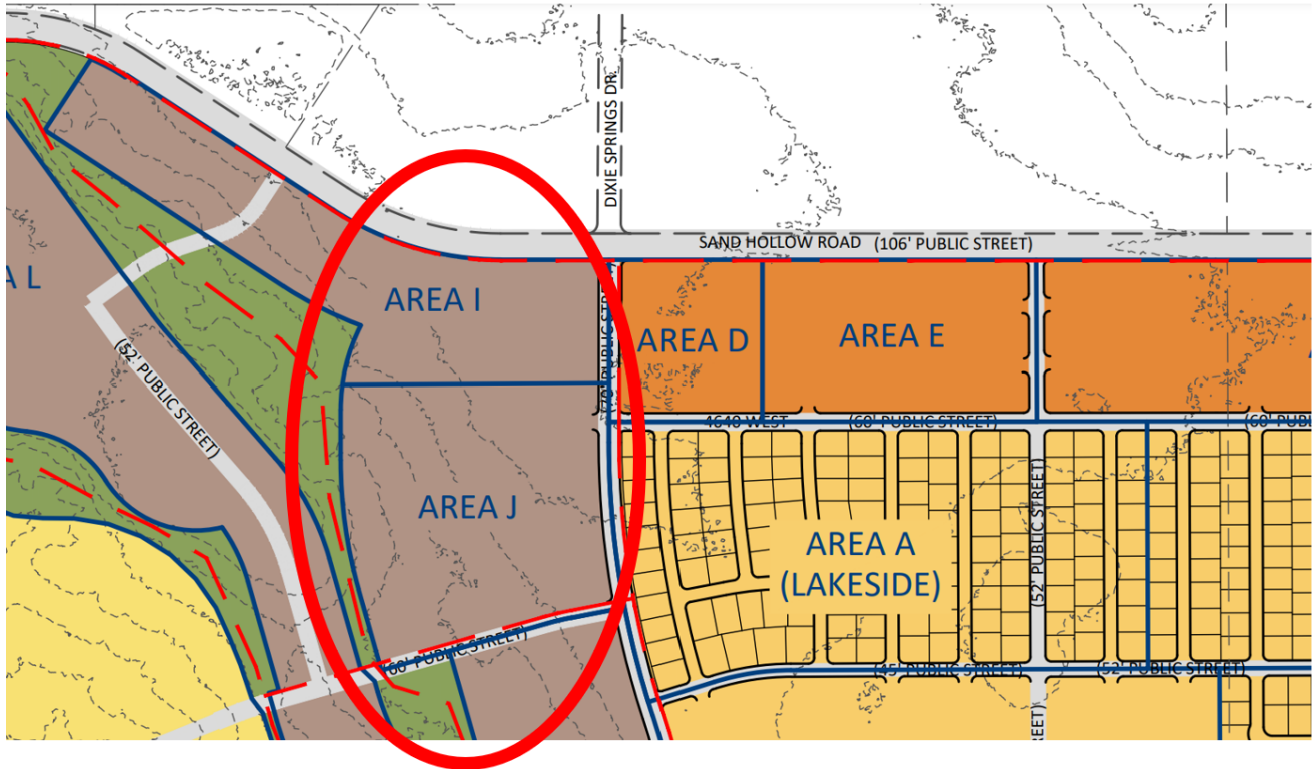


STAFF COMMENTS

Agenda Date:	6/23/2022
Application Number:	2022-PP-17 2022-PSP-22
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Brett Burgess
Agent:	
Request:	Approval of a Preliminary Plat and Site Plan
Location:	Northwest corner of Sand Hollow Road and Dixie Springs Dr.
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

Discussion:

This application is for a preliminary acceptance of 88 townhomes and 62 duplex units over 24.1 acres for a total of 6.1 units per acre. This is the next phase of the Desert Sands PDO development across Sand Hollow Road from Dixie Springs. In their master plan, this area is designated as both Area “J” and part of Area “I, ” both as multifamily areas, while I is also designated as a resort area.



Desert Sands Master Plan with the Lakeview Townhomes area highlighted

- a. The approved master plan has Area “J” as 5.98 units per acre and Area “I” as 7.98 units per acre. The plat provided has 6.1 units per acre
 - b. Staff is generally okay with shifting units from one section of the development to the other as long as the number and type of units throughout the development are maintained and the shifts are relatively minor
2. The site plan lists Area I as a possible resort. However, the City limited the number of resort units to 335 units which will likely be used elsewhere, namely Area L. This neighborhood does not have any amenities, and the applicant has not indicated that they are planning on using this site for short term rentals. Staff would recommend that this phase is maintained as long term residential units.
 3. Road cross sections will need to be approved in the construction drawings and match the cross sections approved for earlier phases of the development.
 4. 4750 W should be developed as a full fire access roadway. The master site plan shows a trail along the Eastside of the roadway. Because it is not a City master planned shared uses path, the trail needs to be a minimum of 10’ paved.
 5. It is not indicated on the plat which roads are public and which streets are private. The proposed inner streets do not meet public standards and are assumed to be private. Generally speaking, we discourage large networks of private roadways and limit them for access to multi-family units.
 6. There is open space and a trail system planned to the north of the property. Staff would recommend that an additional trail connection be added to the northeast section of the open space to allow for greater access.
 7. All streets within this development will need a number assigned to them alongside their names
 8. All block lengths appear to meet city standards

9. Perpendicular on-street parking is currently not allowed in public streets, a code change to allow this is currently before the Planning Commission
10. Plat does not indicate if the property is in a tortoise-take area.
11. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.
12. A will-serve letter has been provided by the sanitary water provider but not the culinary water provider due to a possible policy change by the Washington County Water Conservancy District, which is the primary water provider in this area. Hurricane City Code 10-37-4 states:
 - a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*

Staff does not have a timeline on when or if the Conservancy District will complete its review of the will-serve requirements and agrees with the Water Department's recommendation

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this item until a will-serve letter from Hurricane City Water is provided.



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

May 24, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Lakeside Townhomes

Stephen,

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,

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



Mike Terry <mike@dsgcivil.com>

Lakeview Townhome - Water will serve letter request

1 message

Ken Richins <kenr@cityofhurricane.com>

Tue, May 24, 2022 at 2:24 PM

To: "mike@dsgcivil.com" <mike@dsgcivil.com>

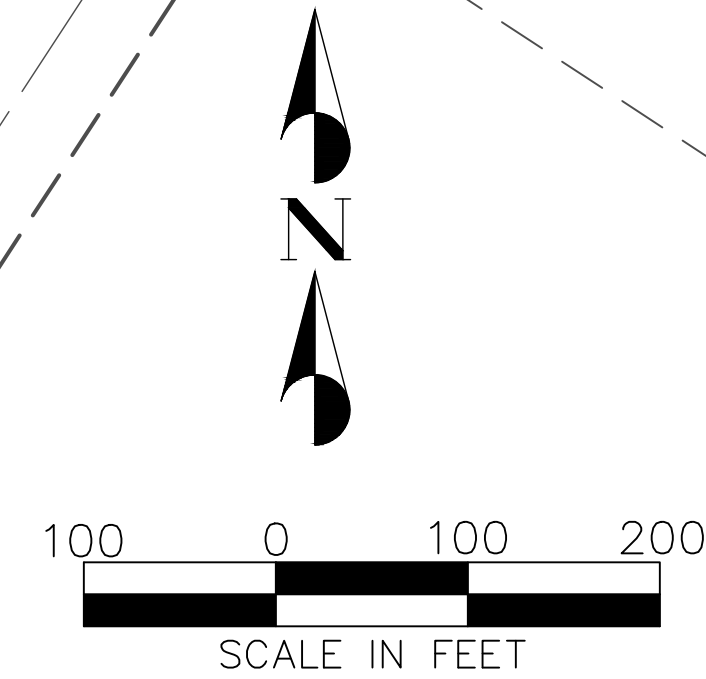
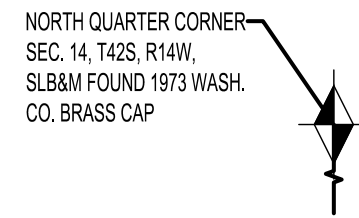
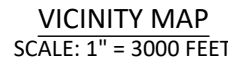
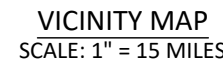
Mr. Terry:

Thank you for your email. In this area, the WCWCD will likely be supplying the water for your development. WCWCD is in the process of updating its policies related to will serve letters and supplying water. For these reasons, I cannot issue a will serve letter until the policy update is complete. As far as your preliminary plat application, you may still submit the application, but I expect that any final approval will be conditioned upon receiving a will serve letter.

