



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

January 22, 2026
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A request for amendments to the SkyRim Development Agreement effective December 2nd, 2022.

NEW BUSINESS

1. GA26-01: Discussion and consideration of a recommendation to the City Council on a request for amendments to the Sky Rim Development Agreement effective December 2nd, 2022. Steward Land Company, Applicant. Clark Conway, Agent.
2. PSP26-01: Discussion and consideration of a possible approval of a preliminary site plan for Black Ridge Apartments, a 289 unit multifamily development located at

920 S and Mountain View Drive. WPP Hurricane Land LLC-Austin Overman, Applicant. Focus Engineering-Wade Edwards, Agent.

3. CUP26-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 150 N Coral Junction Road. MP 16 LLC, Applicant. Jared Bates, Agent.
4. CUP26-02: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1237 N Main St. Tyler Sandry, Applicant.
5. FSP26-01: Discussion and consideration of a possible approval of a final site plan for Mad Moose Rentals, a vehicle and equipment rental facility located at 3450 S Old Road. Spencer Finch, Applicant.

Approval of Minutes:

Adjournment

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



STAFF COMMENTS

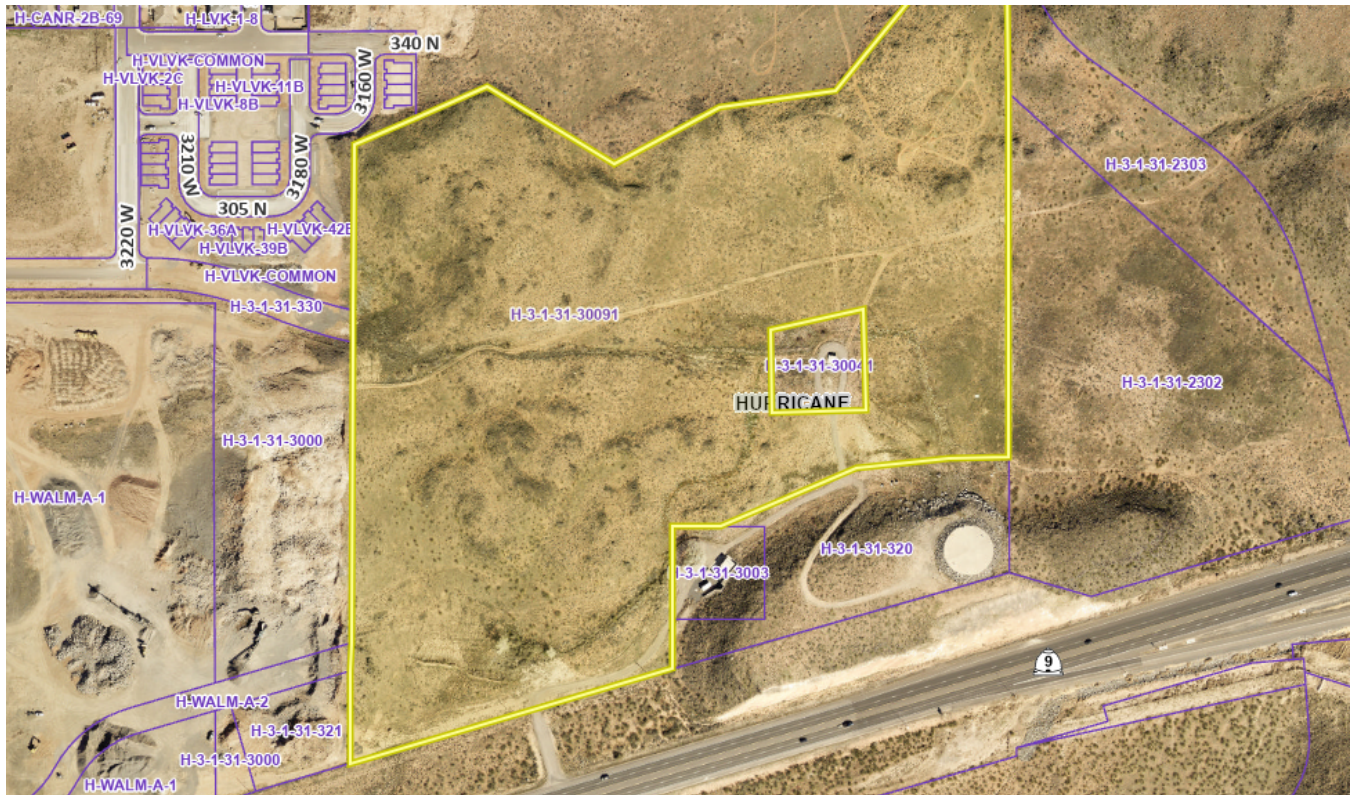
Agenda Date:	01/22/2026 - Planning Commission
Application Number:	GA26-01
Action Type:	Legislative
Applicant:	Steward Land Company
Agent:	Clark Conway
Request:	Request for an amendment to the existing Development Agreement for SkyRim
Location:	3000 W State St
Zoning:	Planned Commercial
General Plan Map:	General Commercial, Mixed Use, Single Family
Recommendation:	Recommend approval with modifications to the City Council
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests an amendment to the existing development agreement for the SkyRim development, located east of Walmart. The proposed amendment includes three components: (1) modifying setbacks within the single-family zone to allow for more efficient development; (2) amending the development agreement and associated density caps to make the affordable housing component optional; and (3) allowing the proposed apartment buildings to be constructed at a height of up to four stories.

Pursuant to Utah Code §10-20-508, municipalities may enter into development agreements with property owners that allow deviations from zoning standards, provided the process follows the requirements applicable to a land use ordinance amendment. This process includes holding a public hearing and receiving a formal recommendation from the Planning Commission.

	Zoning	Adjacent Land Use
North	RM-1 (PDO), RM-2	Under development townhomes
East	HC, R1-10, R1-8	Undeveloped property
South	HC	SR-9 and undeveloped property
West	HC, RM-1	Townhomes and undeveloped property



Considerations:

There are no considerations in state or city code for a request of this type. Notwithstanding, staff provides the following analysis with regards to the three requests:

Setbacks: The setbacks in the Planned Commercial zone are (HCC 10-15-4):

- Front: 12'
 - Rear: 10'
 - Side: 10'
 - Street side: 20'
- These setbacks were originally designed to accommodate mixed-use commercial and multifamily buildings. At the time, it was not anticipated that single-family homes would be developed within a zone that allowed multifamily uses. The applicant proposes a side yard setback of 5 feet and a street side yard setback of 10 feet; however, these setbacks do not correspond to any existing zoning districts within the City. In addition, a street side yard setback greater than 10 feet is necessary to protect the Public Utility Easement (PUE). The applicant has been approved for lots ranging from 4,500 to 7,000 square feet, which is consistent with the R1-4 zoning district. Therefore, staff recommends approval of the R1-4 setbacks for this phase of the development, as outlined below:
 - Front: 25'
 - Rear: 10'
 - Side: 5' on one side and minimum 10' on the other side.
 - Street side: 15'

Affordable Housing: The current development agreement requires that 10 percent of the units within the overall development be deed-restricted as affordable housing for households earning at or below 80 percent of the Washington County Area Median Income (AMI) for a minimum period of 25 years. In exchange, the City approved a density bonus allowing an increase in density from 15 units per acre to 17 units per acre (an increase from 457 units to 519 units). The applicant proposes to revise this requirement so that the affordable housing component would be optional rather than mandatory; however, the density bonus would remain contingent upon the provision of the affordable units. This structure is consistent with the framework established in the City's ordinance.

The Hurricane City General Plan and Moderate Income Housing Plan encourage "affordable, well-designed multifamily developments" and support the use of incentives to promote the construction of housing affordable to households earning less than 80 percent of AMI.

As part of the rezoning and development agreement process for this property, the applicant expressly agreed to this obligation, stating: "Steward is committed to working with the City to address housing affordability... Steward is willing to commit to 10% affordable units per the City's ordinance and Development Agreement" (see attached presentation materials). This commitment was also included as a condition of approval for the development agreement.

The applicant has indicated to staff that they may be interested in pursuing alternative approaches to affordable housing, such as an assisted living facility; however, no specific proposal has been submitted for review as part of this request.

Building Heights: The applicant requests an amendment to the development agreement to modify the existing building height limitation from three stories to four stories within the high-density residential portion of the development. This height limitation was discussed during the rezoning process and was included as a condition of approval due to City Council concerns regarding taller buildings. The applicant agreed to this condition at the time, though with less enthusiasm than the affordable housing commitment. Following approval of the development agreement, the City Council amended the ordinance to limit building height in the Planned Commercial zone to 35 feet.

Staff does not object to increased building height in this location in principle. Due to the site's topography, buildings within the development are largely screened from view from most areas of the city regardless of height. Additionally, allowing increased height without a corresponding increase in density can result in more efficient site design and greater preservation of open space, as buildings may be constructed vertically rather than expanding horizontally. However, the requested amendment is not consistent with the City's adopted policy regarding building height limitations.

Findings:

Staff makes the following findings:

1. The request for modified setbacks for the single family development is reasonable but should be modified to match the R1-4 setbacks, based on current city policies.
2. Staff finds that the applicant's proposal to make the 10% affordable housing component optional represents a departure from a previously agreed-upon condition of the development agreement and the City's adopted housing policies, including the General Plan and Moderate Income Housing Plan.

3. Staff finds that the applicant's request to increase building height from three to four stories in the high-density residential portion is not consistent with the City's adopted building height policies, despite topography mitigating visual impacts and potential benefits to open space preservation.

Recommendation: Staff recommends that the Planning Commission consider any public comments received in the public hearing send a recommendation to the City Council to approve a modified development agreement amendment that:

1. Adopts the R1-4 setbacks for the single family portion of the development.
2. Leaves the affordable housing requirement in place.
3. Staff recommends the Planning Commission consider whether four story buildings may be appropriate for this development.



01/02/2026

Hurricane City
147 N 870 W
Hurricane, UT 84737

ATTN: Gary Cupp, Fred Resch
Hurricane City Planning & Zoning

RE: SkyRim Development, Development Agreement Amendment

To All Who May Be Concerned,

The enclosed narrative has been provided to accompany changes pursued to the original Development Agreement executed between Hurricane City and Steward Land Holdings LLC, Effective Date December 2nd, 2022. Steward Land Holdings presents these changes to Hurricane City for consideration with the belief that they are mutually beneficial in the development of the property and benefit to both current and future residents of Hurricane.

Thank you for your efforts so far on this project. We look forward to continuing to work together in developing the SkyRim community.

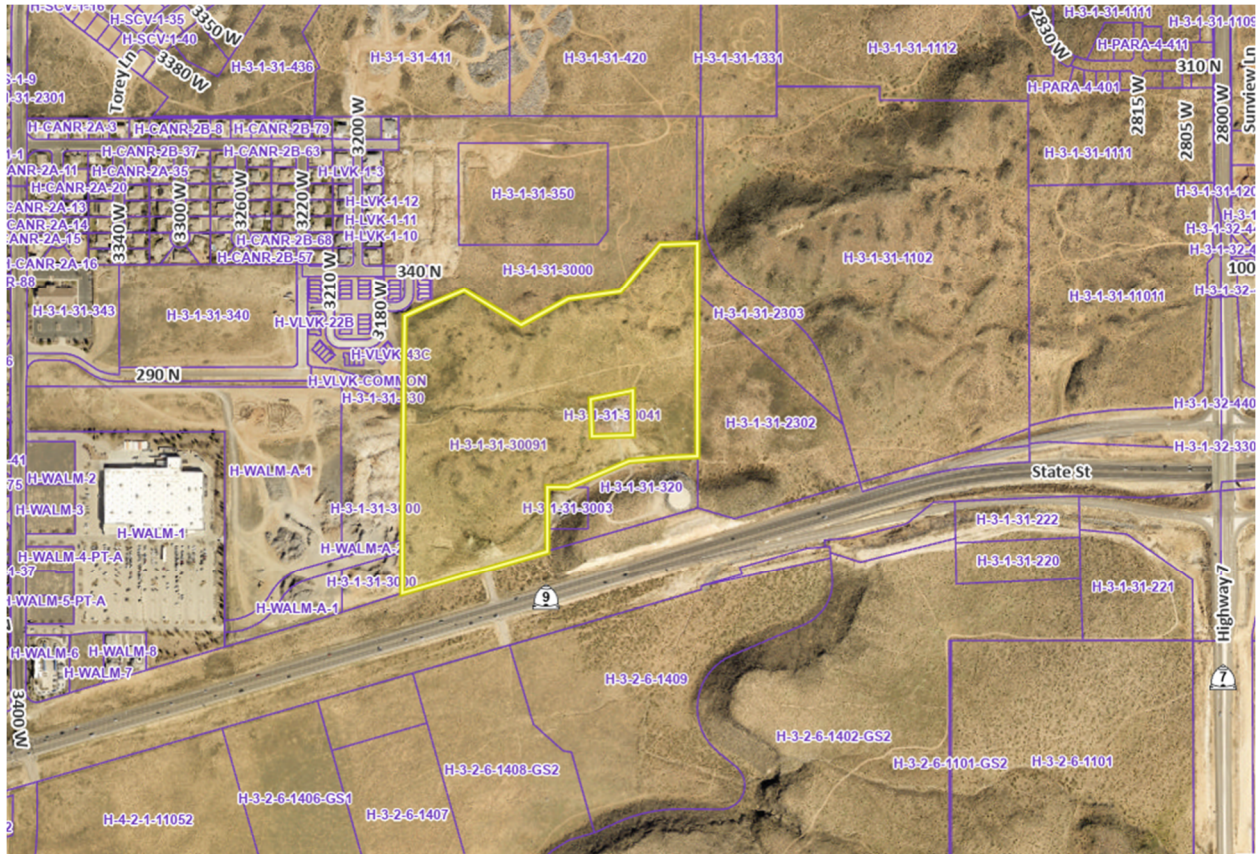
Please reach out to us at any time.

Regards,

A handwritten signature in black ink, appearing to read "Clark Conway". The signature is fluid and cursive, with a long horizontal flourish at the end.

Clark Conway
Entitlement & Construction Manager
clark@stewardland.com
801-881-1041

SkyRim Development Location:



Summary of Changes, Development Terms:

Item 2a

"Should Developer seek the density bonus outlined in 2.b. below, ten percent (10%) of the total units in residential areas shall be designated as Affordable housing as defined in Hurricane City Code section 10-15-8(E)(2)(a) and shall satisfy all of the requirements for Affordable housing as set forth in Hurricane City Code section 10-15-8(E)(2). A copy of the applicable sections of the Hurricane City Code is attached as Exhibit D."

- Steward Land requests that the language above be inserted into the development terms to align with the existing residential density requirements for the applicable Planned Commercial zoning of the SkyRim property, specifically, code sections 10-15-8.E. *Residential density* & 10-15-8.E.1. *Affordable housing*.
 - Code sections state: *"E. Residential density. Except as stated in this section, the areas designated as residential within planned commercial developments shall not exceed 15 units an acre or the density identified in the approved preliminary site plan, whichever is less. 1. Affordable housing. Residential areas of a planned commercial development are entitled to a density bonus by meeting the affordable housing requirements of title 10,*

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chapter 52 of this Code. The available density bonus shall be based on the original residential density authorized in the approved preliminary site plan.”

- Steward Land intends to keep residential density for the areas previously designated as residential within the SkyRim development to below the 15 units/acre code requirement. Steward Land shall not pursue any density bonus above the applicable code and therefore requests clarification that the ‘Affordable housing’ requirements associated with said density bonus become non-applicable.

Item 2b

“The total residential area shall not exceed 17 units per residential acre, which equates to approximately 519 units, should the requirements outlined in 2.a. above be met by the Developer. If the project is developed in phases, Developer shall place a note on the preliminary plat or site plan of each phase showing the total number of units approved out of the total unit allowed.”

- Steward Land, to accompany Item 2a, proposes the above language be inserted to clarify that the bonus density of 2 units per residential acre shall not be available to Steward Land without achieving the Affordable housing requirements in the applicable code, specifically code sections 10-52-4.B. *Density bonus* and 10-52-4.B.1 *Maximum density*.
 - Code sections state: *“B.Density bonus.1.Maximum density. Affordable housing developments may receive a maximum 15 percent density bonus based on the base density shown in an approved yield plan.”*
- Steward Land intends not to pursue the 15% (2 units/acre bonus, 17 units/acre total) density bonus in the applicable code.
- Steward Land’s current entitlements for Phases 1-3 of the SkyRim development are 15 single-family lots and 132 townhome lots, 147 units in total. Steward Land considers approximately an additional 60 single-family homes and 179 apartments for the remainder of residential area within the SkyRim development, as described in conjunction with the below Item 2d. Total unit count considered is approximately 386 units, which would result in a density of 12.64 units/acre. Current approved unit count in the Development Agreement is 519 units, a density of 17 units/acre.

Item 2d

“The height of buildings shall not exceed three stories in height above grade. High-density residential buildings may extend to no more than four stories in height above grade.”

- Steward Land, to accompany the reduction in the current maximum density of 17 units/acre to a proposed ~12.64 units/acre, requests the above language be inserted to allow an apartment building to be constructed to four stories. The above language would apply only to those areas designated as high-density residential.
- Steward Land believes the reduction in both residential density and building area in high-density residential areas will result in a significantly smaller visual height and volume impact of the development. Other benefits would include reduced impact on trip generation and traffic volume, and utilities such as power & water.
- Steward Land currently considers single-family/patio-home buildings for the easterly high-density residential area.
- Steward Land provides the below site plans in comparison for reference.