Thank you

Ken Richins

Water Superintendent



N0°00'07"W 2151.926' (TIE TO P.O.B.)
N0°00'07"W 5285.430' (MEASURED)

SOUTH QUARTER CORNER
SEC. 14, T42S, R14W,
SLB&M FOUND 1978 BLM
BRASS CAP

P.O.B. (70' PUBLIC STREET)

DIXIE SPRINGS DR.

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

**LAKEVIEW TOWNHOMES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

LEET NAME :

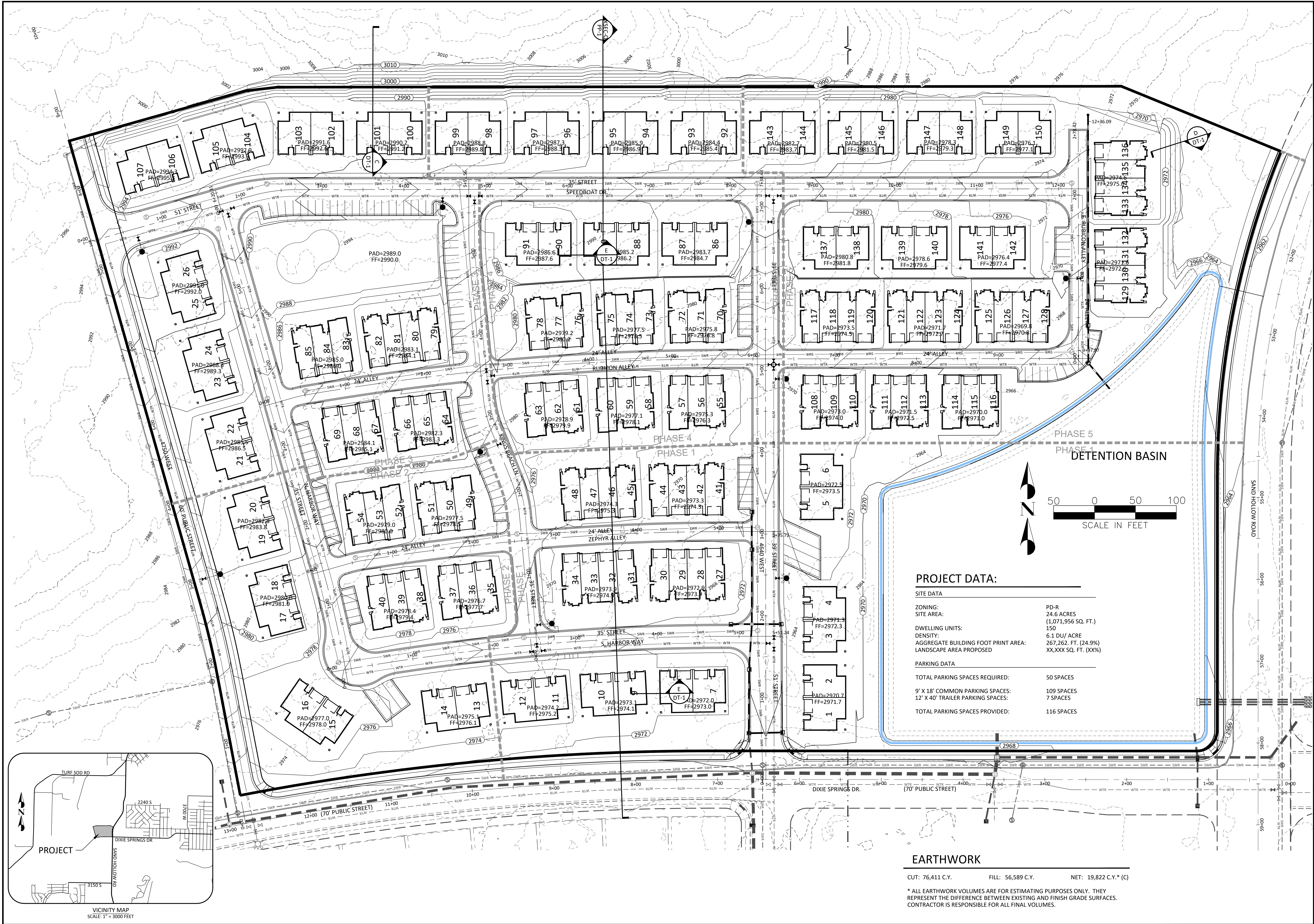
COVER SHEET

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

St. George, UT 84770
Office (435) 628-2121

CS-1

1 OF 6 TOTAL



PROJECT DATA:

SITE DATA	
ZONING:	PD-R
SITE AREA:	24.6 ACRES (1,071,956 SQ. FT.)
DWELLING UNITS:	150
DENSITY:	6.1 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	267,262. FT. (24.9%)
LANDSCAPE AREA PROPOSED	XX,XXX SQ. FT. (XX%)
PARKING DATA	
TOTAL PARKING SPACES REQUIRED:	50 SPACES
9' X 18' COMMON PARKING SPACES:	109 SPACES
12' X 40' TRAILER PARKING SPACES:	7 SPACES
TOTAL PARKING SPACES PROVIDED:	116 SPACES

EARTHWORK

CUT: 76,411 C.Y. FILL: 56,589 C.Y. NET: 19,822 C.Y.* (C)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

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



DATE:	MAY 2022
PM:	BB
DRAWN BY:	MT
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	22-003
SCALE:	1" = 50'
SHEET NUMBER:	

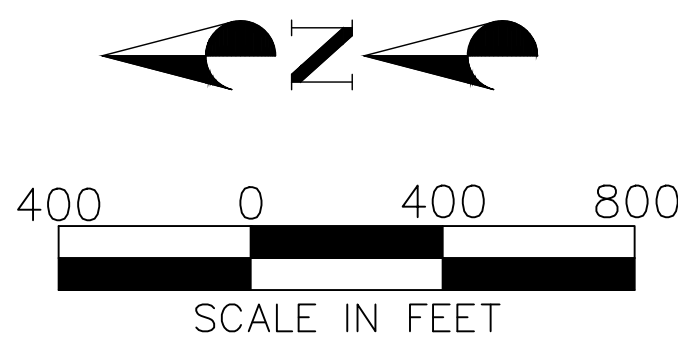
SP-2
4 OF 6 TOTAL

NO.	DESCRIPTION	DATE	APP'D.

SITE PLAN

SHEET NAME:

EXHIBIT "A"

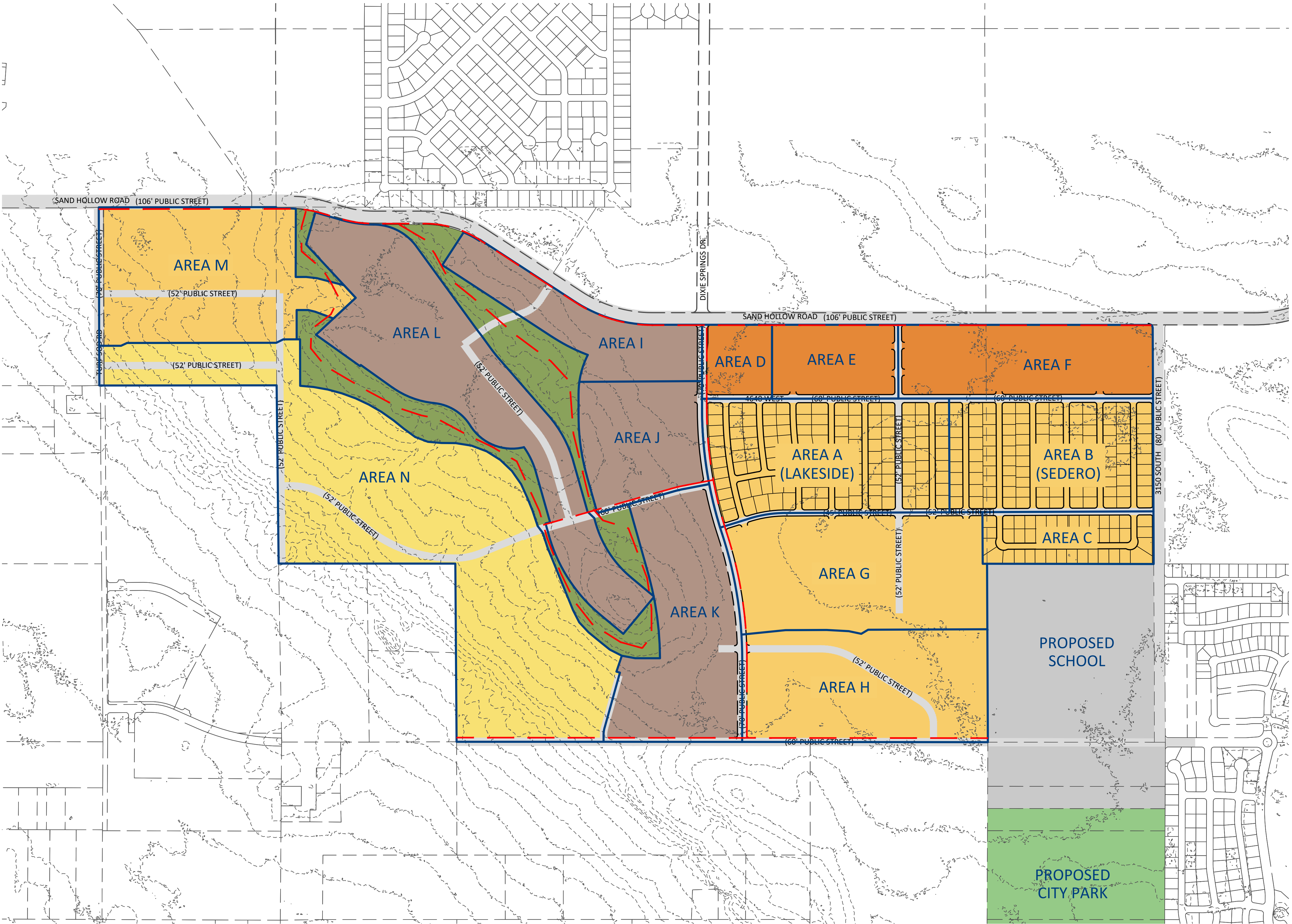
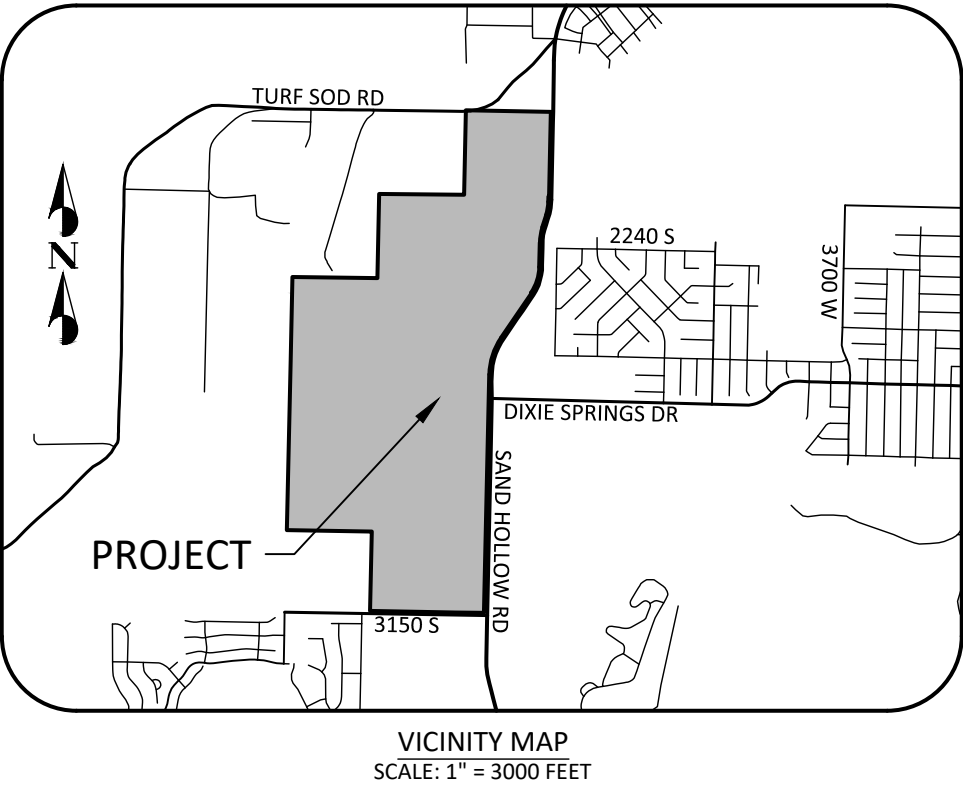
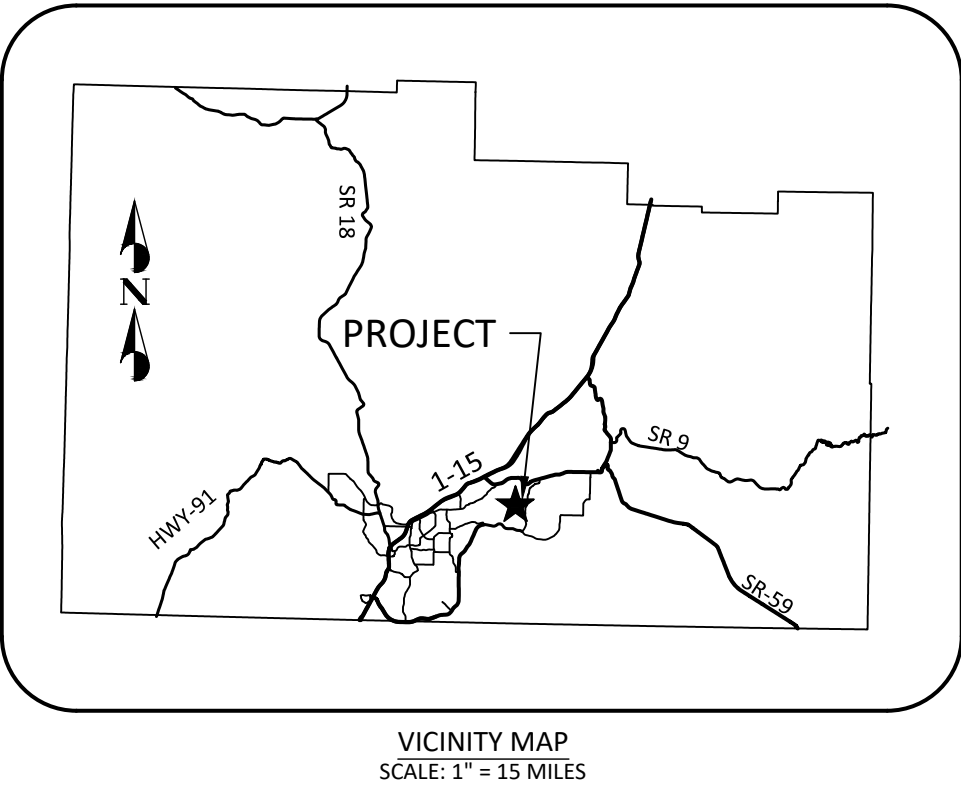


OWNER/DEVELOPER

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

CONTACT

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



LEGEND

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

LAND USE TABLE

AREA	ACRES	UNITS	DUA	USE
A	35.8	127	3.55	SINGLE FAMILY
B	29.4	118	4.01	SINGLE FAMILY
C	11.4	44	3.86	SINGLE FAMILY
D	6.6	*	*	NEIGHBORHOOD COMMERCIAL
E	11.9	*	*	NEIGHBORHOOD COMMERCIAL
F	23.9	*	*	NEIGHBORHOOD COMMERCIAL
G	37.6	140	3.72	SINGLE FAMILY
H	34.9	140	4.01	SINGLE FAMILY
I	17.3	138	7.98	MULTI FAMILY / RESORT
J	18.1	144	7.96	MULTI FAMILY
K	31.6	247	7.82	MULTI FAMILY
L	44.4	355	8.00	MULTI FAMILY / RESORT
M	36.2	140	3.87	SINGLE FAMILY
N	87.8	175	2.02	SINGLE FAMILY
OS	33.2	*	*	OPEN SPACE
TOTAL	460.1	1770	3.85	

PLANNED DEVELOPMENT
OVERLAY ZONE
FOR



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

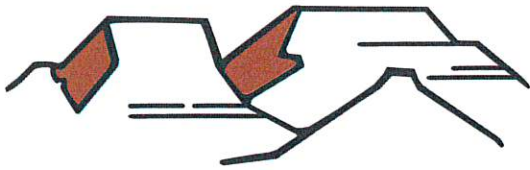
DESERT SANDS
PLANNED DEVELOPMENT
LOCATED IN HURRICANE, UTAH
LAND USE PLAN

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



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

LUP-1
1 OF 1 TOTAL



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee

File No. 2622-PSP-23

Receipt No. 8158881

Name: SR-9 RETAIL CENTER LLC (Rick Adams) Telephone: 435-862-6667

Address: 1915 E Cliff Point Dr. Fax No. _____

Email: rickieadams@yahoo.com Agent Email: rmeyer@bushandgudgell.com

Agent (If Applicable): Bush & Gudgell, Inc (Rick Meyer) Telephone: 435-673-2403

Address/Location of Subject Property: NW Corner of State Highway SR-9 and 2000 West