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Figure 1. Original High-Density Residential Site Layout:

372 apartment units between 9 buildings

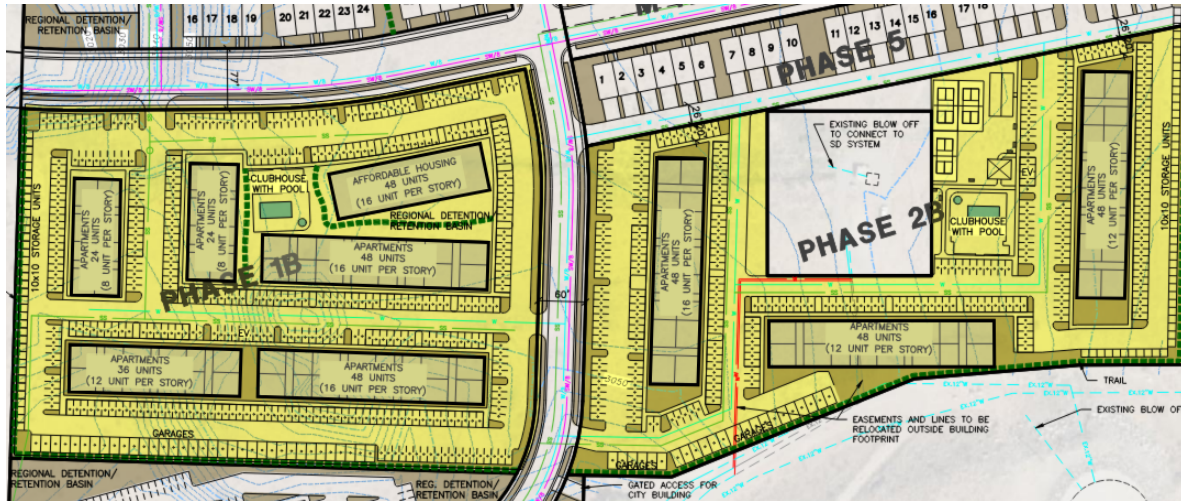
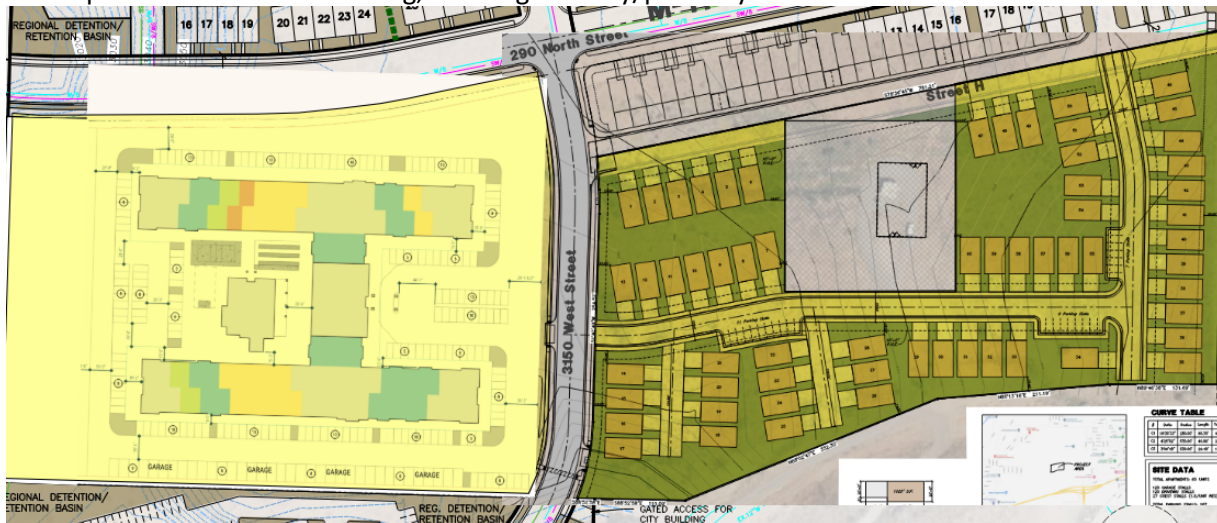


Figure 2. Considered High-Density Residential Site Layout Alternative:

~179 apartment units in 1 building, ~60 single-family/patio-style homes



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- Steward Land provides the below photograph of high-density residential product for reference.



Item 2e

“Setback standards – Interior side yard for lots in medium-density residential areas shall be 5’. Setback standards – Street side yard for lots in medium-density residential areas shall be 10’.”

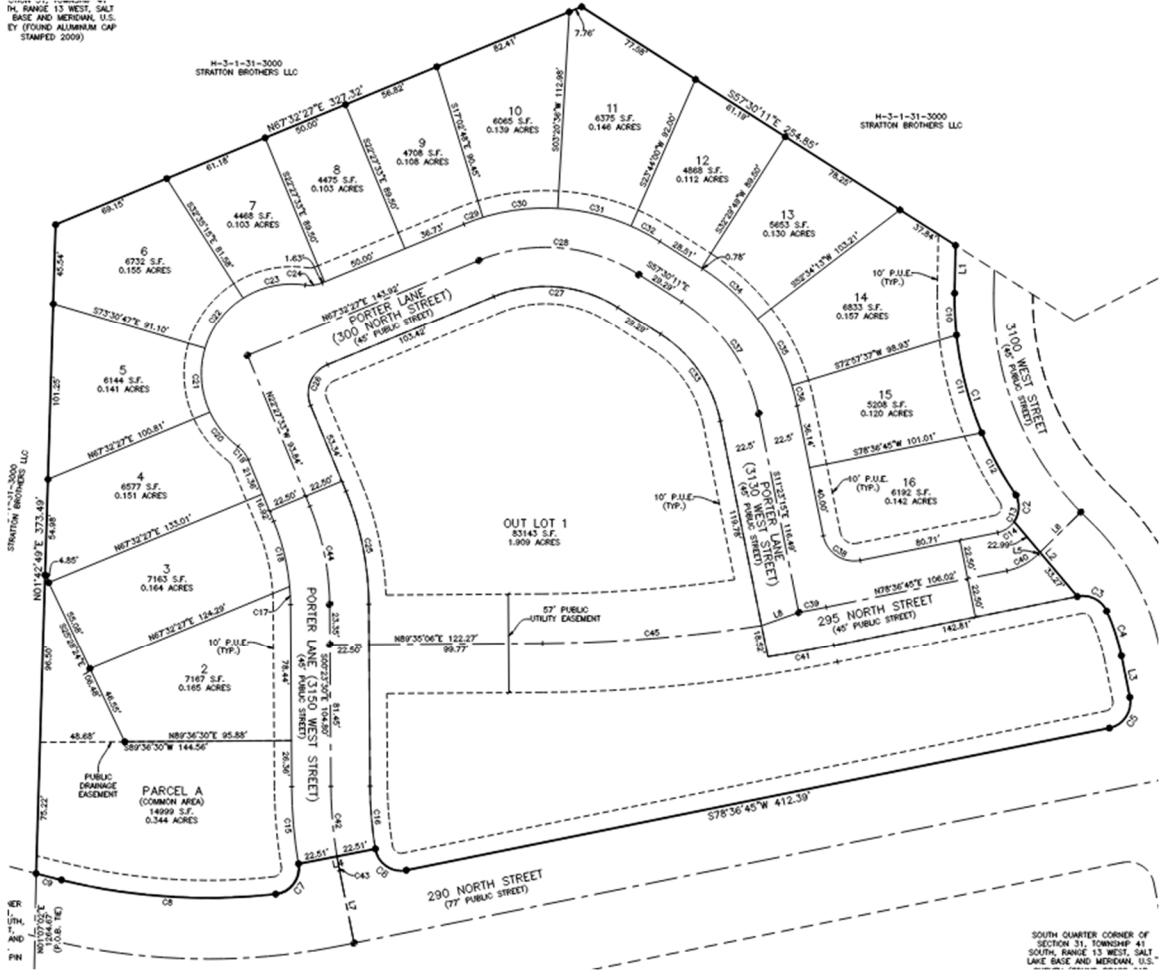
- Steward Land requests that the language above be inserted into the development terms to allow for standard-width single-family homes to be constructed in the single-family residential areas of the SkyRim development. Steward Land’s entitlements currently include the SkyRim Phase 2 approved and constructed Final Plat consisting of 15 single-family lots at approximately 50’ throughout. Steward Land desires 40’ wide homes with 5’ side yard setbacks on each side to be constructed on said lots. Steward Land’s previous interpretation of code section was no side yard setbacks are required, reference code section 10-15-4 Development Standards Table 10-15-2 *Development Standards in Commercial Zones*, below.

Setback standards—Interior side yard:

Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirement
Accessory building	

- Steward Land provides the proposed example home layouts on the approved Phase 2 Final Plat for reference:

TH, RANGE 13 WEST, SALT
BASE AND MERIDIAN, U.S.
EY (FOUND ALUMINUM CAP
STAMPED 2009)

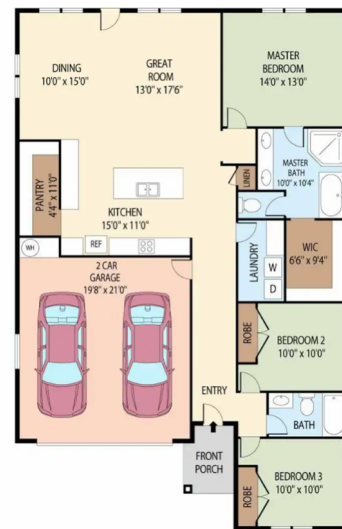


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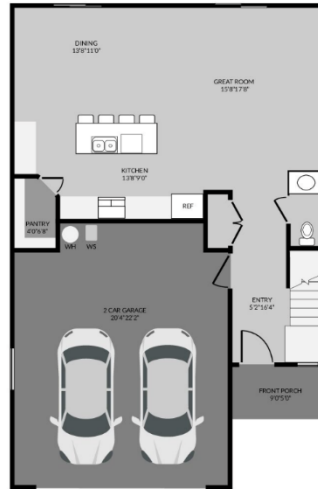
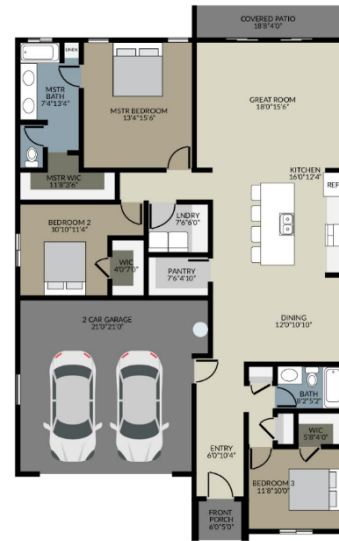


- Steward Land provides the proposed example home renderings and floor plans below for reference:



STEWART

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**DEVELOPMENT AGREEMENT
FOR
STEWARD LAND HOLDINGS**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the _____ day of _____, ~~2022~~ 2026 (the “Effective Date”), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as “City,” and Steward Land Holdings LLC, a Utah Limited Liability Company, hereinafter referred to as “Developer.” The City and Developer are hereinafter collectively referred to as “Parties.”

RECITALS

A. Developer is the owner of approximately 38.14 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the “Property”).

B. On _____ 20____, the City Council approved a zone change of the entire property to the Planned Commercial (PC) Zone subject to and conditioned upon the terms and conditions of the Development Agreement. *See* City Council Minutes, attached as Exhibit B.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT C.

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

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

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

G. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City’s General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

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

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

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

AGREEMENT

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

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

2. Development Terms:

- a. Should Developer seek the density bonus outlined in 2.b. below, Ten percent (10%) of the total units in residential areas shall be designated as Affordable housing as defined in Hurricane City Code section 10-15-8(E)(2)(a) and shall satisfy all of the requirements for Affordable housing as set forth in Hurricane City Code section 10-15-8(E)(2). A copy of the applicable sections of the Hurricane City Code is attached as Exhibit D.
- b. The total residential area shall not exceed 17 units per residential acre, which equates to approximately 519 units, should the requirements outlined in 2.a. above be met by the Developer. If the project is developed in phases, Developer shall place a note on the preliminary plat or site plan of each phase showing the total number of units approved out of the total unit allowed.
- c. The applicant shall provide a mixture of townhomes and single-family homes within the “Medium Density” Area.
- d. The height of buildings shall not exceed three stories in height above grade. High-density residential buildings may extend to no more than four stories in height above grade.
- ~~d.e.~~ Setback standards – Interior side yard for lots in medium-density residential areas shall be 5’. Setback standards – Street side yard for lots in medium-density residential areas shall be 10’.

3. Except as expressly stated herein, nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

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

To the Developer: Steward Land Company
Attention: Brad Brown, Managing Partner
~~1708 E. 5550 S. Ste. 18~~ 2444 Washington Blvd, STE 204
Ogden, UT 844031

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

5. General Term and Conditions.

a. Adequate Public Facilities.

- i. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property may not be currently available in sufficient capacity to serve some or all of the Property, and may not have been extended to the Property; (b) the granting of this zone change, approval of a preliminary plat, or review of construction drawings, does not in any way guarantee or warrant the availability and extension of power, water, or other utility services to the Property; (c) no application for any building permit requiring the availability and extension of power, water, or other utility service for the specific property identified in the permit application, shall be filed, made, or approved until such time that such utilities or services are available and have been extended to the applicable property, as determined by City staff; and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
- ii. As part of any preliminary plat or site plan application, Developer shall identify needed utilities and roadways and provide a plan on how the Developer shall provide each of the required services to the site, including plans on providing off-site improvements.
- iii. Developer understands offsite improvements will likely be necessary for development and will be responsible for any required offsite improvements. These improvements may require the property owner to install utility lines and secure rights-of-way or easements for needed infrastructure. All offsite improvement plans and construction will be subject to review and approval by the Hurricane City Joint Utility Committee.

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

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

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

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

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

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

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

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

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities

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

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

On the ____ day of _____, 202_, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Notary Public
Residing at:

EXHIBIT A

Legal Description Parcel:



Parcel #H-3-1-31-3009

Zoning Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 31 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°52'58"W 751.16 FEET AND NORTH 452.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE S74°50'08"W 765.51 FEET; THENCE N01°42'49"E 1399.98 FEET; THENCE N67°32'27"E 327.32 FEET; THENCE S57°30'11"E 335.71 FEET; THENCE N63°09'32"E 269.71 FEET; THENCE N83°12'08"E 265.91 FEET; THENCE N40°40'01"E 312.94 FEET; THENCE S88°58'18"E 189.64 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 31; THENCE S01°01'42"W 1070.46 FEET; THENCE S89°46'38"W 131.69 FEET; THENCE S85°13'16"W 211.19 FEET; THENCE S68°02'47"W 332.30 FEET; THENCE N88°52'58"W 111.09 FEET; THENCE S01°07'02"W 320.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN: THENCE S89°58'47"W 511.39 FEET; THENCE N00°01'13"W 1040.89 FEET TO THE SOUTHWEST CORNER OF AN EXISTING 1 ACRE WELL SITE PARCEL AND TO THE POINT OF BEGINNING; THENCE N00°01'13"W 208.71 FEET; THENCE N89°58'47"E 208.81 FEET; THENCE S00°01'13"E 208.71 FEET; THENCE S89°58'47"W 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A REMAINDER OF 38.14 ACRES, MORE OR LESS.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

EXHIBIT C
Site Plan

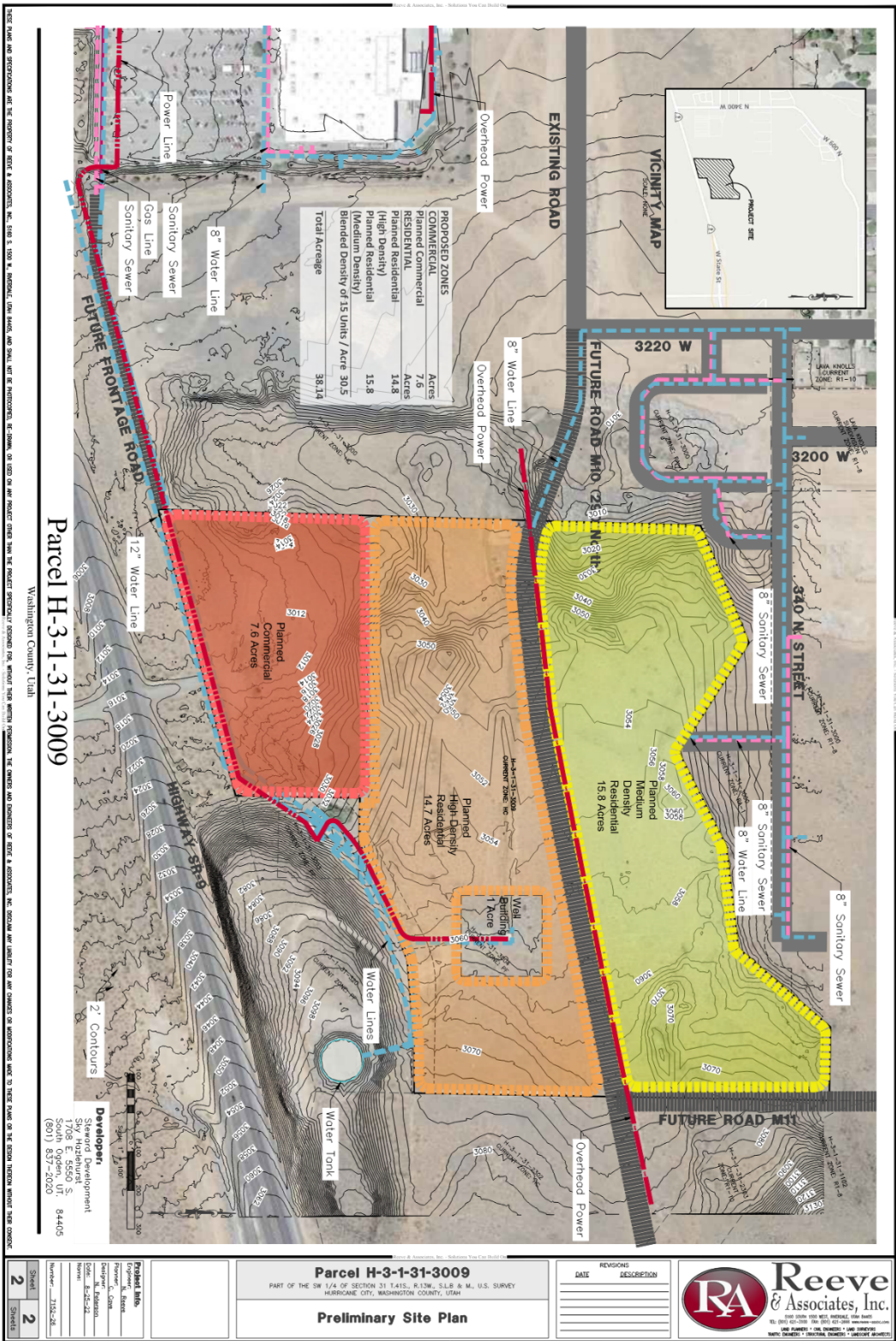


EXHIBIT D

Affordable Housing Requirements

HCC 10-15-8 (E)

2. *Affordable housing.* Projects shall not exceed 17 units an acre for residential areas that reserve ten percent of given units as affordable housing.