Tax ID of Subject Property: H-3-1-33-3401 Zone District: HC (Highway Commercial)

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Commercial

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
 - ☒ Topography showing 2' contours, identification of 30% or greater slopes:
 - ☒ The layout of proposed uses.
 - ☒ Location of open space when applicable.
 - ☒ Proposed access to the property and traffic circulation patterns.
 - ☒ Adjoining properties and uses:
 - ☒ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☒ 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

Agenda Date:	06/23/2022
Application Number:	2022-PSP-23
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	SR-9 Retail Center LLC (Rick Adams)
Agent:	Bush & Gudgell (Rick Meyer)
Request:	Approval of a Preliminary Site Plan
Location:	NW corner of SR-9 and 2000 W
Zoning:	HC
General Plan Map:	Commercial

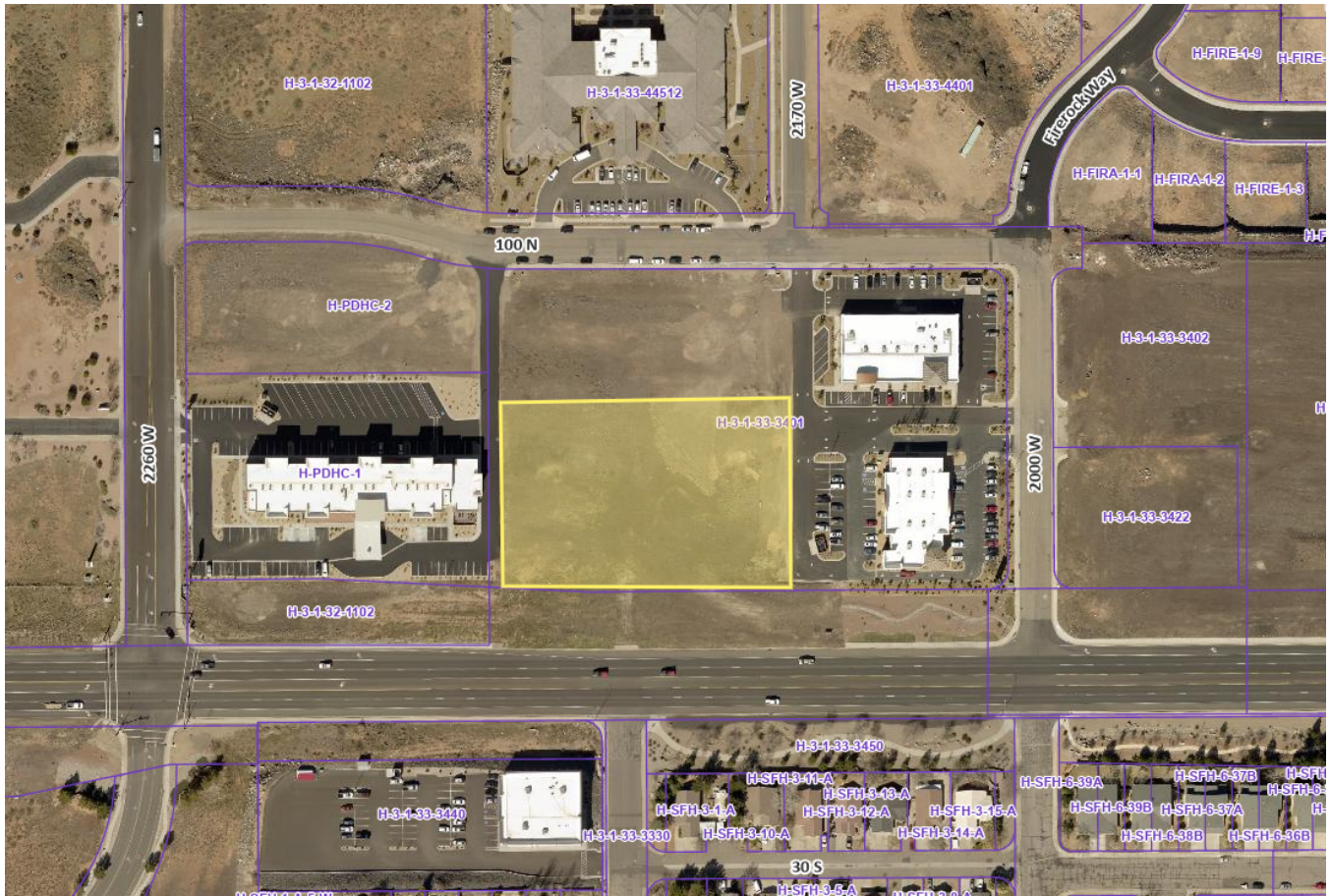
Discussion:

The applicant has filed a preliminary site plan for two restaurants, a retail space, and a drink shop. This is the next phase of the Zions Gateway development along SR-9, which currently has restaurants, retail, a pharmacy, and hotels.

JUC Comments

The following items will need to be addressed:

1. **Power:** Power is in the northwest corner of phase 2 or in the phase 1 building
2. **Water:** Can tie into stub in the southeast corner of phase 2.
3. **Street:** No comment
4. **Sewer:** Check current sewer location. 8" sewer main runs through the property. Restaurants need grease interceptor and sample manhole
5. **Engineering:** Need stormwater detention. Improve walkability from 100 N south. Check queue length for drink shop. Drink shop location could cause issues for accessing existing dumpster enclosure. Contact UDOT for required improvements in UDOT ROW.
6. **Fire:** No comment
7. **Phone:** No comment
8. **Gas:** No comment



Map is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are all permitted uses in Highway Commercial zoning.
2. Parking Requirements per HCC 10-34-10:

Restaurant, fast food	1 space per 100 square feet of gross floor area
Restaurant, general	1 space per 100 square feet of gross floor area

Retail, general	1 space per 250 square feet of gross floor area
-----------------	---

Per these requirements: 84 spaces are required and 129 spaces are provided.

- a. Fast food restaurants require room for at least 5 cars to be stacked without interfering with any drive lanes. While not explicitly noted on the plan all buildings appear to meet this standard.
3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan does appear to show this area.

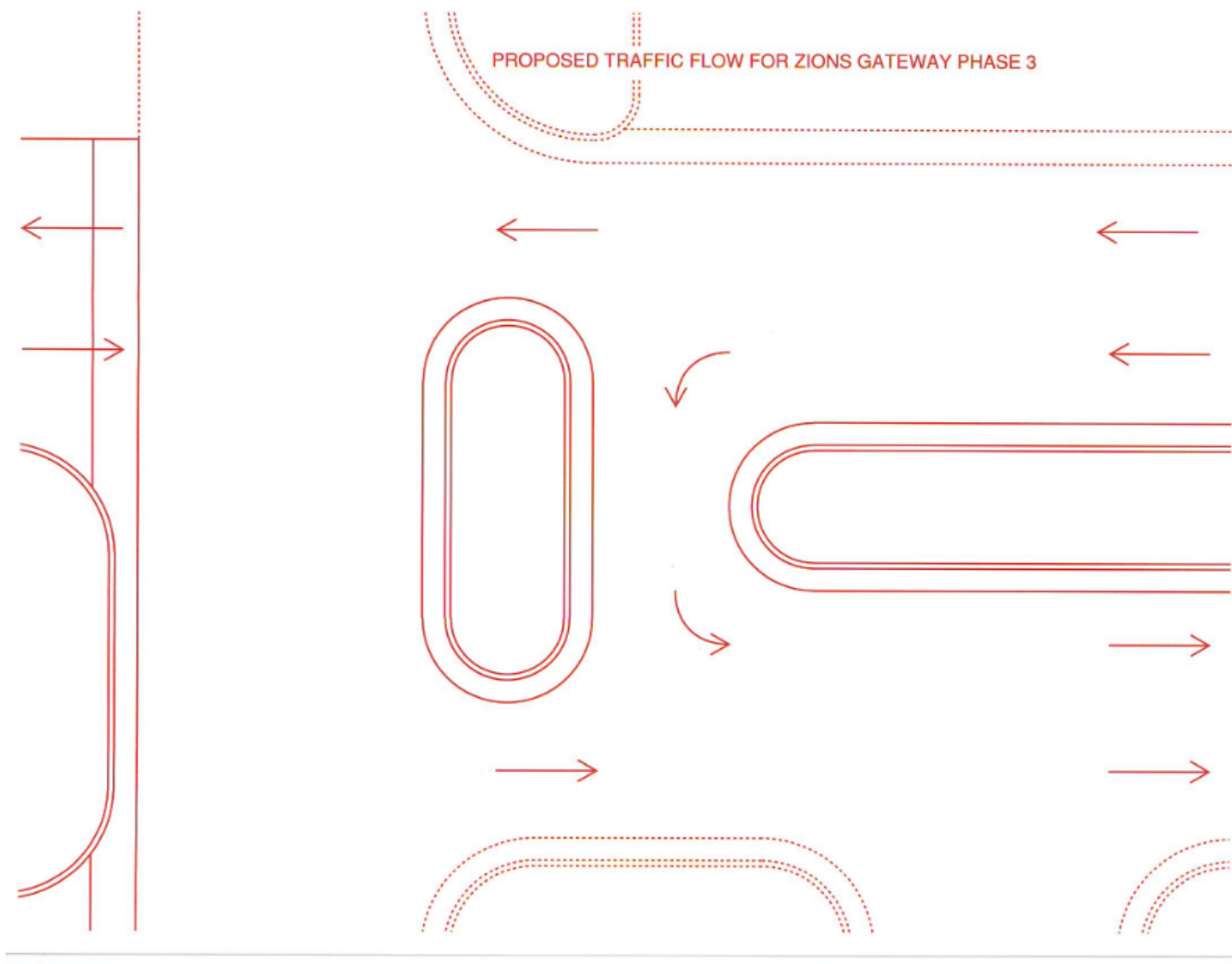
Sec. 10-32-5. Required landscaping.

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:

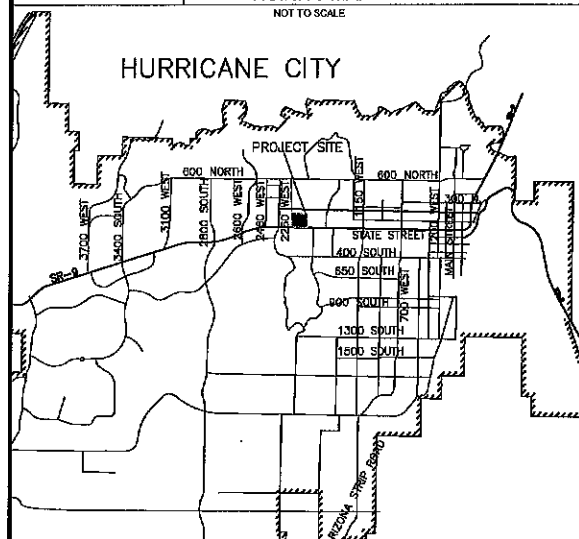
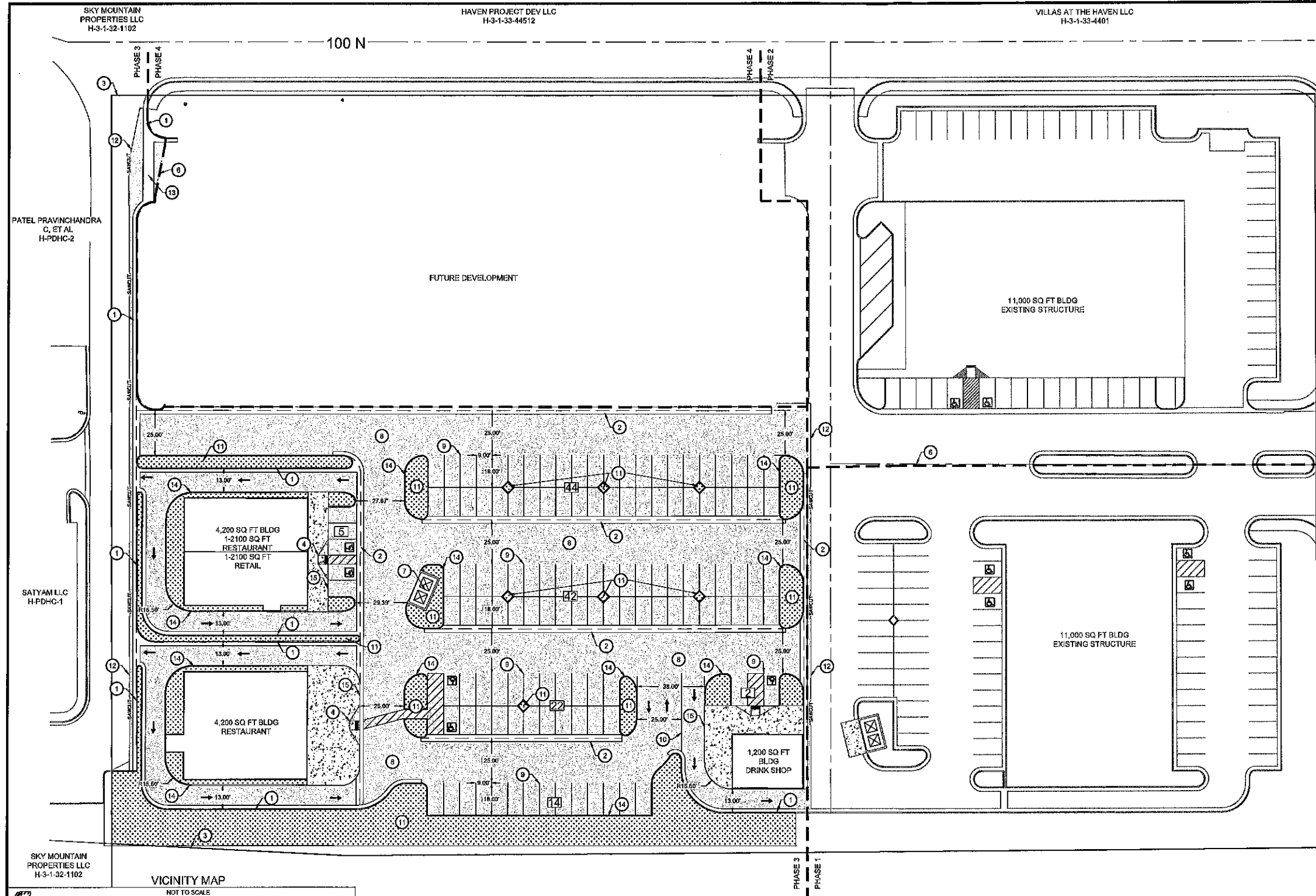
- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The 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. A preliminary plat will be required if subdivisions are desired.
5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. There is a private drive that run on bothsides of the western property line that is currently used to access the Sleep Inn. Developer should provide cross access agreement and make the proper concessions to the driveway to increase internal connectivity.
7. Staff appreciates the provided connectivity between the other phases of the project. City Engineering raised some concerns about the connectivity between the two projects and has suggested something close to the below in the northeast corner of the plan



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

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



STATE HIGHWAY SR-9

- LEGEND**
- LOT LINE
 - CURB & GUTTER
 - EXISTING CURB & GUTTER
 - ROAD CENTERLINE
 - TRAFFIC FLOW DIRECTION

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
 1-800-662-4111
NEVER START A PROJECT WITHOUT CALLING

OWNER / DEVELOPER
 ZIONS GATEWAY
 1745 CLIFF POINT DR.
 ST GEORGE, UTAH 84790

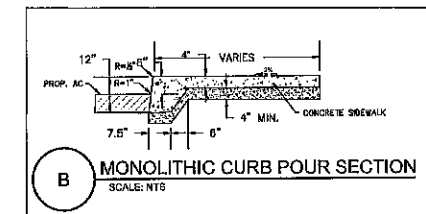
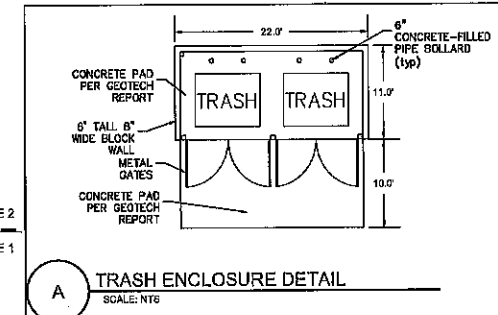
ENGINEERING CONTACT
 RICK ADAMS
 (435)862-8867
 BUSH AND GUDGELL, INC.
 205 EAST TABERNACLE #4
 ST GEORGE, UT 84770
 RICK MEYER - PROJECT MANAGER
 (435)-673-2337