a. *Defined.* "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

b. *Duration and requirements of affordability.*

(1) *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

(2) *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

Hurricane City, Utah – City Council November 17, 2022

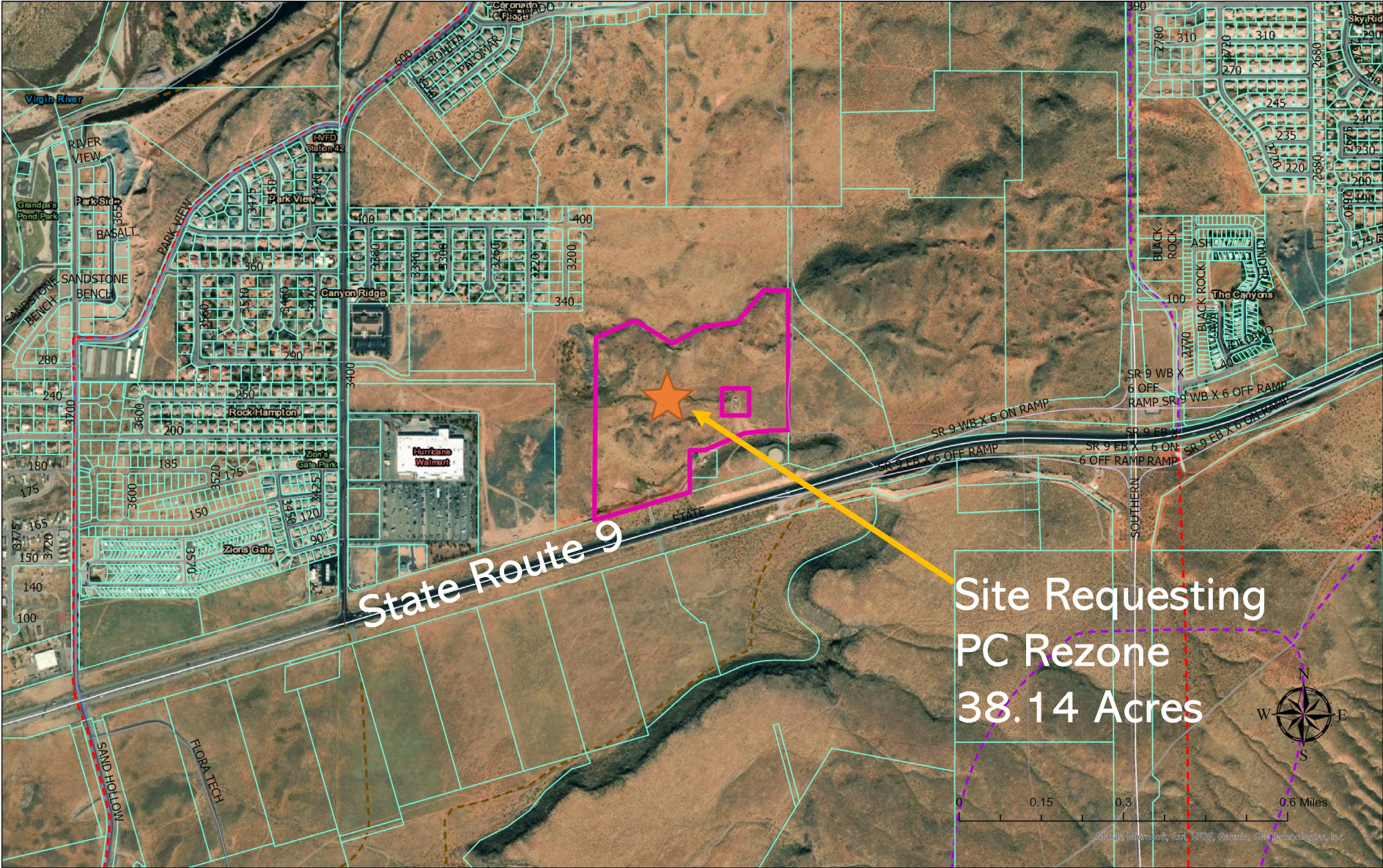


Brad Brown

Presentation Outline

- General Project Info
- Planning Commission Criteria Questions
 - 1 – General Plan conformance
 - 2 – Proposal harmonious with existing character
 - 3 – Affects on adjacent properties
 - 4 – Adequacy of facilities
- Affordable Housing
- Growth in Hurricane
- Height Limit

Site Area Map



VICINITY MAP
SCALE: NONE

Proposed Zone	Acres
Planned Commercial	38.14
Total	38.14

FUTURE ROAD M10

FRONTAGE ROAD

HIGHWAY SR-9

340 N. STREET

FUTURE ROAD M11

**Well Building
1 Acre**

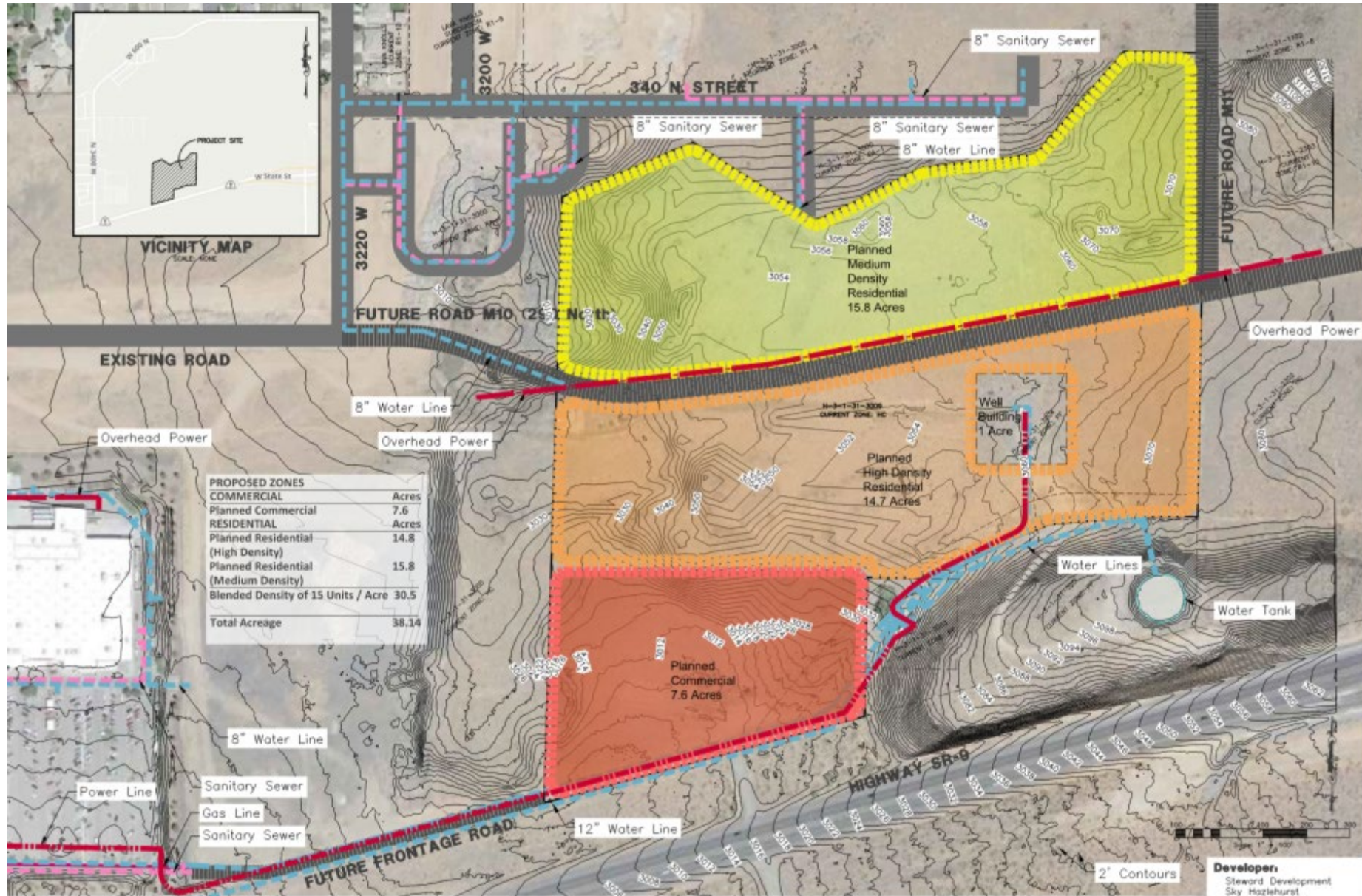
**Planned Commercial
38.14 Acres**

OVERHEAD POWER LINE

Scale: 1" = 100'

4

Updated Site Plan



Hurricane City – Rezone Questions

We will address these questions in the presentation:

Sec. 10-7-7. - Zoning map and text amendments.

E. 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.*

Hurricane City – Future Land Uses

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

Response: This property has three designations on the General Plan Map



Hurricane City Future Land Use Map

Proposed project includes three housing types:

**Single Family
Townhomes
Apartments**

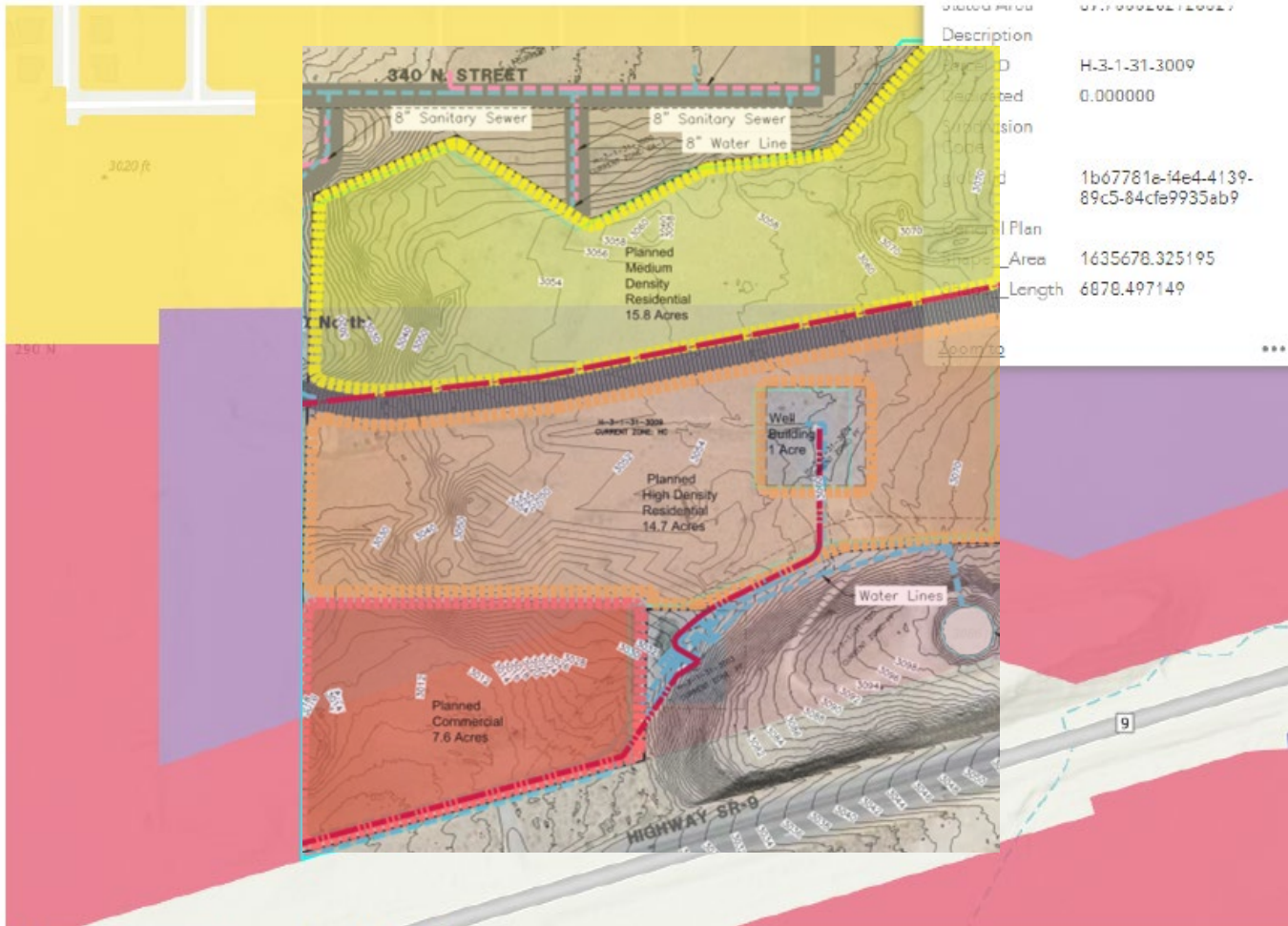
**and
Commercial on
the highway.**

Source: staff report

Hurricane City – Future Land Uses

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

Response: This property has three designations on the General Plan Map



Hurricane City Future Land Use Map

Proposed project includes three housing types:

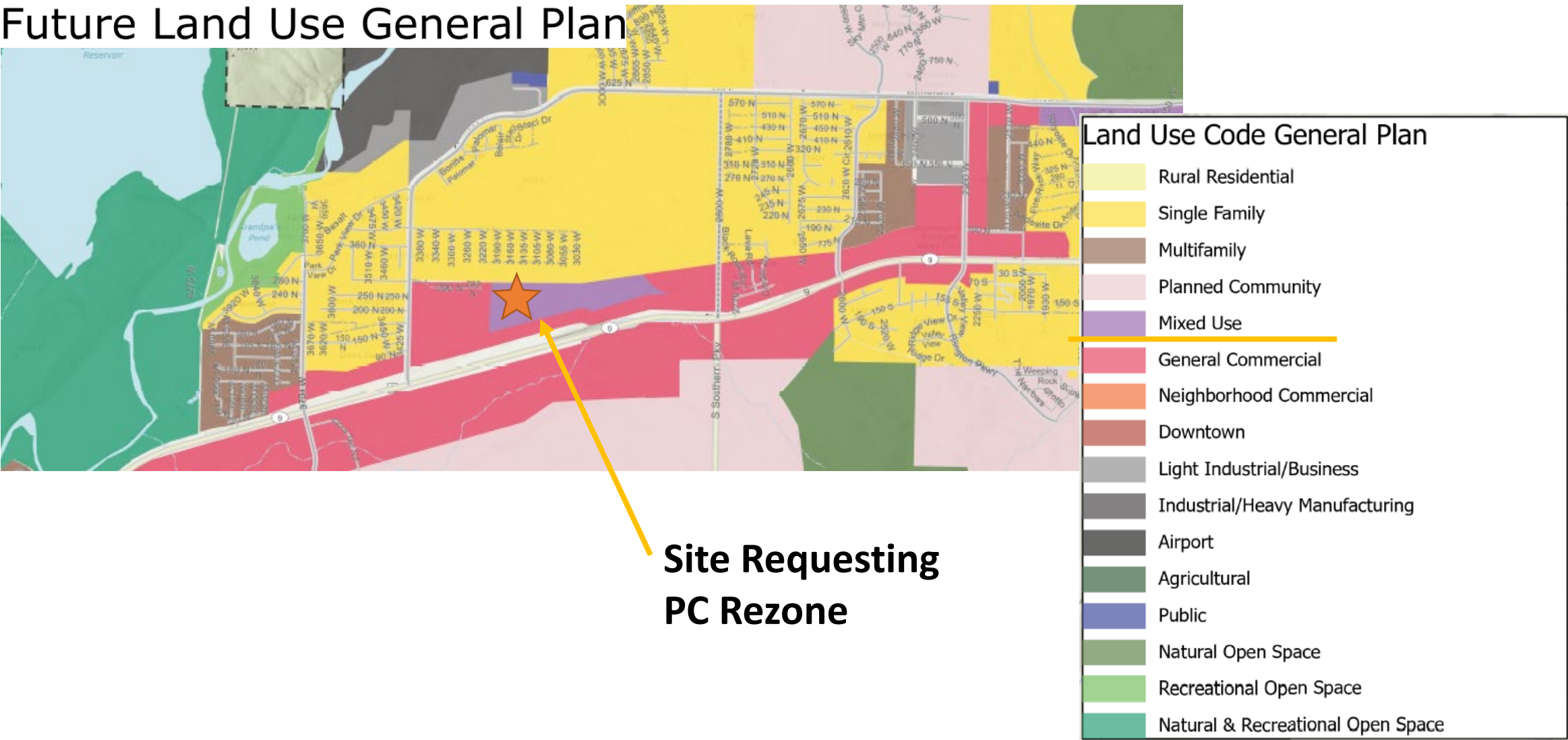
**Single Family
Townhomes
Apartments**

**and
Commercial on
the highway.**

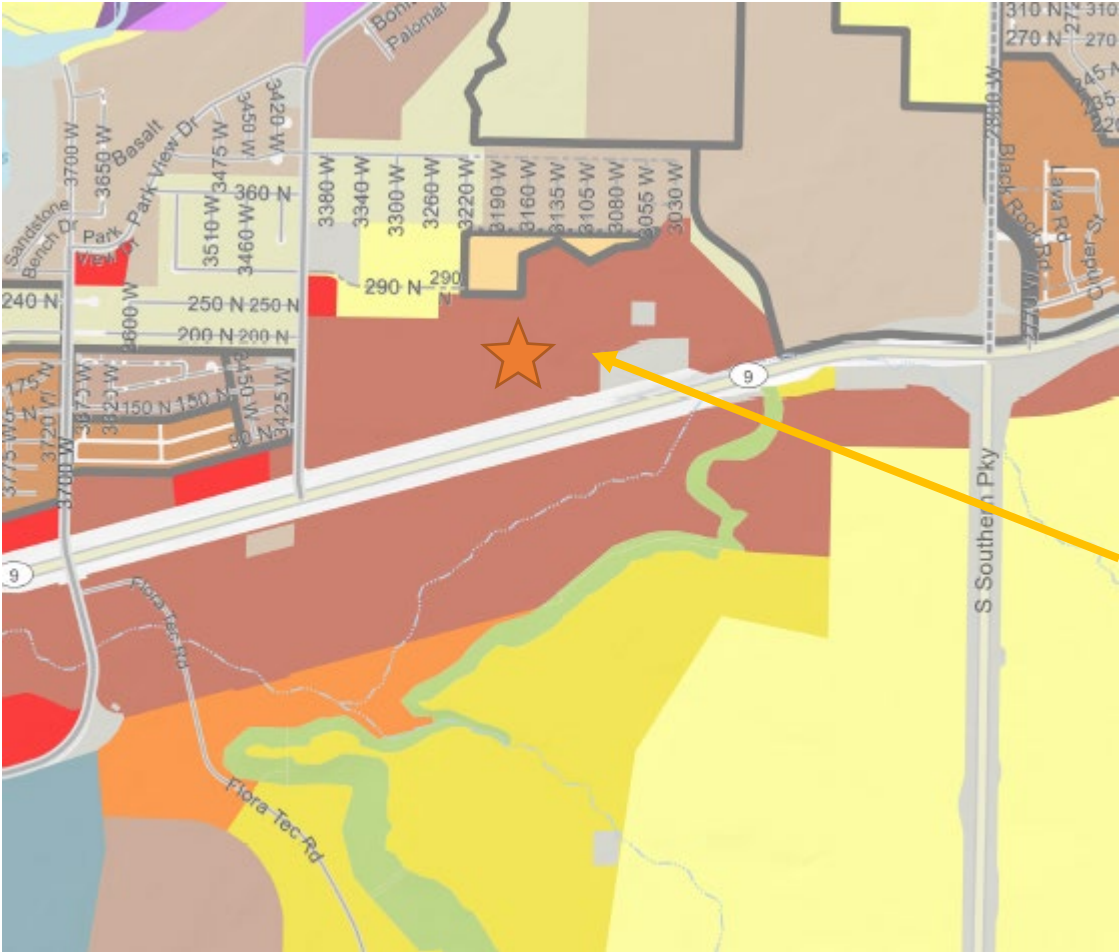
Source: staff report

Hurricane City – Future Land Uses

Future Land Use General Plan



Hurricane City – Current Zoning



Site Requesting
PC Rezone

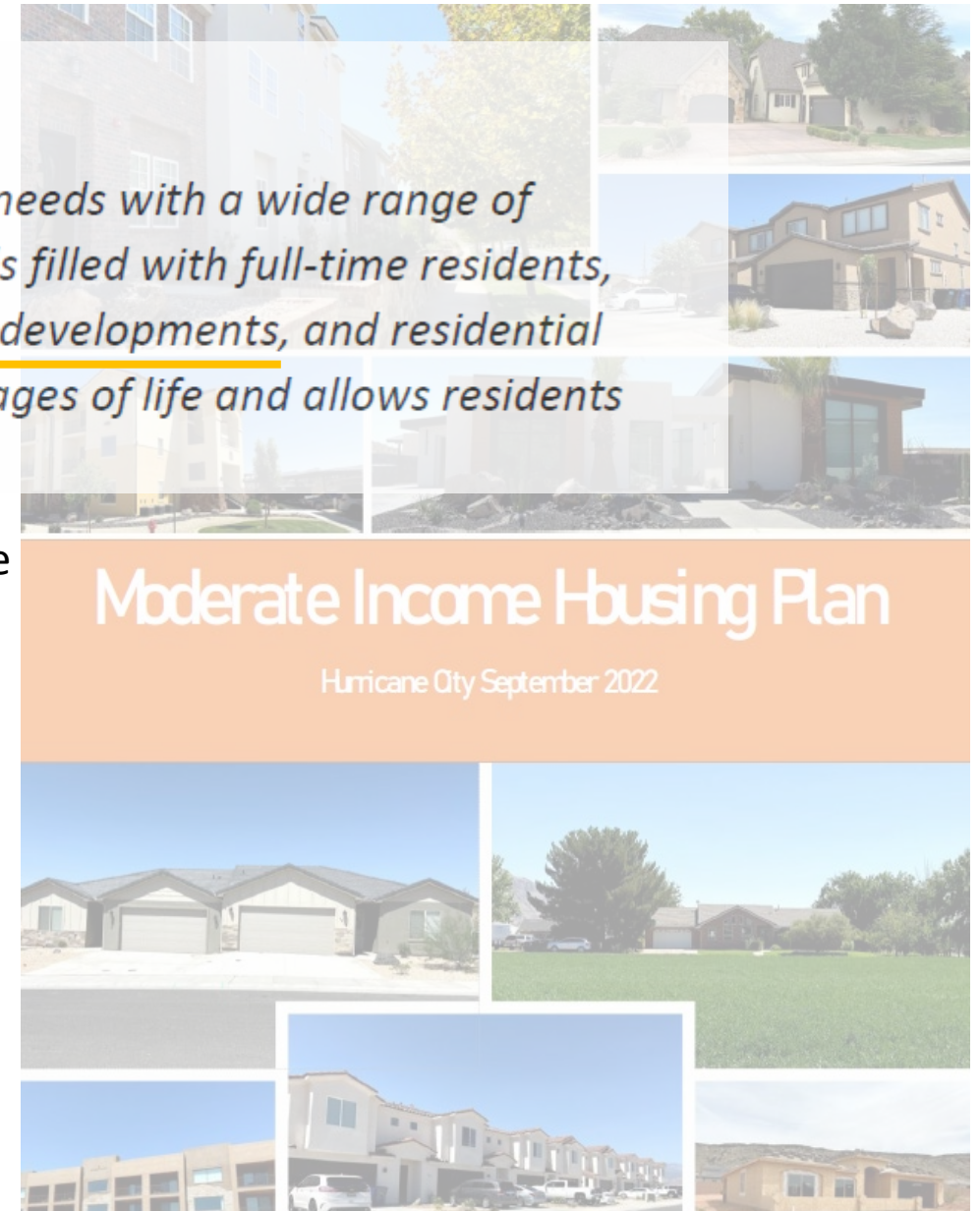
Zoning Overlays	
Overlay Type	
	Agricultural Protection Overlay
	Extraction Industries Overlay
	Planned Development Overlay
Zoning	
Classification	
	A-10: Agricultural - 1 Unit Per 10 Acres
	A-5: Agricultural - 1 Unit Per 5 Acres
	RR: Recreational Resort Zone
	OS: Open Space
	RA-1: Residential Agricultural - 1 Unit Per Acre
	RA-0.5: Residential Agricultural - 2 Units Per Acre
	R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
	R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
	R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
	R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
	RM-1: Multi-Family - 6 Units Per Acre
	RM-2: Multi-Family - 10 Units Per Acre
	RM-3: Multi-Family - 15 Units Per Acre
	MH/RV: Mobile Home - RV
	GC: General Commercial
	PC: Planned Commercial
	HC: Highway Commercial
	NC: Neighborhood Commercial
	BMP: Business/Manufacturing Park
	M-1: Light Industrial
	M-2: Heavy Industrial
	Public Facility

Hurricane City – Moderate Income Housing Plan/General Plan

OUR HOUSING VISION

In 2030, Hurricane is a city that addresses their diverse housing needs with a wide range of housing options. A balance of stable single-family neighborhoods filled with full-time residents, retirement communities, affordable, well-designed multi-family developments, and residential agriculture provides options for families and individuals at all stages of life and allows residents to age-in-place.

Source: Hurricane Moderate Income Housing Plan/General Plan



Hurricane City – Moderate Income Housing Plan/General Plan

Source: Hurricane Moderate Income Housing Plan/General Plan
Hurricane Strategies

“Development Incentives

3. Implement zoning incentives for moderate income units in new developments

Policy Recommendations

- Evaluate an inclusionary zoning incentive for new developments to build affordable housing for those making 80%, 50%, and 30% of Washington County AMI.
 - Add density bonus for Planned Development Overlay for affordable units. These incentives could include deed-restricted units or units that nonprofit housing organizations will construct.
 - Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units.
 - Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone.
 - Look at allowing land transfers for density bonuses or using Transfer of Development Rights to create more affordable developments in exchange for keeping other property open.
 - Encourage or require a variety of housing options within Master Plan Communities, including affordable options.”

Source: Hurricane Moderate Income
Housing Plan/General Plan

Hurricane City – Moderate Income Housing Plan/General Plan

Source: Hurricane Moderate Income Housing Plan/General Plan
Hurricane Strategies

“Mixed Use Development

5. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;

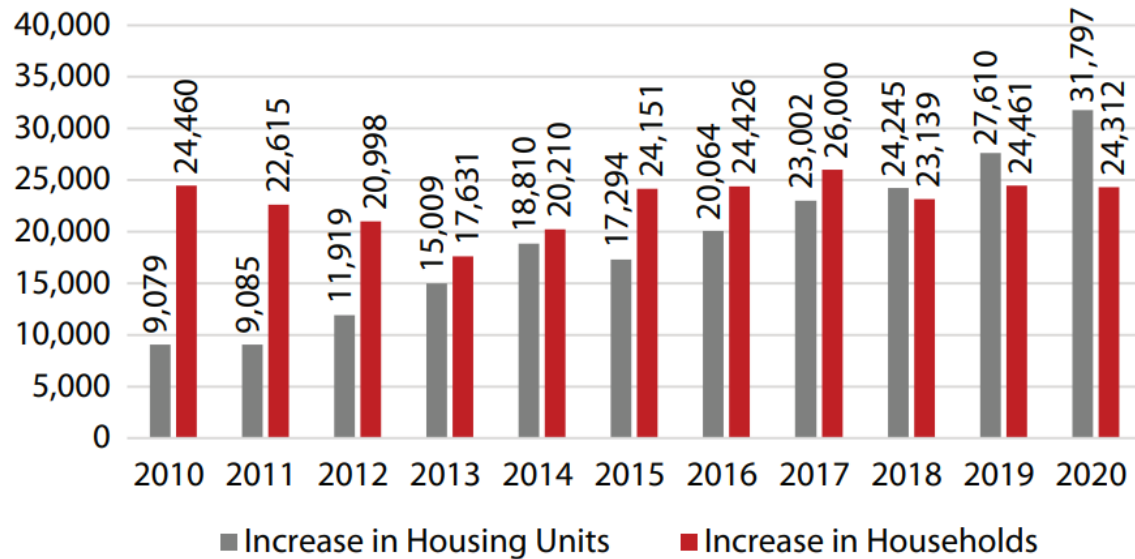
Policy Recommendations

- Create a Downtown Master Plan and review housing policy within the downtown. Consider eliminating or reducing single-family zoning for infill development and creating mixed-use standards within the downtown. The Downtown Master Plan is scheduled to begin in August 2022 and is anticipated to take six to eight months.
- Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments. Areas for review include new development along SR-7, Sand Hollow Road Commercial Areas, and around 3400 W on the north side of SR-9.
- Review the Planned Commercial Zoning density bonus factors. “

Source: Hurricane Moderate Income
Housing Plan/General Plan

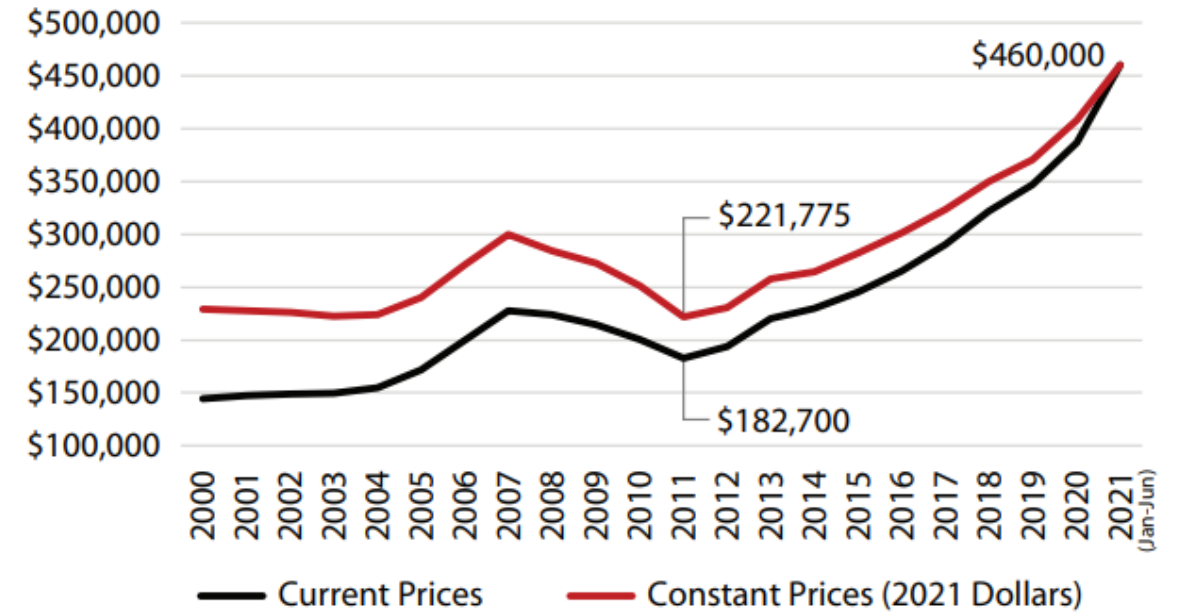
Utah Housing Prices

Figure 5: Annual Increase in Housing Units and Households in Utah, 2010–2020



Source: Kem C. Gardner Policy Institute, University of Utah

Figure 2: Median Sales Price of Single-Family Homes in Utah, 2000–2021



Source: UtahRealEstate.com

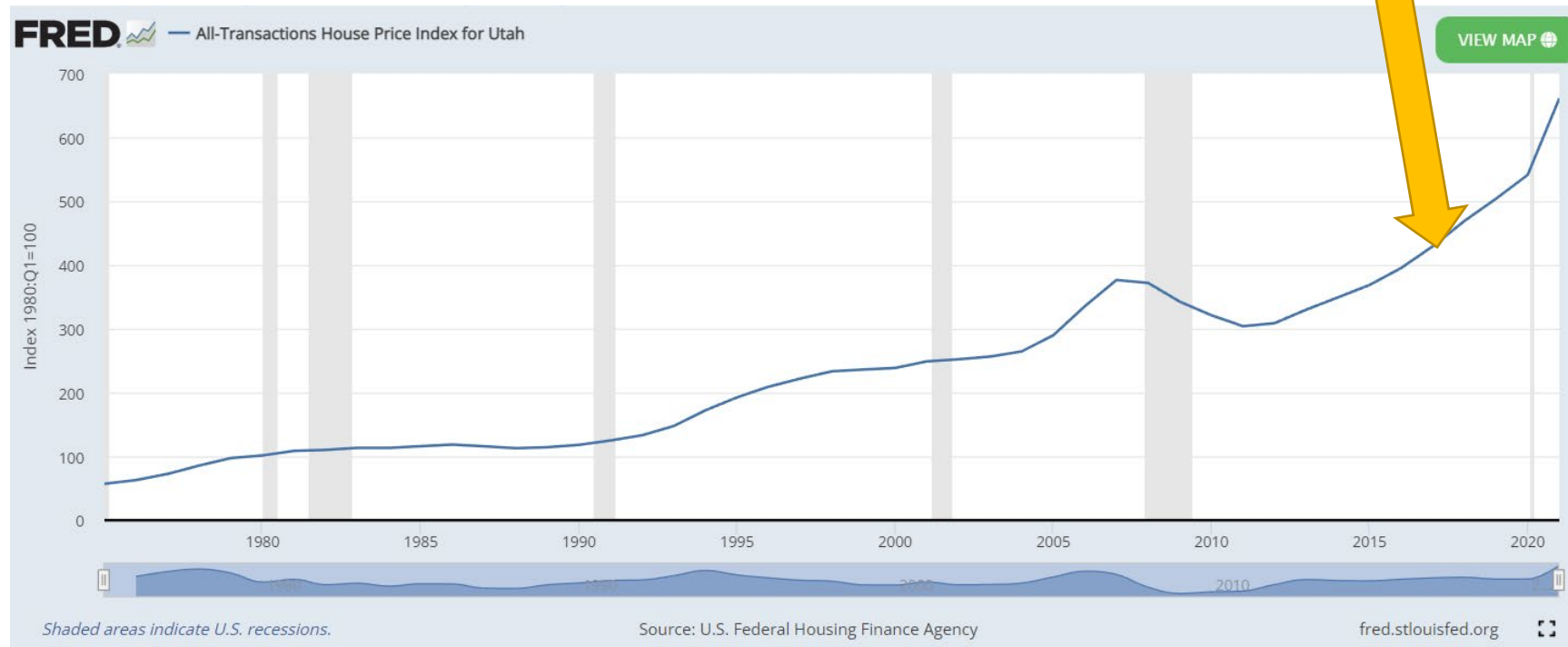
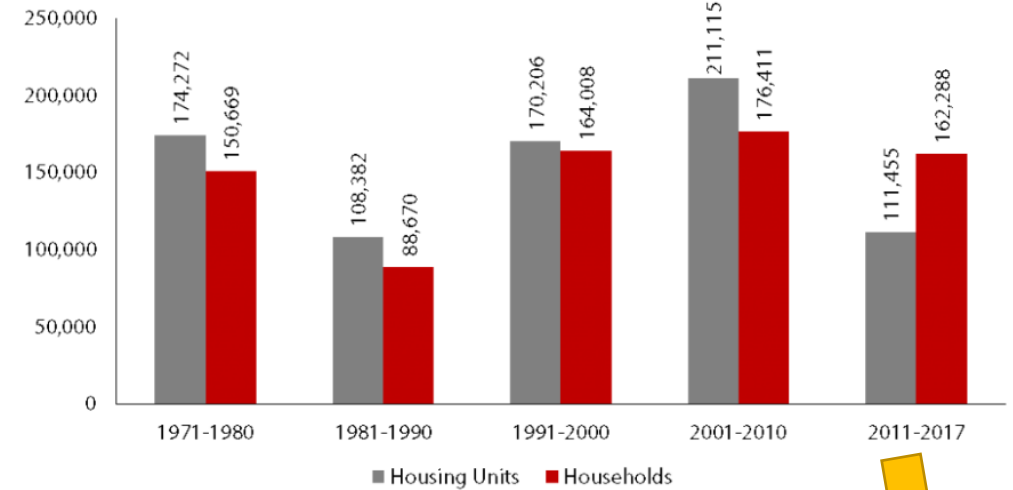
Housing Affordability

Affordable housing is specific to low income.

Housing affordability refers to the whole market and how it affects everyone.

Both affordable housing

Utah Housing Units vs. Household Growth



Housing Affordability

Steward is committed to working with the City to address housing affordability. This project will provide:

- **Housing Choices**
 - **Single-family, Townhomes, Multi-family**
- **Housing Supply in the right location**
 - **Near Schools**
 - **Near transportation infrastructure and future arterial roads**
 - **Limited impact to existing neighborhoods**
- **Affordable Units – The aerial and site plan have been designed with an affordable component integrated. Steward is willing to commit to 10% affordable units per the City's ordinance and Development Agreement.**

Hurricane City – Rezone Question #2

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. To the north is an approved townhome development that will provide road and utility access to this site and to further to the west is the Walmart development. This plan is largely harmonious with what is approved in the area.