CONTRACTOR NOTE:
 CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

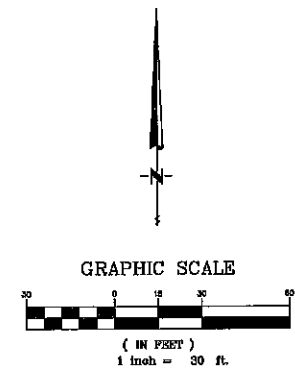
KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① STANDARD CURB & GUTTER (TYPE HB30-7) PER CITY STD. DWG #100
- ② 4' WIDE CONCRETE WATER WAY
- ③ BOUNDARY / LIMITS OF CONSTRUCTION
- ④ HANDICAP RAMP PER CITY STD. DWG #121
- ⑤ 5' WIDE CONCRETE SIDEWALK PER CITY STD. DWG #120
- ⑥ PHASE LINE
- ⑦ TRASH ENCLOSURE PER DETAIL "A" THIS SHEET
- ⑧ NEW ASPHALT PER GEOTECH RECOMMENDATIONS
- ⑨ PAINT NEW PARKING STRIPING PER CITY OF HURRICANE STANDARDS, (TYP.)
- ⑩ DRIVE THROUGH LANE PAINT
- ⑪ LANDSCAPE
- ⑫ SAWCUT LINE
- ⑬ 8" WIDE CROSS GUTTER PER CITY STD. DWG #151
- ⑭ 6" WIDE APWA STD. 209 TYPE P CURB
- ⑮ MONOLITHIC SIDEWALK AND CURB, PER DETAIL "B" THIS SHEET



ONE STOP SUPER
 WASH HURRICANE LLC
 H-3-1-33-3422



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: MAY 2022
 DRAWN: CBW/CL
 APPROVED: RYM
 SCALE: 1"=30'
 JOB NO. 21305

SITE & SIGNAGE PLAN
 ZIONS GATEWAY PHASE 3
 LOCATED IN HURRICANE, UTAH

SHEET 2 OF 5
 SHEETS
 FILE: 213-05-0000.DWG

Hurricane Planning Commission
Meeting Minutes
May 25, 2022

Call to Order - 6:00 P.M.

ON WEDNESDAY, MAY 25, 2022, AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Mark Sampson called the meeting to order at 6:00 P.M. Roll call was taken.

Pledge: Michell Cloud

Prayer: Lynn Covet

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Building/Planning Clerk Karri Richardson, City Engineer Representative Jeremy Pickering, and Councilman Kevin Thomas

Paul Farthing motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

PUBLIC HEARINGS:

1. **A Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19.**

Comments submitted are attached to the end of these minutes.

Mark Hudgens from Grassy Meadows chairs a new committee that is concerned about the neighborhood's safety due to the aeronautic activity. The reviewed site plan does not meet the general plan standards, and item number five does not meet all zone criteria for a resort. There is no place for a resort in this neighborhood. Increasing the Zone from RA-1 to RR significantly impacts the area. Mr. Hudgens asked the Planning Commission to deny this application based on the Staff's recommendation.

Ben Juarez lives directly south of this zone change. He purchased this property five years ago with the plan to build their home and teach their children to be self-sufficient through farming and hard work. There are enough recreation resort areas in Hurricane City and Washington County, and this zone change will ruin his vision for his family's future. Mr. Jolly has attempted to bully him into moving the placement of his home or selling his property. Mr. Juarez asked the Planning Commission to protect the residents who have built their lives in this area.

Jay Brown owns several lots in Sky Ranch, and he opposes this process. The agenda shows four units and a clubhouse. However, the documentation shows five buildings, twenty units, and a clubhouse. Mr. Brown feels that the radius for zone change notification should be increased. Two hundred and fifty feet does not include all the property owners affected by these zone changes. When people buy property in a community, they rely

on the general plan to protect the zoning.

Russ Talbot stated that Mr. Jolly has also offered to buy his property and feels that Mr. Jolly is behaving deceptively. The previous owner of the north property would not have sold his property if he knew the plan was for a hotel. The roadways are not capable of handling increased traffic. Mr. Talbot asked the Planning Commission to adhere to the CCNRs.

Fredrico R owns a lot in Moccasin Flat. Before purchasing the lot, he received the CCNR. Property owners in the subdivision have to adhere to the CCNR, and any change in the subdivision requires approval from seventy percent of the property owners.

Darrel Eves is finishing his home in Moccasin Flats. He chose the Hurricane Valley to raise his children. They looked at the general plan and CCNR to choose where they wanted to live. He is not anti-growth, but it should be strategically planned. Adhering to the general plan is a way to cultivate community pride. Mr. Eves will pursue actions to protect his investment.

Marianne Perkins lives in Adobe Fields. She agrees with the previous comments. Three houses near her host large parties, and a hotel will exacerbate the problem. She has submitted a letter for the Planning Commission to read.

Johnny Haslam lives in Cliff Dwellers and owns fourteen acres in Moccasin Flats. He purchased the property in the area because it is agriculture. He supports the previous comments.

Lynn Covet lives in Cliff Dwellers. Her property is surrounded by new development, and the land along the cliffs is the only remaining desert area. She asked the Planning Commission to follow the Staff's recommendation and preserve this area.

Letters recived from Lisa Cook, Jamie Deeds, Rhonda Flannagan, and Martha Honey are in the record and attached to the end of these minutes.

2. A Zone Change Amendment request located at approx.. 1150 W 600 N from R1-10, residential one unit per 10,000 square feet, to PF, public facility, to build a power substation.

Joyce Passmore lives in the cul-de-sac off 1270 west. She asked if the commercial development area on 1380 west is heavy industrial. Mr. Nelson stated that the general plan lists this area as commercial and mixed-use. She also asked how this zone change amendment will impact 1270 west and 1150 west. Mr. Nelson stated that 1270 west will not go all the way through to 600 north, but 1150 west will.

Comments received via email are attached and the end of these minutes.

3. A Zone Change Amendment request located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1.

No comments.

NEW BUSINESS:

1. 2022-ZC-23: Discussion and consideration of a recommendation to the City Council on a Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel

numbers H-MOF-18 and H-MOF-19. Hidden Rock Development Group Applicant. Brent Bateman Agent.

Mr. Nelson reported that the City is not involved in enforcing the CCNR, and the CCNR should not be a consideration of the item. He suggested that the applicant consider the legally binding documents on the property. The applicant is applying for five buildings on the property with up to twenty rooms that can be rented.

Mr. Hall explained that CCNRs are a private agreement between landowners and clarified that the City has no authority and is not permitted to enforce them.

Applicant: Dallan Jolly explained that he agrees with the surrounding property owner's comments and does not want to disrupt the area. He plans to build a small residential hospitality development. This is a low-density project. This area has access to Warner Valley and Sand Hollow, and the goal is to build a luxury product that fits within the scale and scope of the homes in the area. Mr. Jolly owns forty-four acres, most of which are ten-acre parcels. Recreation Resort zoning allows fifteen units per acre, and he is applying for five units per acre.

Mrs. Cloud does not feel that this is the right place for the project, and this does not answer the four questions the Planning Commission has to consider. She noted that 4,757 vacation rentals were approved in the past five years, and it is time to take a break from approving vacation rentals.

Mrs. Goodfellow thinks this is a beautiful product. However, it is not compliant with the code for vacation rentals and the four-zone change criteria. This is inconsistent with the general plan's recommendation that recreation resort zoning shall be in a commercial planned community with mixed-use or multifamily areas. This project exceeds twenty acres. The proposed amendment is not harmonious with the character of the existing development and affects the adjacent properties. There are not adequate amenities to serve the property.

Mrs. Bronemann asked Mr. Nelson if this project is potentially within the airport protection zone. Mr. Nelson stated that the protection zone applies to takeoff and landing areas, and this property will not conflict with the airport. Mrs. Bronemann agrees that this is not a suitable location for this project. There is no way to know if this will benefit the community, and there are no amenities such as stores and gas stations.

Mr. Iverson hopes that citizens and developers can have consistency from the Planning Commission and the City Council. He asked Mr. Nelson, Mr. Hall, and Councilman Thomas if it would be prudent to consider increasing the notification boundary. Mr. Nelson reported that the City is in the process of reviewing the public notification criteria. Mr. Nelson does not think signage on the property is adequate. He noted that State law allows cities to define their notification radius. Mr. Iverson feels that when a platted subdivision is approved and built, it is essentially the new master plan. The zoning should not change after the subdivision is recorded.

Mr. Winder understands the financial investment the application has vested into this property. However, the City should adhere to the approved zoning. His recommendation is to deny the zone change request.

Mr. Nelson reviewed the consideration criteria in the updated Recreation Resort Zoning Code.