Source: staff report

In addition:

- The proposed development will have single family and townhomes near adjacent development. Apartments and commercial will be located near the highway.
- The proposed development is planned to be harmonious with the area by adding trails, pathways and critical street connections (M10/M11).

Hurricane City – Rezone Question #2

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

Building height limit was a concern that was brought up by council. We created an aerial image with the purpose of showing what 3-story buildings and the commercial building would 'feel' like.



Hurricane City – Rezone Question #3

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although the area is largely undeveloped currently. Commercial development in this area will be beneficial to the community.

Source: staff report

In addition:

- The proposed development will help the Hurricane community by adding three different types of housing choices to the market. One of the best ways to address attainable and affordable housing is by adding significant new housing choices and units to the market.
- The proposed development will benefit the local commercial businesses by adding more customers.
- The proposed development will benefit residents by increasing the street connectivity (M10/M11), adding a pathway (M10), and adding commercial to the area.
- The proposed development is on the perimeter of existing development and poses little to no traffic impact on existing neighborhoods.

Hurricane City – Rezone Question #3

Stratton Brothers LLC

3. Will the proposed amendment affect the adjacent property?

11/03/2022

To whom it may concern.

Steward Land Company - Hurricane Project at 3100 W SR-9

~~Interstate Rock~~^{Stratton Brothers} has been in discussions with Steward Land Company with regards to their project at 3100 W SR-9. We own, and are in the process of developing, the property to the North and to the West of their property. We are aware of their plans and we are supportive of the plan they are currently designing. We feel that their development and our development will be synergistic and will be a positive addition to the community.

As our properties are contiguous, and both are mostly undeveloped, there will be coordination and cooperation between Stratton Brothers and Steward, in terms of site planning, access points, and infrastructure.

We have agreed to coordinate cross access as needed between our property and Steward's property at a minimum, three locations, namely, 290 North as already defined, a frontage road connection across our property to the Walmart Parcel, and at least one connection to the North connecting our projects. These accesses will be formalized when appropriate – when site plans are coordinated and road locations are finalized.

Sincerely,



Craig Stratton

Hurricane City – Rezone Question #4

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

Response: Public facilities and services are either planned to be brought to the property with the Villas at Lava Knolls development or are already at the property at the wells and water tanks. See JUC comments below.

Other Considerations:

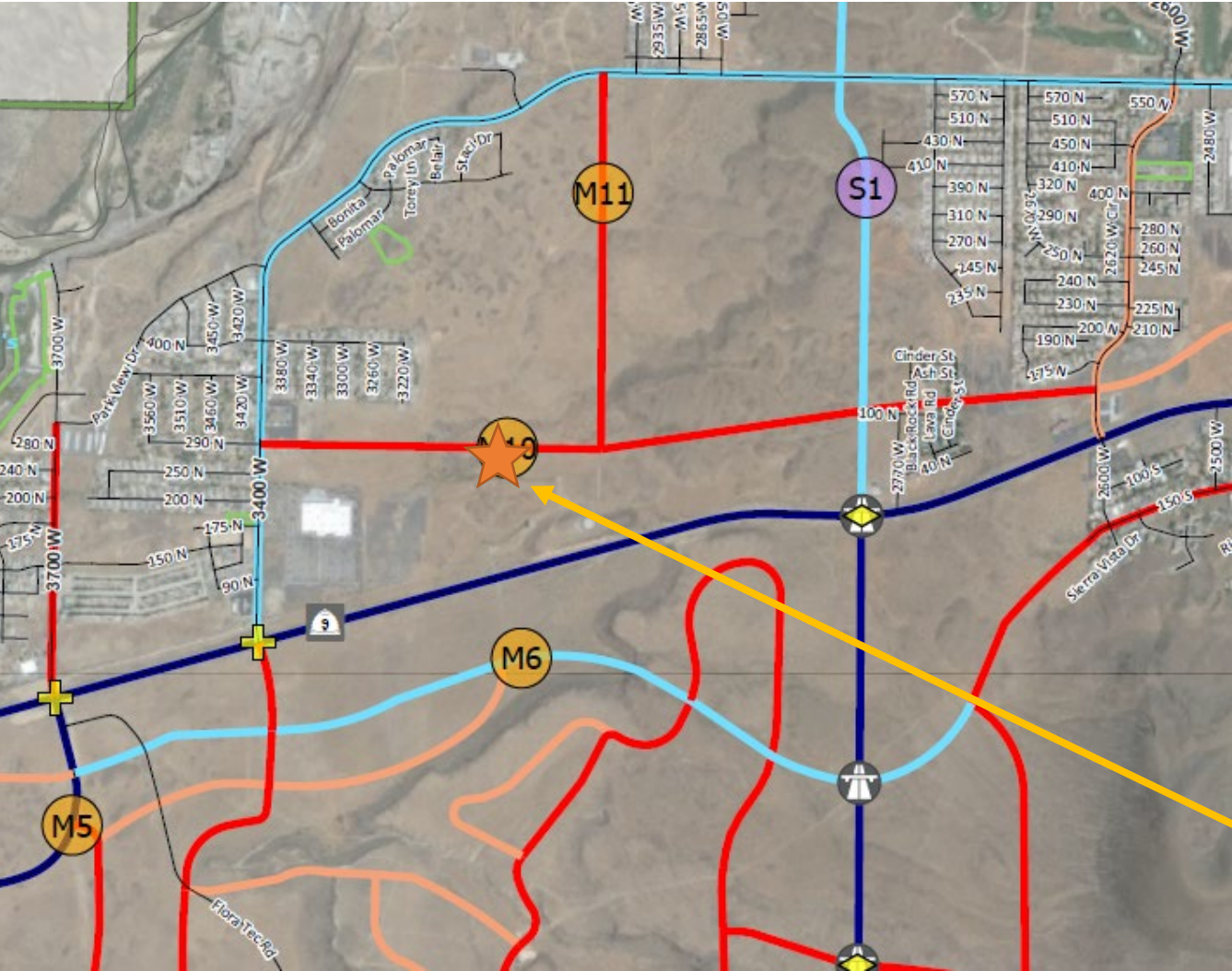
This property is currently zoned Highway Commercial in an area of town where there is existing commercial development. The City in the past has expressed hesitation about commercial property being changed to residential when the City will eventually need more commercial space. However, there are several factors that may hinder commercial development on this property: the largest is poor access and visuals from SR-9. UDOT has declared that SR-9 will be a limited access corridor and no new intersections will be made west of the SR-7 interchange and all current stoplights will be turned into interchanges eventually. All access to this property will come from 290 N and eventually through the Walmart parking lot. There is also a large hill that the water tank is on that blocks visual of most of the property from SR-9 and steep topography throughout the property (shown below). Commercial developments are largely reliant on supporting residential uses. Staff believes that this plan will generate a better product on the commercial space being provided within the plan. Source: staff report

In addition:

- The proposed development will benefit residents by increasing the street connectivity and keeping the right size of commercial highway space.

Hurricane's Transportation Plan

...**roadways**, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



Future Road Network

- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)

Future Improvement Projects

- Short-term
- Mid-term
- Long-term

Future Interchanges

- Double Interchange
- Single Interchange
- Future Bridges
- Existing Roads

Site Requesting
PC Rezone

Hurricane's Recreation

...roadways, **parks and recreation facilities**, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



Parks Department Needs:

- The City NEEDS to:
 - Improve Existing Facilities (Partially completed)
 - Acquire More Park Land (Ongoing process)
 - Develop Additional Park Facilities (Ongoing process)
 - Develop a City Wide Trail System

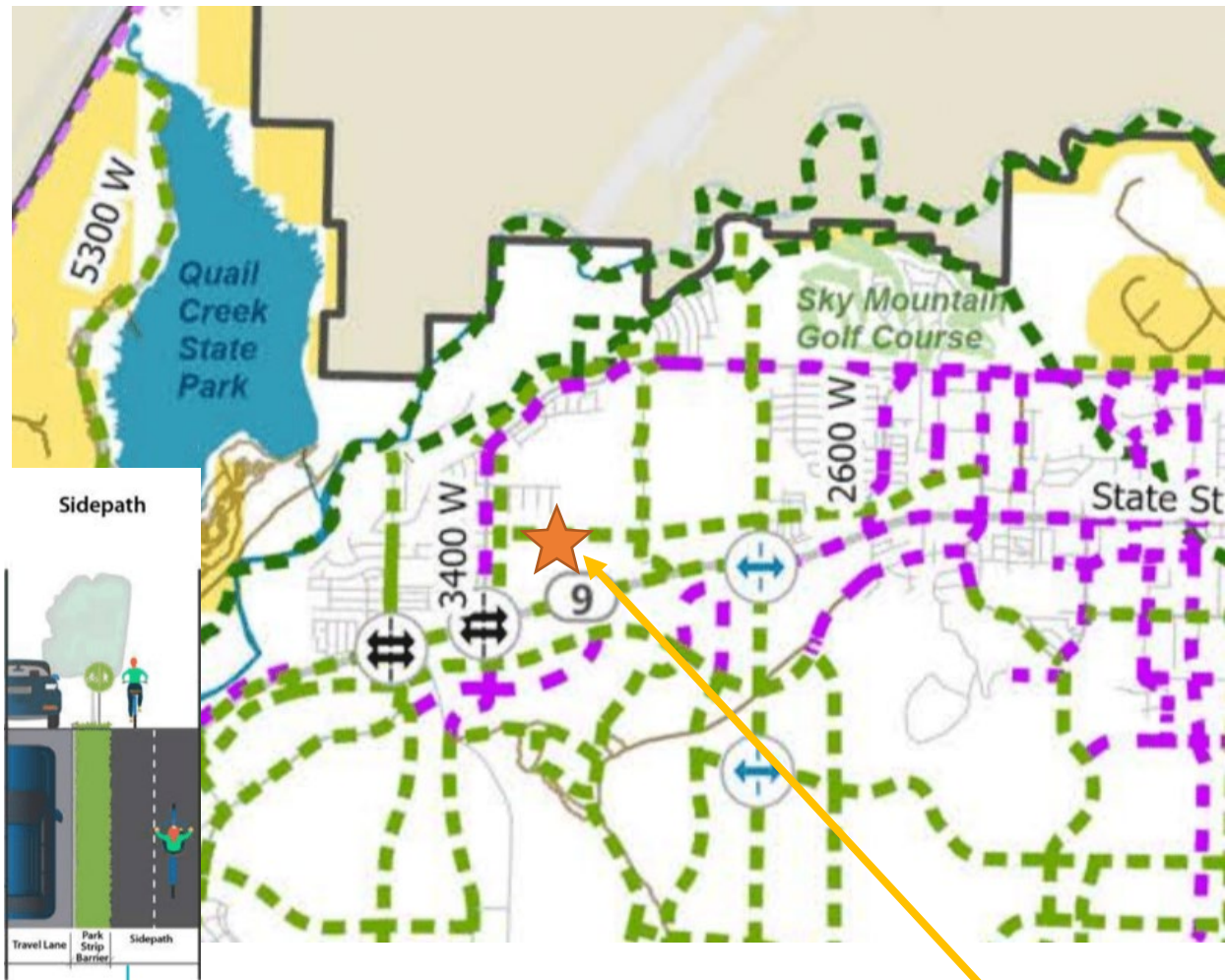
Source: Hurricane Parks and Rec.

This project will help Parks and Recreation needs by:

- Providing park and recreation impact fees (\$3,109 per fee)
- Developing trails and pathways
- Developing local HOA pocket park type amenities

Hurricane's Active Transportation Plan

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



- Bike Lane
- Buffered Bike Lane
- Sidepath
- Shared Use Path

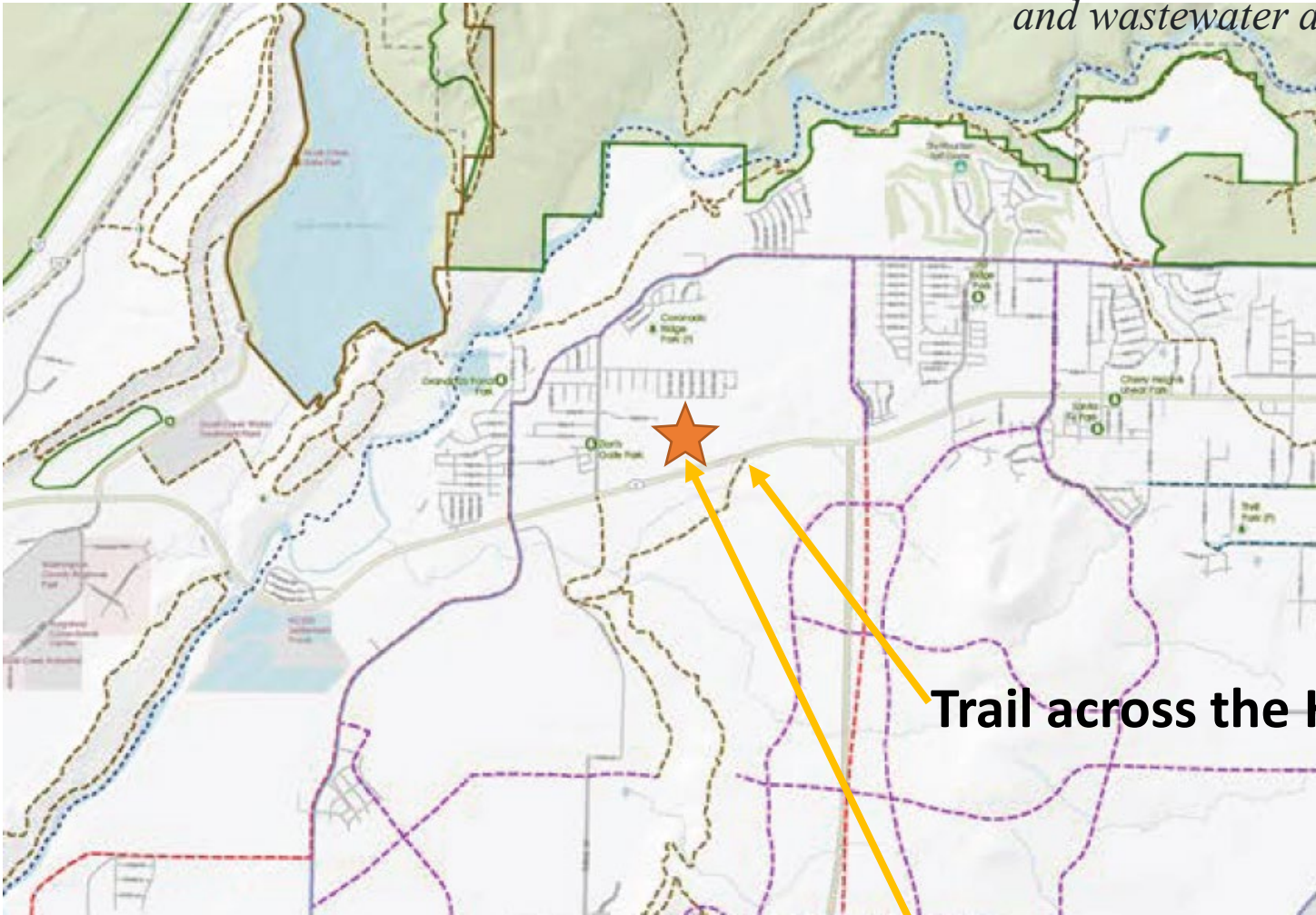
Table 2.1 Comparison of the most common AT facility types.

FACILITY TYPE	LOCATION	WITHIN ROW	UDOT SCHEMA
Signed Shared Roadway	On-Street	Yes	3C Signed Shared Roadway
Marked Shared Roadway	On-Street	Yes	3B Marked Shared Roadway
Shoulder Bikeway	On-Street	Yes	3A Shoulder Bikeway
Bike Lane	On-Street	Yes	2B Bike Lane
Buffered Bike Lane	On-Street	Yes	2A Buffered Bike Lane
Cycle Tracks	On-Street	Yes	1A, 1B, 1C Cycle Tracks
Sidepath	Off-Street	Yes	PP Parallel Bike Path
Shared Use Paths	Off-Street	No	n/a

Site Requesting
PC Rezone

Hurricane's Trail Plan

...roadways, **parks and recreation facilities**, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



Trail across the Highway

Site Requesting PC Rezone

Feedback from Police

*...roadways, parks and recreation facilities, **police** and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

We have discussed the proposed project with Chief Lynn Excell and he expressed his support for the project. He said that he supports it “150%.” He recognizes the need for additional staff as Hurricane grows.

He was also excited for the prospect of some ‘attainable housing’ as an option for his current and future officers to reside. He said it is difficult for them to find housing and a project like this would be a good fit.

We welcome the idea of officers living onsite as it will lead to a safer community and better overall living environment.

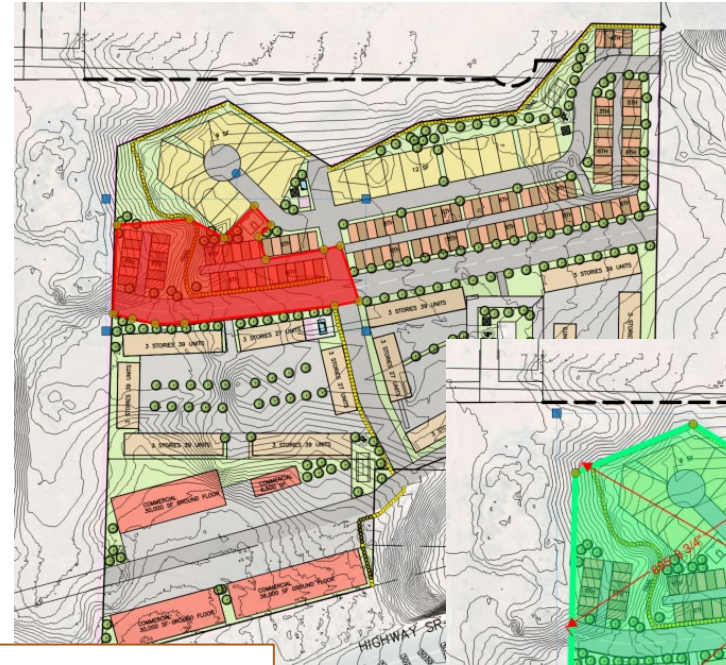


Feedback from Fire

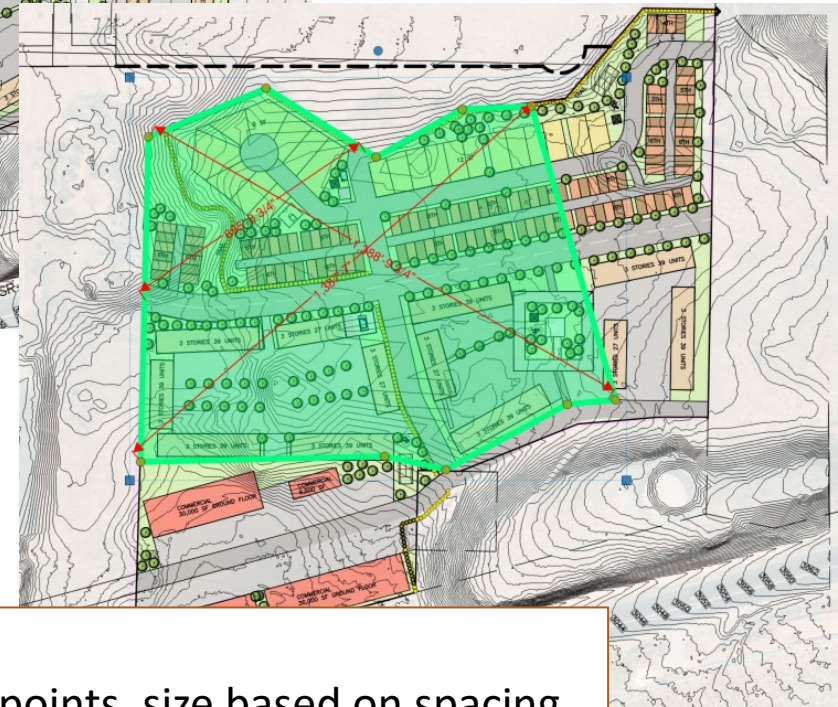


We had a good discussion with the Fire Chief John Postert. He was overall supportive of the project. We discussed how we will have to build in phases according to the fire code depending the access points.

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



Phase 1:
1 access, 30 units



Phase 2:
2 access points, size based on spacing

Hurricane's Schools

*...roadways, parks and recreation facilities, police and fire protection, **schools**, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

We discussed this project with Bryan Dyer, the Physical Facilities Director for Washington School District. After reviewing the concept plan for our project, Bryan said that they “don’t have any concerns at this time.” He also discussed with us plans for the new elementary within walking distance of our project.



Hurricane's Stormwater Drainage System

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Stormwater water will be detained on site and then will integrated with the city system. This has been discussed with the city engineers.

Hurricane's Water Supplies

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Water to provided by the City of Hurricane.

- Property is located within the City's service area.
- Property will be served from the upper pressure zone.
- Connection on the north side from the residential development along 340 North. Several proposed 8" stubs
- Connection to the west side from the Wal-Mart Development. (1) 8" stub existing.
- Transmission from the upper pressure zone is located on the south side of the project for connection and to loop the current system.
- A water model will be created to ensure appropriate design of water system.



Hurricane's Wastewater

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Provided by Ask Creek Special District.

- Property is located within their service district.
- Property will be served from multiple locations.
 - Connection on the north side from the residential development along 340 North. Several proposed 8" stubs
 - Connection to the west side from the Wal-Mart Development. (2) 10" stubs existing.



Hurricane's Refuse Collection

...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

We contacted Republic Services; they confirmed that we are in their service area and there won't be a problem with capacity.



Hurricane City Power

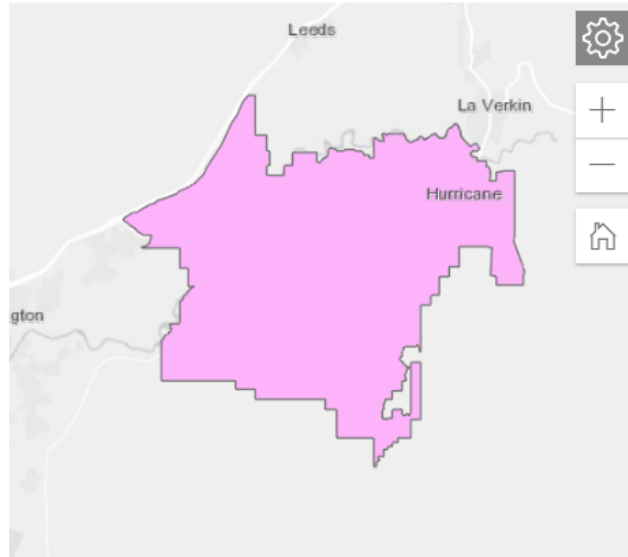
...roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



We spoke with Scott Hughes, with Hurricane City Power. He said that there is power available for our project. The current circuit near our property is getting kind of full, but we have other feasible options like moving us onto another circuit or shifting loads.

With all the rezones and PIDs in the last few years, it is reasonable for the City to be cautious and careful, but as far as power is concerned, there is enough available. But it's more of a 'process' than a 'problem'; it's a function of having the infrastructure in place or putting it in place (which would be the responsibility of the developer).

This project will help meet Hurricane's wide demographics



POPULATION TRENDS AND KEY INDICATORS

Hurricane

21,670	7,654	2.76	37.1	\$66,647	\$330,381	70	97	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,029

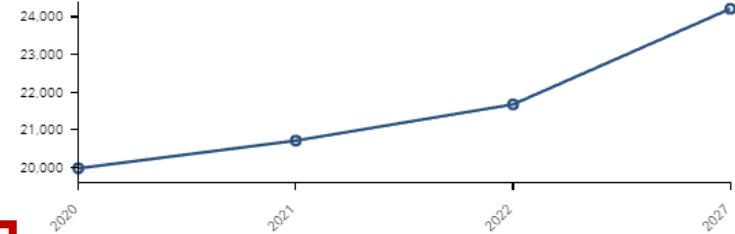
Avg Spent on Mortgage & Basics



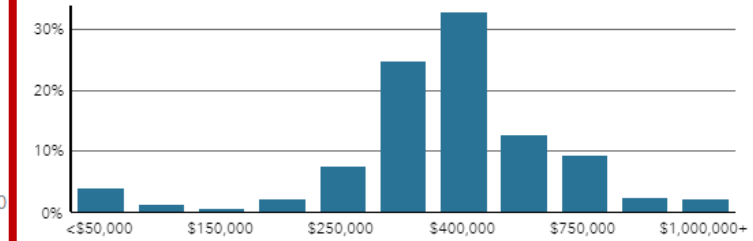
26.1%

Percent of Income for Mortgage

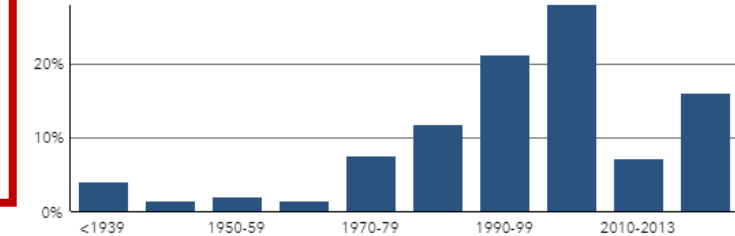
Historical Trends: Population



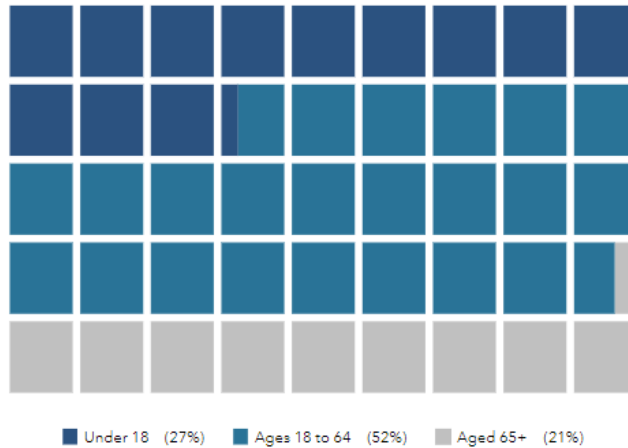
Home Value



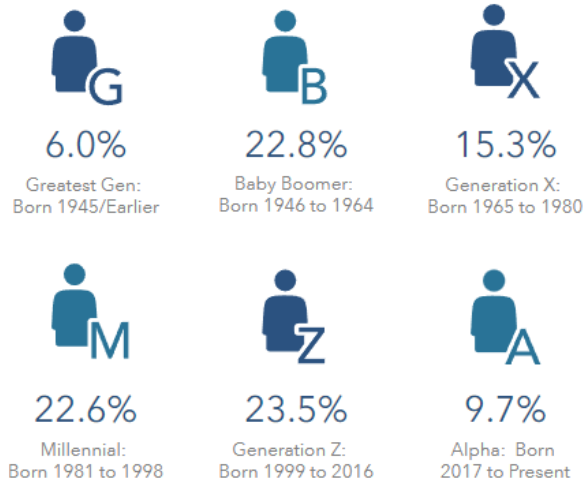
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

Staff Comments – Planning Commission Recommendation



STAFF COMMENTS

Agenda Date:	10/03/2022
Application Number:	2022-ZC-23 2022-PSP-41
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Steward Land Holdings
Agent:	Brad Brown
Request:	A Zone Change from Highway Commercial to Planned Commercial
Location:	3000 W State St
Zoning:	HC
General Plan Map:	Mixed Use, General Commercial and Single Family

Planning Commission Recommendation

The Planning Commission gave a positive recommendation on the proposed zone change.

Discussion: The applicant is seeking a zone change and preliminary site plan approval from Highway Commercial to Planned Commercial. The applicant is proposing a commercial center, high density residential, and medium density residential. This property is located on the north side of SR-9 to the east of Walmart. Hurricane City Water has two wells and a water tank in the vicinity of this property.

Source: staff report

Staff Comments – Planning Commission Recommendation

Findings:

Staff makes the following findings:

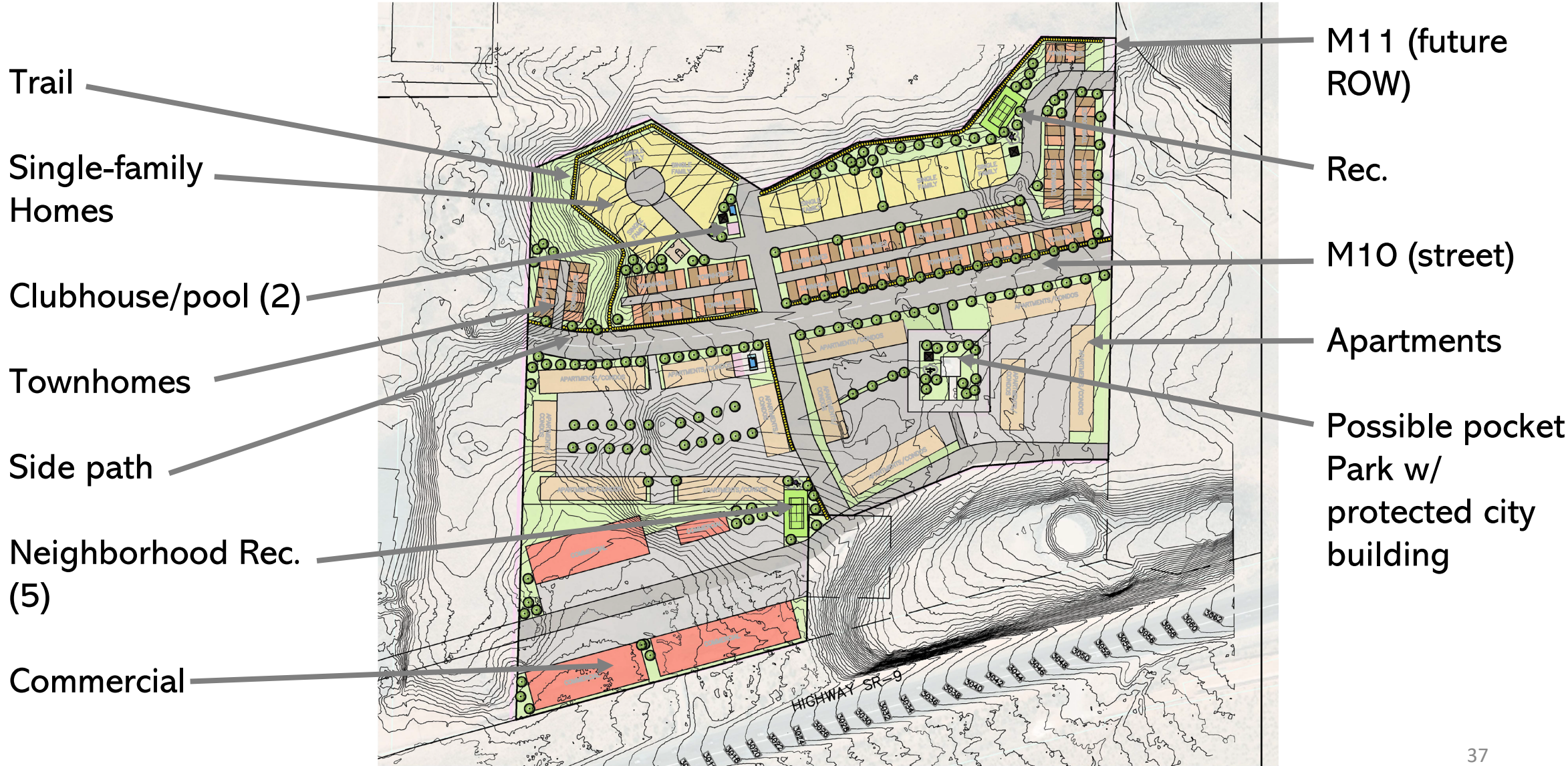
1. The proposed zone change broadly meets the standards of the General Plan Map and goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but there is no development currently in the area.
4. Services are adequate or planned to become adequate for the area.
5. A preliminary site plan has been provided that shows how this property could be developed

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff is generally supportive of this plan and would recommend approval subject to the four considerations and staff and JUC comments.