Rebecca Bronemann motioned to deny 2022-ZC-23. It is not compatible with the general plan, is not harmonious with existing development, poses a negative impact on the surrounding area, is not located in the appropriate area, and has no access to adequate amenities. Michelle Cloud seconded the motion. Unanimous

2. 2022-ZC-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx... 1150 W 600 N from R1-10, residential one unit per 10,000 square feet, to PF, public facility, to build a power substation. Hurricane City Power

1 **Applicant. Scott Hughes Agent.**

2 Jared Ross the Power Department Substation and Generation Superintendent explained that the Power
3 Department purchased this property to ratify an easement issue to install the power line along 1100 west. The
4 City acquired an agreement with the Rocky Mountain Power line that runs along 1100 south. The current
5 transmission line goes down 600 north, and the plan is to continue the transmission line to the Three Falls
6 Substation site. The timing of the construction of the Substation is dependent upon the growth of the City. Mr.
7 Nelson stated that the Power Department is applying for this zone change because a developer is developing
8 a neighboring property. The Power Department wants to start some grading projects, utility, and roadway
9 connections in conjunction with that development.

10 Mr. Iverson asked if the Power Department had researched other locations. Mr. Ross stated that the safety
11 distance required for the 138 kV system eliminated other potential properties, and financially this site is more
12 preferred. There is not enough room to incorporate this into the Clifton Wilson Substation. Mr. Iverson asked
13 why the Power Department is applying to rezone the entire property. Mr. Nelson stated that the City owns this
14 property, and after the Substation is completed, the City could sell the property for development or keep the
15 property for public facilities. Mrs. Goodfellow asked if this will tie into the future 600 north substation. Mr. Ross
16 explained that this Substation ties into the future Substation on 1300 S. In the future, it will tie into the 600
17 North Substation to provide back-up when necessary. Mrs. Goodfellow reported that citizens are concerned
18 about the potential health issues related to electromagnetic pollution. Mr. Ross noted that he can not guarantee
19 that there is no electric magnetic fields emitted from Substations. (EMF) However, the Power Department has
20 researched the possible health impact. Mr. Iverson asked if the Power Department has standards defining the
21 acceptable level of EMF contamination. Mr. Ross researched this but was unable to find any EMF
22 contamination standards. Mrs. Bronemann reported that no research concludes that EMF is harmful to human
23 health.

24 Mrs. Goodfellow reported that her biggest concern is that patterns are showing an increase in cancer cases
25 from EMF. Plan A was to have the power lines down 600 north in an undeveloped section. This plan (Plan B)
26 runs the power lines through the main section of Hurricane City, which exposes more citizens. Mr. Ross
27 clarified that plans A and B are in the same loop.

28 Mrs. Cloud asked about the noise level from substations. Mr. Ross explained that transformers produce a
29 small amount of humming depending on loads. The Power Department aims to avoid excessive noise
30 pollution when engineering Substations and block walls are required around substations.

31 Mr. Winder is concerned with the direction of the powerlines going down 1150 west to 1300 south. He asked if
32 the Power Department has the necessary easements to install the powerline along 1150 west. Mr. Ross
33 reported that the Power Department is in the process of procuring the easement area.

34 *Paul Farthing motioned to recommend approval of 2022-ZC-24. It is compatible with the goals and policies of*
35 *the general plan as it pertains to public facilities. Brad Winder seconded the motion. Unanimous.*

36 **3. 2022-ZC-25: Discussion and consideration of a recommendation to the City Council on**
37 **a Zone Change Amendment request and Development Agreement Modification located at 2346 S 1500**
38 **W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential**
39 **agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-**
40 **3350-B-1, H-3501-A, H-3357-A-1. Ron Lee and Monterey Jones, LaRae Ellsworth Stout Trust Applicant.**
41 **Adam Stout Agent**

42 Mr. Nelson explained that in 2018 the roofing business on the property did not comply with the underlying
43 zone. The applicant went through a general plan amendment and zone change with a development

1 agreement change a section of the property to light industrial. Mr. Stout is applying for this modification
2 because he wants to build a home on his lot, which will trigger required improvements due to the industrial use
3 on the property. The applicant has proposed an amended development agreement eliminating the
4 improvements because he is not significantly increasing the impact. According to state law, the Planning
5 Commission can approve this through a development agreement with a public hearing and Planning
6 Commission recommendation. Therefore, the applicant decided to apply for a PDO across the entire property
7 to incorporate the commercial area within the PDO and keep the underlying zone. Mr. Nelson stated that there
8 are infrastructure concerns. However, the Staff is supportive of a development agreement based on allowing
9 Mr. Stout to build the home and continue operating his business. The development agreement should clearly
10 state what improvements are required when additional development or expansion of the property takes place.
11 The development agreement should also include a clause to preserve agriculture use. JUC wants more time
12 to review the application based on infrastructure concerns.

13 Mr. Hall explained that this is not a subdivision application. It is a request for an overlay to build an additional
14 home on the property without required improvements to the masterplanned road. The applicant has dedicated
15 4,000 feet of 16-foot wide property for the masterplanned road. The applicant is willing to sell additional
16 property for the roadway at fair market value. Mr. Hall reported another concern is that the Bench Lake area is
17 under the rural cross-section overlay, which is limited to one-acre parcels. The applicant is not applying for
18 one-acre parcels. Mr. Stout explained that they do not intend to have more than fifteen lots on the forty-acre
19 parcel and are not planning to build on the agriculture parcels. Mr. Nelson stated that the code allows a single-
20 family home on agricultural property, and the applicant could potentially add twenty units. He explained that
21 agriculture lots can be clustered into one section, which maintains the agriculture piece of the property.

22 Mr. Sampson asked if the Planning Commission should take any action at this time. Mr. Nelson stated that
23 JUC has not reviewed the site plan and recommended continuing the item.

24 Mrs. Cloud asked Mr. Nelson how a PDO would affect the area. Mr. Nelson reported that the approved
25 conditional use permit states it can only be used for private use. The proposed development agreement
26 includes a clause that continues private use unless the facility is brought up to commercial standards.

27 Mr. Iverson stated that when the bench lake area is built out into one-acre lots, it is debatable that it will be
28 agricultural. Clustering has curb, road, gutter, and sidewalk issues. The development agreement should be
29 binding if this application and site plan is approved.

30 Mr. Rasmussen reported that these are quarter-acre lots, but the applicant could change them to six once-
31 acre lots. Mr. Farthing stated that R1-10 does not preserve agricultural lots. Mr. Rasmussen feels the PDO
32 protects the interests of the applicant and the City. Mr. Iverson recommended giving a bonus to applicants that
33 want to preserve agriculture. Mr. Nelson reported that the Conservation Subdivision Design allows for
34 clustering and a density bonus dependent upon a defined percentage of agriculture space. This is
35 accomplished with a conservation easement.

36 Mrs. Goodfellow asked if the culdesac will be a private or public roadway. Mr. Nelson stated that the code
37 would require public roadway for public safety and maintenance.

38 *Kelby Iverson motioned to continue 2022-ZC-25 with a favorable note. Paul Farthing seconded the motion.*
39 *Shelley Goodfellow abstained due to family relations. Motion carried.*

40 **4. 2022-ZC-17: Discussion and consideration of a recommendation to the City Council on**
41 **a Zone Change Amendment request located at approx... 5300 West 2600 South from A-5, agricultural**
42 **one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers**
43 **H-4138-L and H-4138-E. Chris Wyler Applicant. Civil Science-Brandee Walker Agent.**

1 The applicant is not present. Mr. Nelson reported that this application has been continued twice, and Staff's
2 recommendation is to deny the zone change. Mr. Hall explained that if the application is denied, the applicant
3 can not apply for a zone change for one year unless it is for a different zone change.

4 A representative for Chris Wyler stated that the applicant is requesting a continuation.

5 Mr. Nelson reported that the applicant proposes changing the resort zoning to a different property. Mrs.
6 Bronemann noted that the applicant needs to be present to discuss the application. Mrs. Goodfellow asked if
7 tabling the item was a better solution. Mr. Nelson stated that he recommends that the Planning Commission
8 continues the application for one more meeting, and if the applicant is not present at that meeting, the
9 application should be denied.

10 *Michelle Cloud motioned to continue 2022-ZC-17. Shelley Goodfellow seconded the motion. Unanimous.*

11 **5. 2022-PSP-18: Discussion and consideration of a possible approval of a preliminary site**
12 **plan for Standard Plumbing, a commercial building located at 1631 W State St. Standard Plumbing**
13 **Applicant. Evans & Associates Architecture-Chad Spencer Agent**

14 Chad Spencer explained that Standard Plumbing Supply wants to expand into Hurricane City. The business
15 will occupy half of the building and lease the remaining section. Mr. Nelson stated there are some parking
16 calculation concerns that can be worked out. Engineering has requested that the applicant attempt to work
17 with the neighboring property owner to provide cross-access. The preliminary site plan will go to the JUC for
18 further review.

19 *Paul Farthing motioned to approve 2022-PSP-18 subject to Staff and JUC comments. Brad Winder seconded*
20 *the motion. Unanimous.*

21 **6. 2022-AP-01: Discussion and consideration of a recommendation to the City Council on**
22 **an Agricultural Protection Overlay for Annie Reeve, an 11-acre property located at 902 S 700 W and**
23 **1075 S 700 W. Parcel number H-3-2-3-304 and H-3-2-3-2418. Annie Reeve Applicant.**

24 Applicant not present. Mr. Nelson explained that agricultural protection is a protection overlay zone that
25 preserves agriculture use. It protects the property owner from nuisance complaints and lawsuits for agriculture
26 activities. The overlay limits the City's ability to require utility easements and roadways through the property.
27 JUC recommends excluding 900 south and a portion of the 700 west expansion from the overlay protection.
28 Another concern is that the property is not five continuous acres. The applicant has two properties. One parcel
29 is five acres, and the other is less than five acres. Staff recommends only approving the parcel that meets the
30 5-acre criteria. Mr. Iverson stated that the general plan encourages agricultural protection zones to preserve
31 agricultural uses. All the protection overlay applications in the last five years have been approved
32 unanimously. Excluding anything from this applicant goes against the previously approved agriculture
33 overlays. The parcel in question is 3.97 acres; if it is not included, it will exclude the applicant's feedlot. He
34 feels it is essential to include the feedlot in the protection. It is a historic farm property that has been here for
35 fifty years. Mrs. Goodfellow is concerned because 900 south is a critical road that leads to the elementary
36 school. Mr. Farthing agrees that connectivity is important within the City.

37 *Paul Farthing motioned a recommendation of approval of 2022-AP-01 with the presented letter drafted by*
38 *Staff and amending that the masterplan cross-section roadways on 900 south and 700 west be excluded from*
39 *the protection zone. Michelle Cloud seconded the motion. Brad Winder, Michelle Cloud, Paul Farthing, Mark*
40 *Sampson, Shelley Goodfellow, Rebecca Bronemann – aye. Kelby Iverson – nay, because the Planning*
41 *Commission recently approved all other applications that presented the same issues, and the master plan*

encourages preserving agriculture. Motion carried.

7. 2022-PP-07 and 2022-HIL-04: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Peregrine Pointe East/Sky Mountain West, a 274-lot residential subdivision located at 600 N and 2800 W. Perry Development LLC Applicant. Greg Sant Agent.

Mr. Nelson stated that the applicant has taken steps to address staff concerns. The primary concern staff had was regarding the sensitive lands. Because this parcel is a PDO zoning, the sensitive lands are slightly different. Previously there were several parcels with slopes greater than thirty percent. The applicant eliminated those lots to mitigate the concerns. They created a buildable area and preserved the back section as non-buildable areas. The applicant provided an engineering letter to address the sloping concerns. The block lengths were addressed by providing connection points. Code allows the City to make exceptions to culdesac lengths with a recommendation from the Fire Department, Planning Commission, and City Council approval. The Fire Department is not concerned with culdesac length as long as the design adheres to proper fire flows. Mr. Nelson feels that the longer culdesac deserves additional review but is comfortable moving forward. Greg Sant shared that the units in Phase 2 are fourplex lots with twenty-foot driveways and a two-car garage. Mr. Sant stated that the culdesac concern can be rectified before the City Council meeting three weeks from this date.

Paul Farthing motioned a recommendation of approval of 2022-PP-07 and 2022-HIL-04 subject to resolving Staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

8. 2022-PP-08: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Strawberry Fields Estates, a 163-lot residential subdivision located at approximately 1400 S and 3700 W. Western Mortgage and Realty Co-Applicant. Karl Rasmussen Agent.

Karl Rasmussen reviewed the application and the general location. Adding a connecting road will resolve Staff's concern regarding the street length. Mr. Farthing asked what the time frame is on the PID improvements. Mr. Rasmussen stated that the improvements are underway.

Shelley Goodfellow motioned a recommendation of approval on 2022-PP-08 as long as sufficient build-out of Bash Parkway and Sand Hollow Gateway PID is such that utilities have reached the site, Staff and JUC comments and, shortening any block that is over 800 feet in length. Brad Winder seconded the motion. Unanimous.

9. 2022-PSP-19: Discussion and consideration of a possible approval of a preliminary site plan for Bryson Young, a commercial project consisting of one commercial building and seven vacation rentals located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.

Mr. Nelson explained the changes made to the previously approved site plan. Staff is concerned because there is not adequate space for parking. The applicant plans to have a storefront with a large section of warehousing, and vacation rentals. Each rental unit requires two parking stalls. Short-term rentals in commercial zones are treated like motels and require on-site managers. Mr. Nelson feels this property should be held to the same requirements. Mr. Nelson shared that four units are too close to SR-9 and need to be moved to the west.

Michelle Cloud motioned to continue 2022-PSP-19 due to questions from the Planning Commission and outstanding staff concerns. Paul Farthing seconded the motion. Unanimous.

10. 2022-PP-09 2022-PSP-20: Discussion and consideration of a possible approval of a preliminary site plan and discussion and consideration of a recommendation to the City Council of a preliminary plat for Legacy Business Park, a 6-lot industrial subdivision located at 563 S Commerce St. Liv Dalebout Applicant. Evans & Associates-Chad Spencer Agent.

These are 6,000-square-foot individual buildings that can be used as one or two tenant buildings. Mr. Nelson stated that some items might have to be addressed during the construction drawing process. Mr. Nelson does not have concerns, and JUC did not raise any significant concerns. The applicant asked for a parking easement through the middle of the development to have five parking lots instead of six. Mr. Nelson stated that joint ownership is a better option than an easement.

Shelley Goodfellow motioned to recommend approval of 2022-PSP-20 subject to Staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

Shelley Goodfellow motioned to recommend approval of 2022-PP-09 subject to Staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

Planning Commission Business:

1. Discussion regarding reapplying for Dratter Estates Property Zone Change- Interstate Rock

Chase Stratton stated that the City Council recently approved R1-15 of a five-acre parcel on 400 west. Interstate Rock applied for a zone change last year and was denied because of the surrounding zoning. The would like apply for a zone change to match the recently approved zone change. Mr. Nelson explained the code pertaining to the City Council's denial of an application. The applicant is only two months earlier than the one-year waiting period. Mr. Hall explained that the Planning Commission would need to find that there is a substantial change in circumstances related to changes in the neighborhood, including recent zone changes. The Planning Commission believes this is in the neighborhood and is a substantial change. The applicant requested to have this appeal as an action item on the next Planning Commission agenda.

2. General Plan Map Updates

Mr. Nelson stated that after the growth workshop, the Staff felt it is important to discuss updates to the general plan. Mr. Nelson reviewed the nine sections that Staff feels should be adjusted. Mr. Nelson stated that general plan map changes are sent out for public comment.

3. Site Plan Design

Fred Resch reviewed the changes from the previous discussion. Staff feels confident moving this into a public hearing. The Planning Commission gave direction to move the Site Plan Design to a public hearing.

4. Updates to the Planning Commission's schedule for 2022

Mr. Nelson explained that this change moves the second meeting of the month from Wednesday to Thursday.

Paul Farthing motioned to adopt the new schedule for the remainder of 2022. Michelle Cloud seconded the motion. Unanimous.

Approval of Minutes:

1. April 8, 2021

Hurricane City Planning Commission Minutes DRAFT

1 *Shelley Goodfellow motioned to approve the mintues of the April 8, 2021 Planning Commission meeting.*
2 *Rebecca Bronemann seconded the motion. Unanimous.*

3 **2.** April 21, 2021

4 *Shelley Goodfellow motioned to approve the mintues of the April 21, 2021 Planning Commission meeting.*
5 *Rebecca Bronemann seconded the motion. Unanimous*

6 **3.** May 13, 2021

7 *Shelley Goodfellow motioned to approve the minutes of May 13, 2021 Planning Commission meeting.*
8 *Rebecca Bronemann seconded the motion. Unanimous.*

9 **4.** June 10, 2021-special combined work meeting.

10 *Shelley Goodfellow motioned to approve the mintues of the June 10, 2021-special combined work meeting.*
11 *Rebecca Bronemann seconded the motion. Unanimous.*

12 **5.** February 23, 2022

13 Pg. 3. Line 5, 10, 29. Spilker was not in attendance.

14 *Shelley Goodfellow motioned to continue the mintues of the February 23, 2022 Planning Commission*
15 *meeting. Rebecca Bronemann seconded the motion. Unanimous.*

16 **6.** April 27, 2022

17 Pg. 1 line 18. Remove the zero at the end of the line.

18 *Brad Winder motioned to the approve the mintues of the April 27, 2022 Planning Commission meeting.*
19 *Rebecca Bronemann seconded the motion. Unanimous.*

20 **Adjournment**