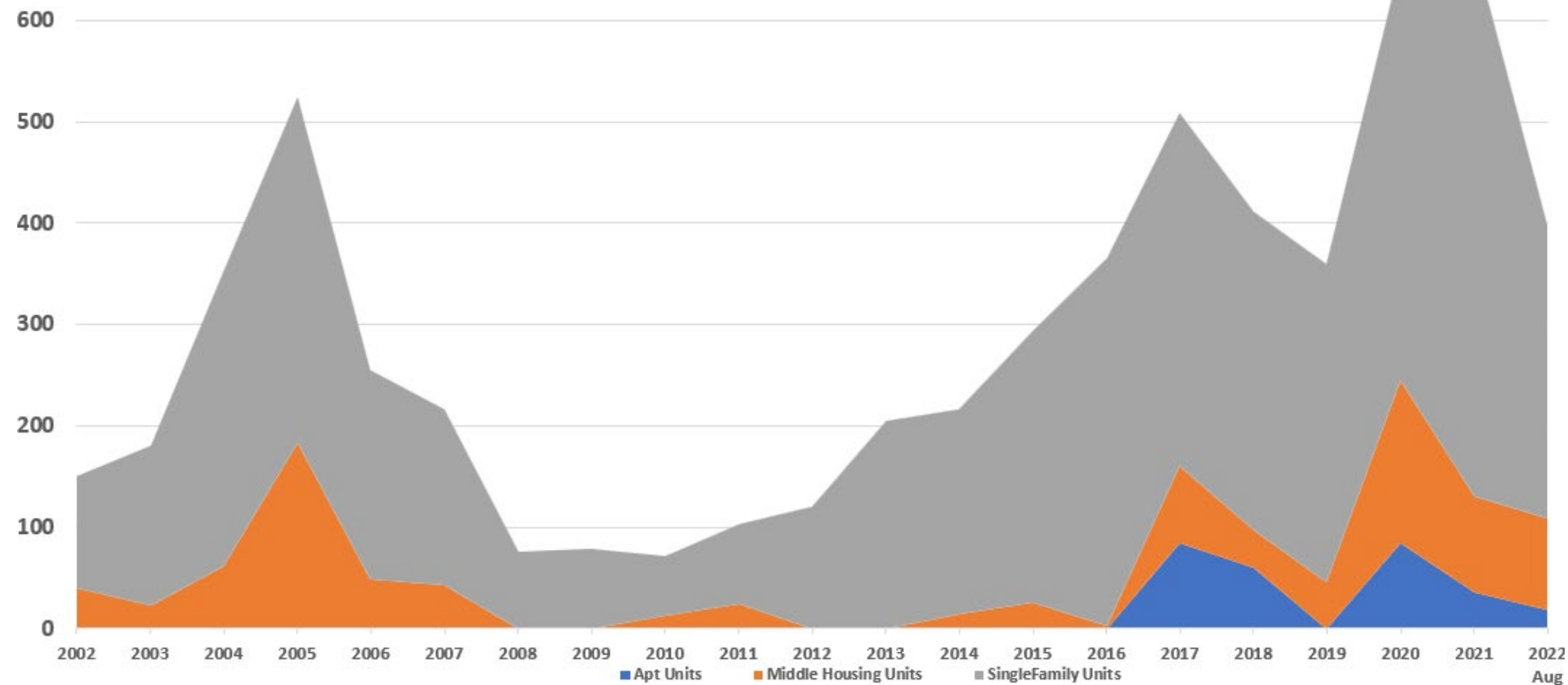
Source: staff report

Schematic Plan

HURRICANE CONCEPT 10.31.2022

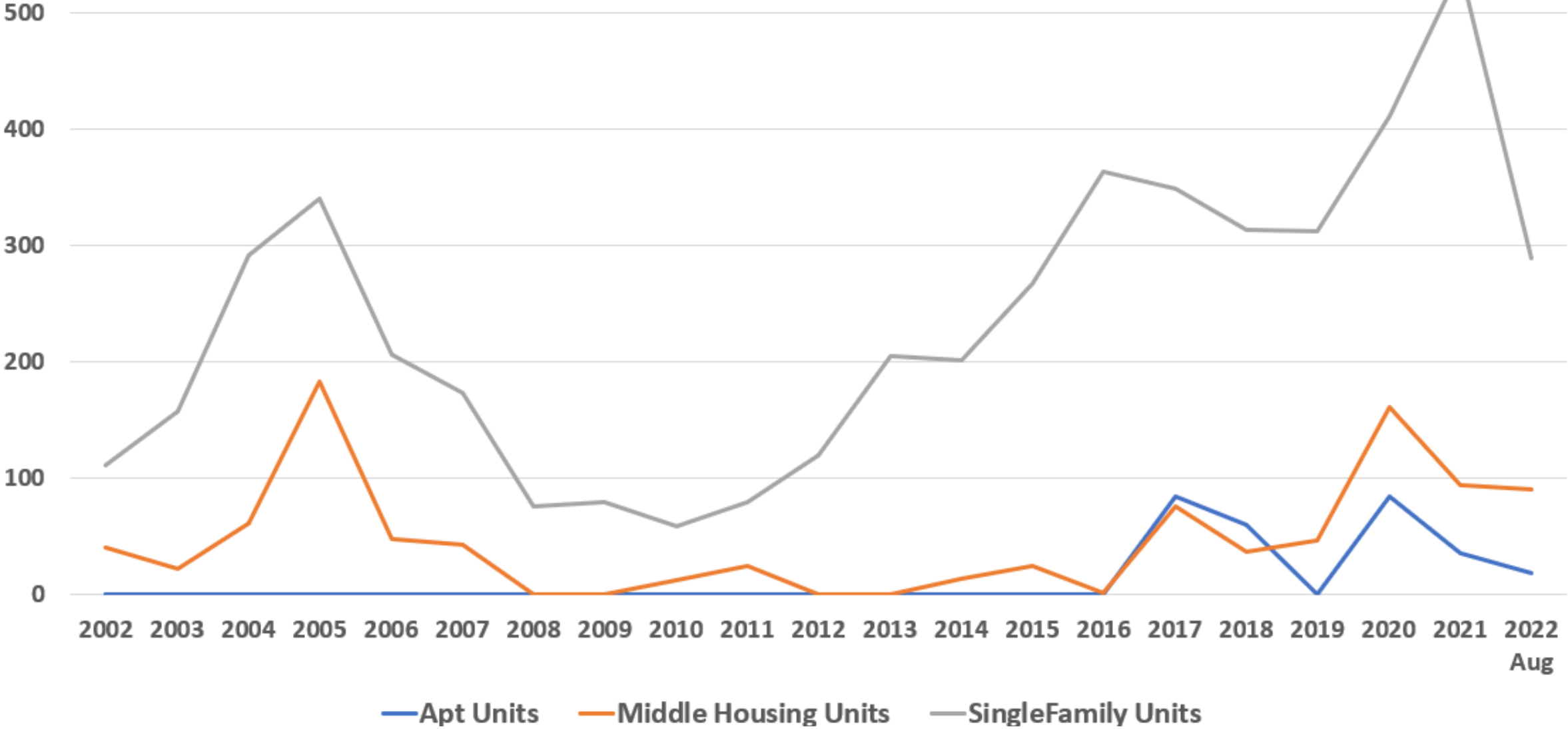


Hurricane Housing Units



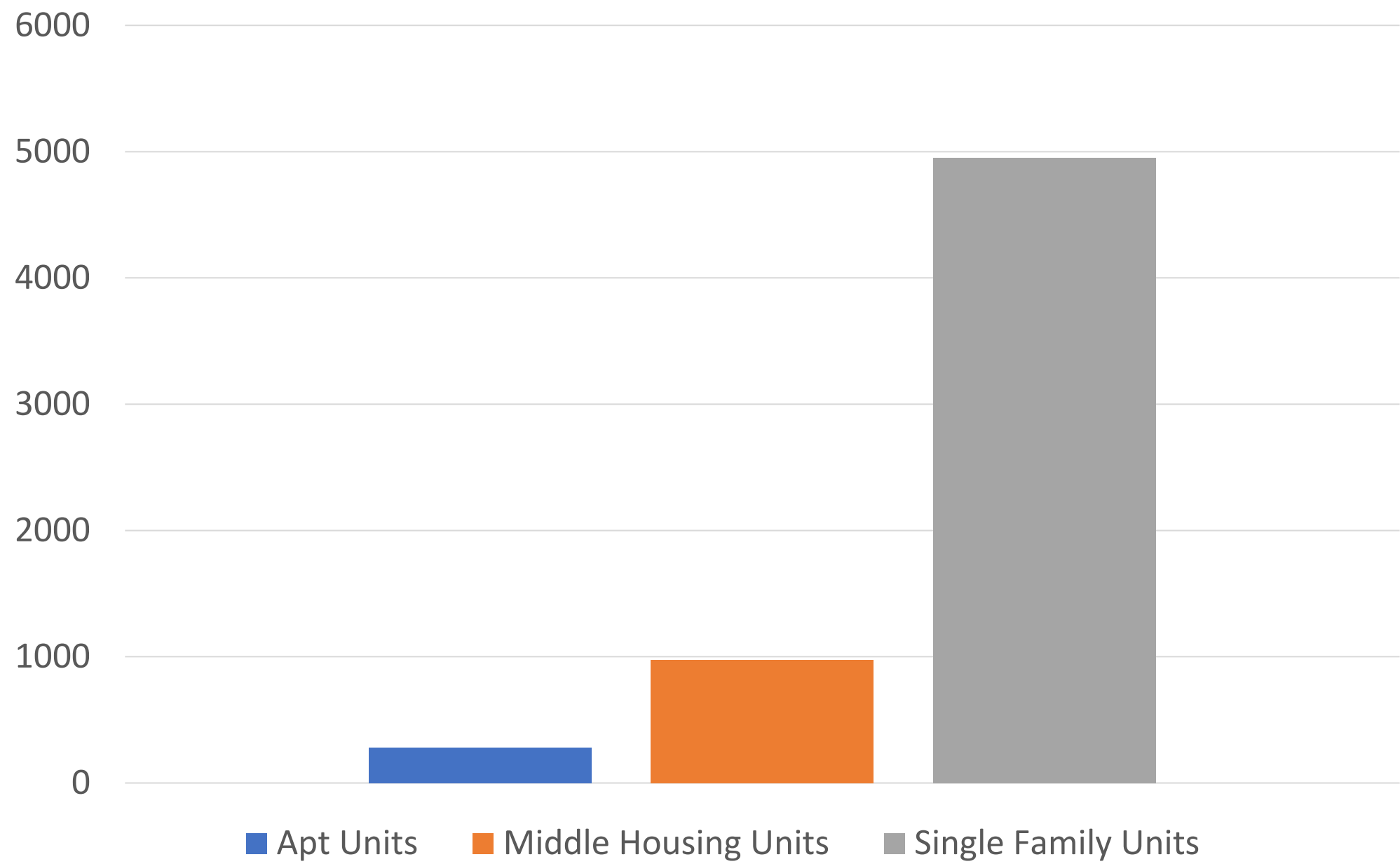
Source: Ivory-Boyer Construction Database

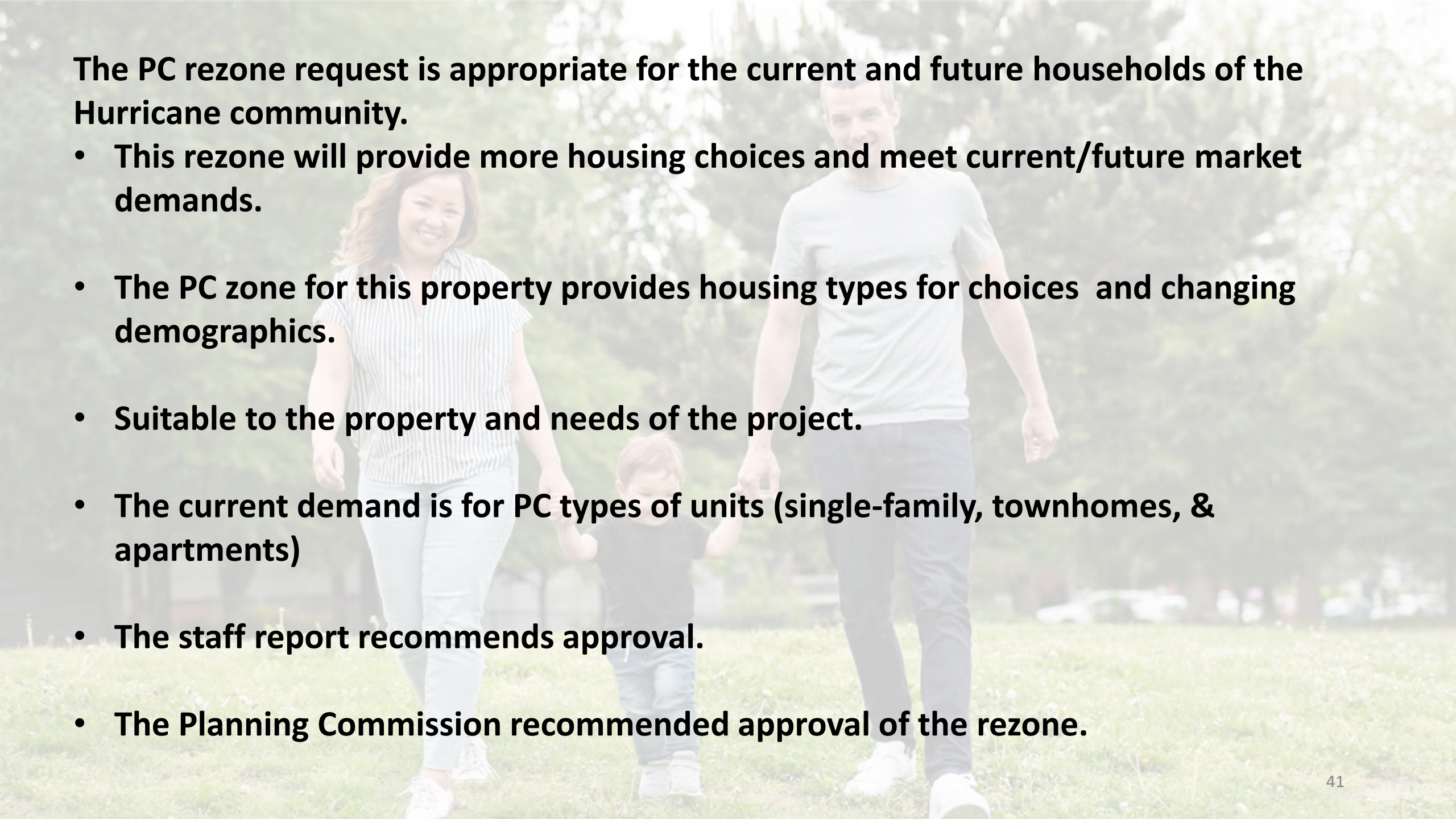
Hurricane Housing Units



Source: Ivory-Boyer Construction Database

Hurricane Housing Units Since 2002



A background image of a family of three—a woman, a man, and a young child—walking together on a grassy path in a park. The woman is on the left, wearing a striped shirt and jeans. The man is on the right, wearing a white t-shirt and dark pants. The child is in the center, holding hands with both parents. They are all smiling and looking towards the camera. The background is filled with lush green trees and foliage.

The PC rezone request is appropriate for the current and future households of the Hurricane community.

- **This rezone will provide more housing choices and meet current/future market demands.**
- **The PC zone for this property provides housing types for choices and changing demographics.**
- **Suitable to the property and needs of the project.**
- **The current demand is for PC types of units (single-family, townhomes, & apartments)**
- **The staff report recommends approval.**
- **The Planning Commission recommended approval of the rezone.**

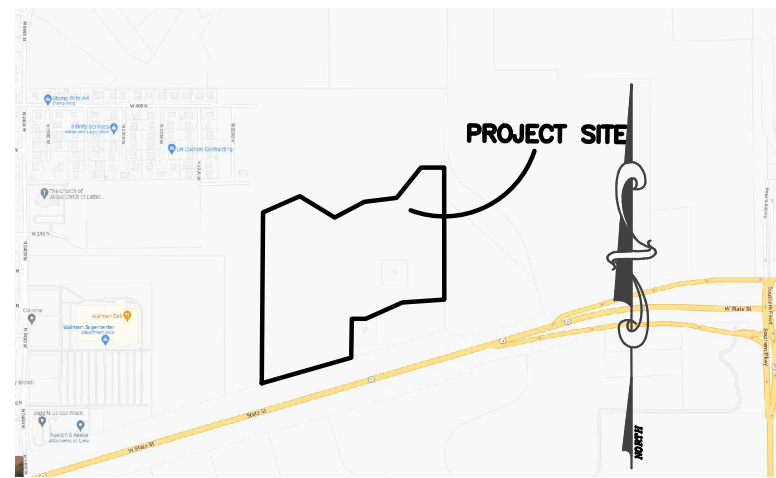


SkyRim

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

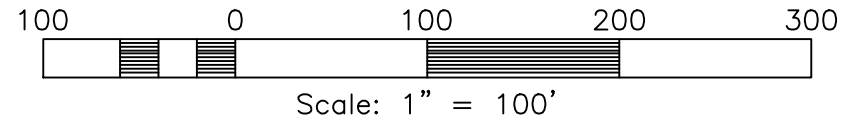
HURRICANE CITY, WASHINGTON COUNTY, UTAH

FEBRUARY, 2023

VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- RIGHT-OF-WAY MONUMENT
- SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- FOUND AS SHOWN
- BOUNDARY LINE
- ADJOINING PROPERTY
- TIE LINE
- LESS AND EXCEPTING RECORD TIE LINE
- ROAD CENTERLINE
- EASEMENT
- EXISTING FENCE
- WL = WATER LINE
- PL = POWER LINE
- BPL = BURIED POWER LINE
- EXISTING BUILDING
- >30% SLOPE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- PTFB = POWER TRANSFORMER BOX
- GW = GUY WIRE
- PP = POWER POLE



SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY STEWARD LAND HOLDINGS FOR TITLE PURPOSES.

BRASS CAP MONUMENT WAS FOUND FOR THE SOUTH QUARTER CORNER; A PIN WITH 'X' WAS FOUND FOR THE SOUTHWEST CORNER; A REBAR AND CAP WAS FOUND AT THE CENTER; AND AN ALUMINUM CAP WAS FOUND FOR THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 88°52'58" WEST BETWEEN SAID SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 31 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR HURRICANE WAL-MART SUBDIVISION PREPARED BY CLC ASSOCIATES, DATED JUNE 21, 2007, AND RECORDED JULY 3, 2007; A SURVEY PREPARED BY ALPHA ENGINEERING CO. FOR HURRICANE CITY (STRATTON WELLS), DATED FEBRUARY 16, 2000; AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY ALPHA ENGINEERING COMPANY, DATED NOVEMBER 30, 2009, AND FILED DECEMBER 31, 2008 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. SEVERAL REBARS WITH CAPS SET BY ALPHA ENGINEERING WERE RECOVERED DURING THE FIELD OBSERVATION PORTION OF THIS SURVEY AND WERE HONORED.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

EXCEPTIONS TO COVERAGE

ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY: COMMITMENT NO. 22-13655-RM, SCHEDULE B, PART II, DATED JULY 25, 2022:

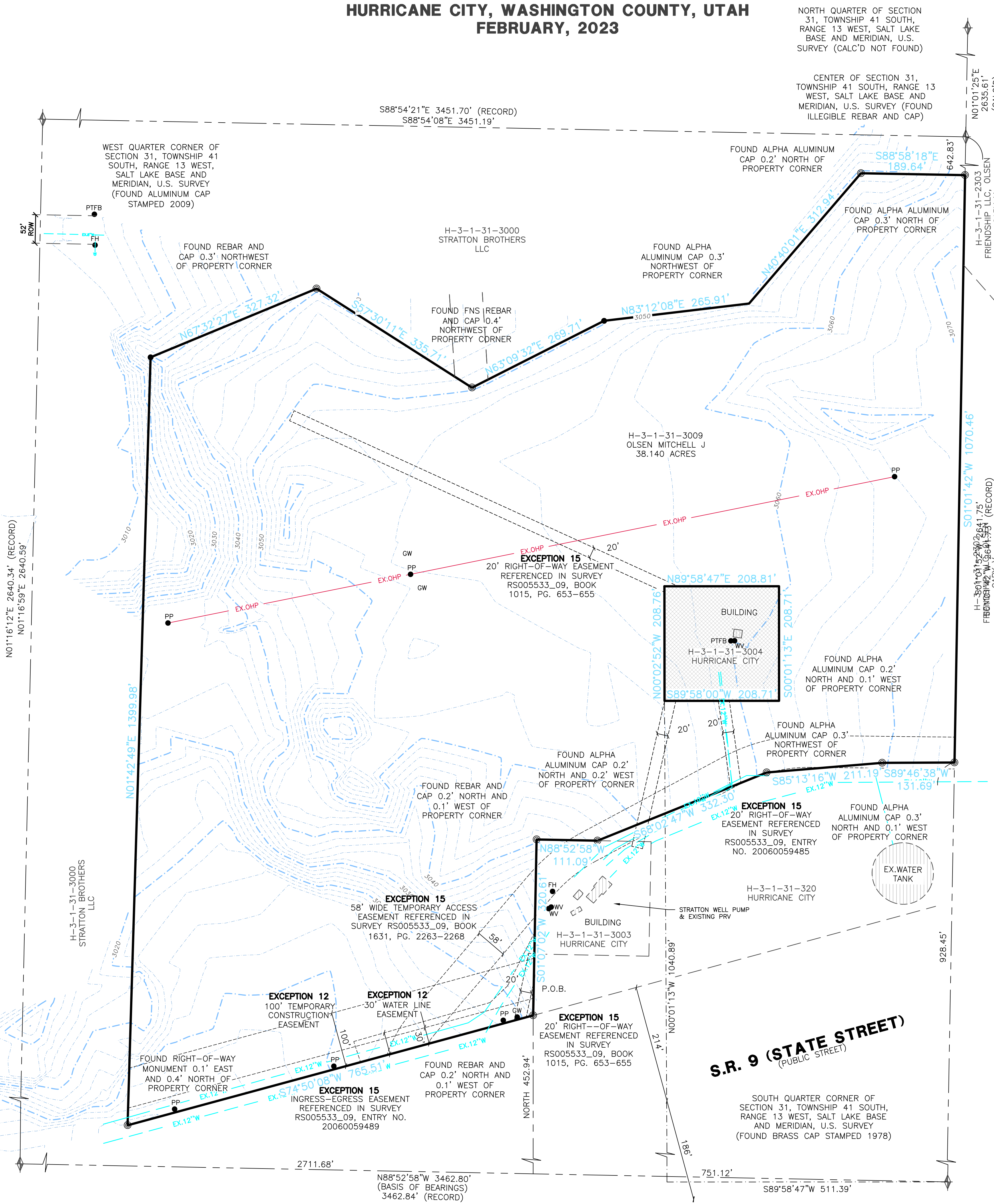
EXCEPTIONS #1-11 AND #13, 14, AND 16-19 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

11. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF. (SURVEYOR'S NOTE: ALL VISIBLE UTILITIES SHOWN ON SURVEY)

12. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: IN FAVOR OF: HURRICANE CITY, A UTAH MUNICIPAL CORPORATION RECORDED: 7/10/2019 ENTRY NO.: 20190027165 (SURVEYOR'S NOTE: 30' WATER LINE EASEMENT AND 100' TEMPORARY CONSTRUCTION EASEMENT SHOWN ON SURVEY)

15. SUBJECT TO THE FOLLOWING MATTERS REFERENCED ON THAT CERTAIN SURVEY PREPARED AS JOB NO. 5533-09, BY SCOTT P. WOOLSEY, LICENSE NO. 174919 (SURVEYOR'S NOTE: A 58' TEMPORARY ACCESS EASEMENT, AN INGRESS-EGRESS EASEMENT, AND FOUR (4) 20' RIGHT-OF-WAY EASEMENTS SHOWN ON SURVEY)

SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND PIN WITH X)



NORTH QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D NOT FOUND)

CENTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND ILLEGIBLE REBAR AND CAP)

FOUND ALPHA ALUMINUM CAP 0.2" NORTH OF PROPERTY CORNER

FOUND ALPHA ALUMINUM CAP 0.3" NORTH OF PROPERTY CORNER

FOUND ALPHA ALUMINUM CAP 0.3" NORTHWEST OF PROPERTY CORNER

FOUND FNS (REBAR AND CAP 0.4" NORTHWEST OF PROPERTY CORNER

H-3-1-31-3009 OLSEN MITCHELL J 38.140 ACRES

BUILDING

H-3-1-31-3004 HURRICANE CITY

FOUND ALPHA ALUMINUM CAP 0.2" NORTH AND 0.1' WEST OF PROPERTY CORNER

FOUND ALPHA ALUMINUM CAP 0.3" NORTHWEST OF PROPERTY CORNER

FOUND ALPHA ALUMINUM CAP 0.3" NORTH AND 0.1' WEST OF PROPERTY CORNER

FOUND ALPHA ALUMINUM CAP 0.3" NORTH AND 0.1' WEST OF PROPERTY CORNER

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FOUND ALPHA ALUMINUM CAP 0.3" NORTH AND 0.1' WEST OF PROPERTY CORNER

S.R. 9 (STATE STREET)
(PUBLIC STREET)

SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP STAMPED 1978)

DESCRIPTION FROM TITLE REPORT

ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY: COMMITMENT NO. 22-13655-RM, DATED JULY 25, 2022:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°52'58" WEST ALONG THE SECTION LINE A DISTANCE OF 751.16 FEET; THENCE NORTH, A DISTANCE OF 452.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY SR-9; THENCE SOUTH 74°50'08" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 765.51 FEET; THENCE NORTH 01°42'49" EAST, A DISTANCE OF 1399.98 FEET; THENCE NORTH 67°32'27" EAST A DISTANCE OF 327.32 FEET; THENCE SOUTH 57°30'11" EAST, A DISTANCE OF 335.71, FEET; THENCE NORTH 63°09'32" EAST, A DISTANCE OF 269.71 FEET; THENCE NORTH 83°12'08" EAST, A DISTANCE OF 265.91 FEET; THENCE NORTH 40°40'01" EAST, A DISTANCE OF 312.94 FEET; THENCE SOUTH 88°58'18" EAST, A DISTANCE OF 189.64 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 31; THENCE SOUTH 01°01'42" WEST, ALONG SAID LINE A DISTANCE OF 1070.46 FEET; THENCE SOUTH 89°46'38" WEST, A DISTANCE OF 131.69 FEET; THENCE SOUTH 85°13'16" WEST, A DISTANCE OF 211.19 FEET; THENCE SOUTH 68°02'47" WEST, A DISTANCE OF 332.30 FEET; THENCE NORTH 88°52'58" WEST A DISTANCE OF 111.09 FEET; THENCE SOUTH 01°07'02" WEST A DISTANCE OF 320.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'47" WEST A DISTANCE OF 511.39 FEET; THENCE NORTH 00°01'13" WEST A DISTANCE OF 1040.89 FEET TO THE SOUTHWEST CORNER OF AN EXISTING 1 ACRE WELL SITE PARCEL, AND THE POINT OF BEGINNING; THENCE NORTH 00°01'13" WEST A DISTANCE OF 208.71 FEET; THENCE NORTH 89°58'47" EAST A DISTANCE OF 208.81 FEET; THENCE SOUTH 00°01'13" EAST A DISTANCE OF 208.71 FEET; THENCE SOUTH 89°58'47" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, UTAH, AND INCORPORATED AREAS. MAP NO. 49053C0840G, EFFECTIVE DATE 04-02-2009. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

BENCHMARK

TOP OF BRASS CAP FOR THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 2974.23' (SURVEYED ELEVATION, STATIC GPS)

NOTES

NO ADDRESS OF SUBJECT PROPERTY PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 2)

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

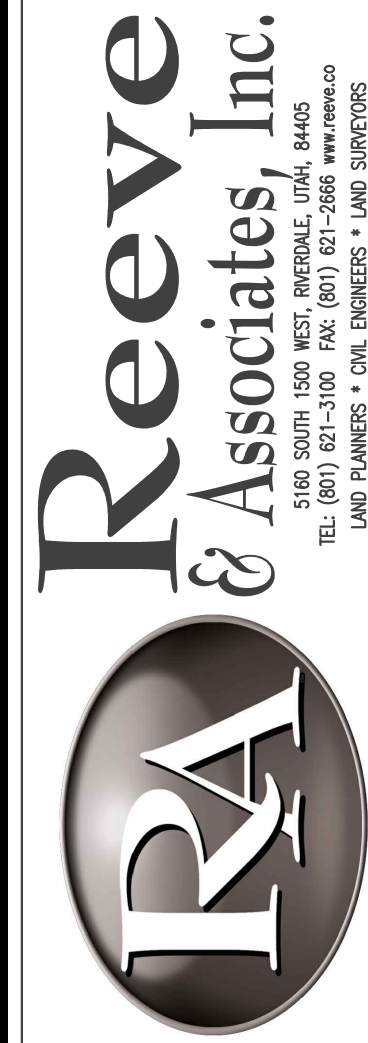
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

Developer Contact:

Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837-2020

Project Contact:

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



REVISIONS	DESCRIPTION
DATE	

Reeve & Associates, Inc. - Solutions You Can Build On

SkyRim

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat
Existing Conditions

Project Info.

PLANNER: C.CAVE
Designer: J.MEYERS
Begin Date: 2-6-2023
Name: SKYRIM
PRELIMINARY PLAT
Scale: 1"=100'
Checked: _____
Number: 7152-26

Sheet	3
1	Sheets



ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS ____ DAY OF _____, 20__.

ASH CREEK SPECIAL SERVICE DISTRICT

APPROVAL OF PLANNING COMMISSION

ON THIS ____ DAY OF _____, 20__, THE PLANNING COMMISSION CHAIRMAN OF HURRICANE, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

HURRICANE CITY PLANNING COMMISSION CHAIRPERSON

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

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

ATTEST: CITY RECORDER
HURRICANE, UTAH

JOHN W. BRAMALL, MAYOR
HURRICANE, UTAH

WASHINGTON COUNTY RECORDER

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

ENGINEER'S APPROVAL

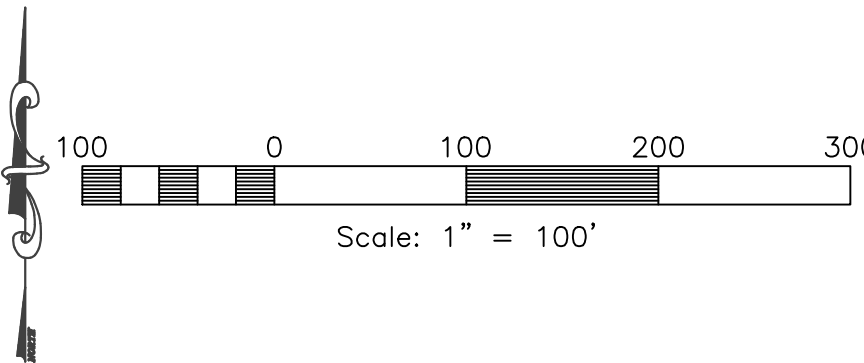
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20__.

HURRICANE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

HURRICANE CITY ATTORNEY



Developer Contact:

Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837-2020

Project Contact:

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



REVISIONS	DATE	DESCRIPTION

SkyRim
PART OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 41 NORTH, RANGE 12 EAST, 10TH MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

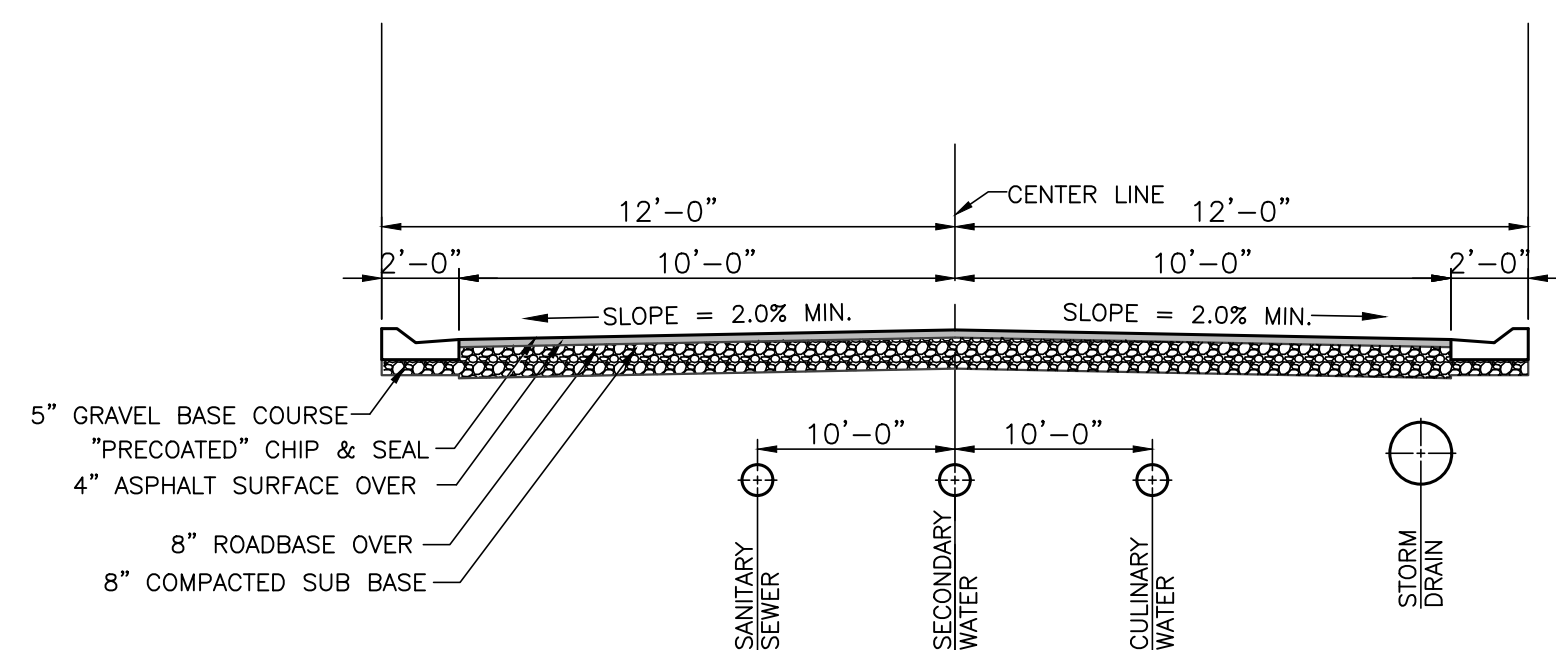
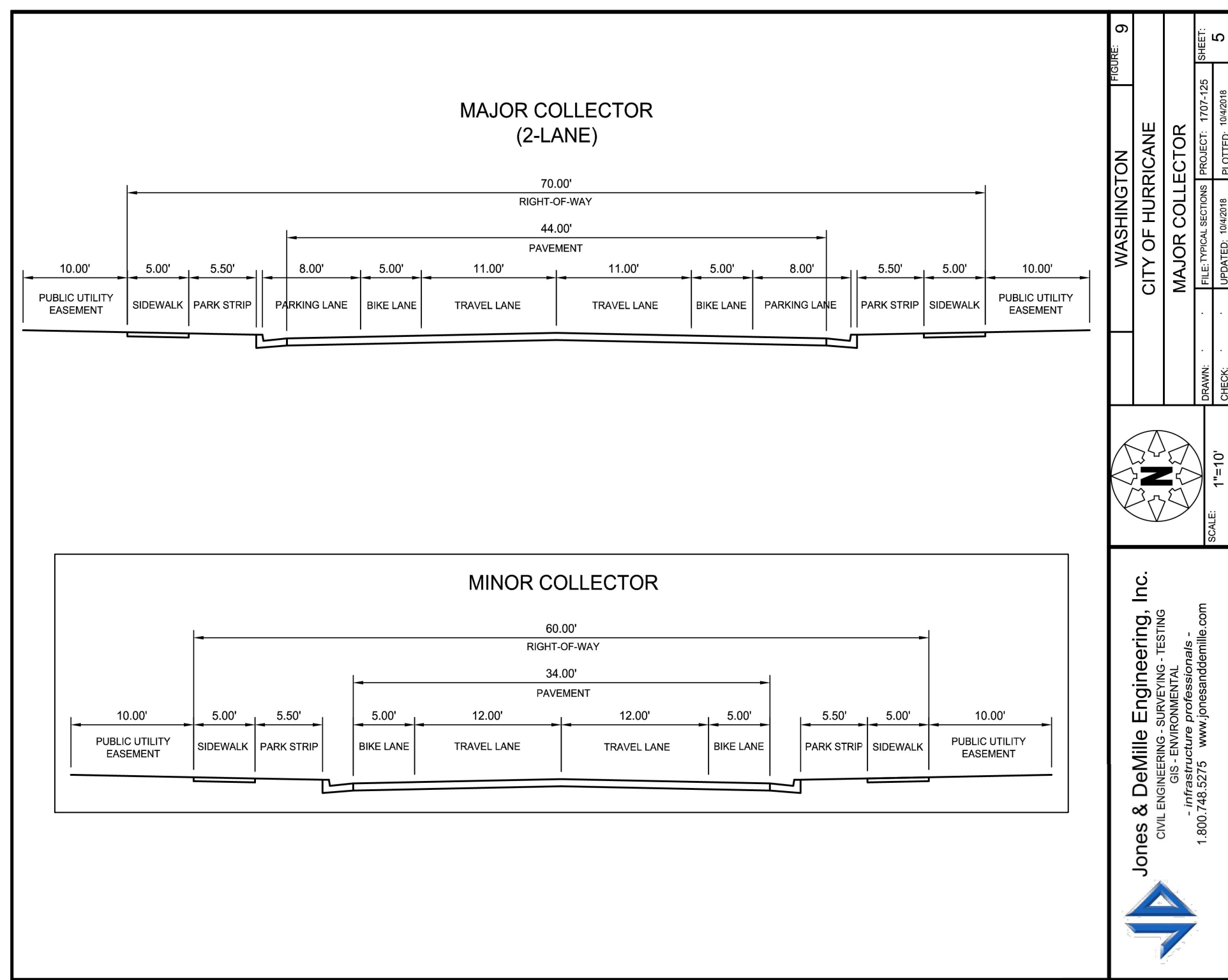
**Preliminary Plat
Subdivision**

Project Info.

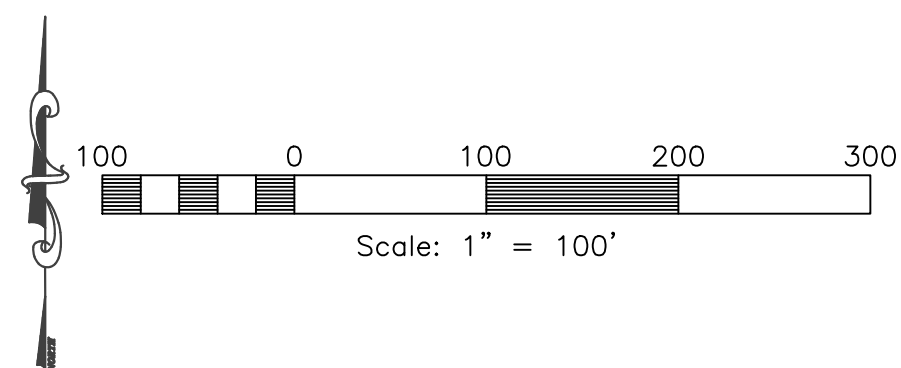
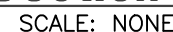
PLANNER:
C.CAVE
Designer:
J.MEYERS
Begin Date:
2-6-2023
Name:
SKYRIM
PRELIMINARY PLAT
Scale:
1"=100'
Checked:
Number:
7152-26

Sheet	3
2	Sheets

OVERALL PARCEL AREA:	1,661,360 S.F. (38.15 ACRES)
ROW AREA	214,588
<u>TOTAL RESIDENTIAL</u>	519 DWELLINGS
<u>SINGLE FAMILY LOTS</u>	15 LOTS
<u>TOWN HOMES</u>	129 DWELLINGS 2 CAR GARAGE PER UNIT 2 CAR DRIVEWAY PER UNIT 33 VISITOR STALLS
<u>APARTMENT EAST</u>	
UNITS	144 UNITS
PARKING	290 STALLS (1 COVERED/UNIT (24 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 33 PARKING STALLS FOR PARKING 61 - 10x10 STORAGE
<u>APARTMENT WEST</u>	
UNITS	228 UNITS
PARKING	409 STALLS (1 COVERED/UNIT (35 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 38 - 10x10 STORAGE
<u>COMMERCIAL BUILDINGS</u>	4- 10,000 S.F. 1- 6,419 1- 20,000 S.F.
309 PARKING STALLS	



Street Section (Private)
SCALE: NONE



Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837-2020

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
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Reeve & Associates, Inc.
 5185 SOUTH 1500 WEST, MINNEAPOLIS, UTAH, 84405
 TEL. (801) 621-1100 FAX (801) 621-2668 www.ira-co.com
 STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS
 TRAFFIC ENGINEERS • CIVIL ENGINEERS

[illegible]

SkyRim

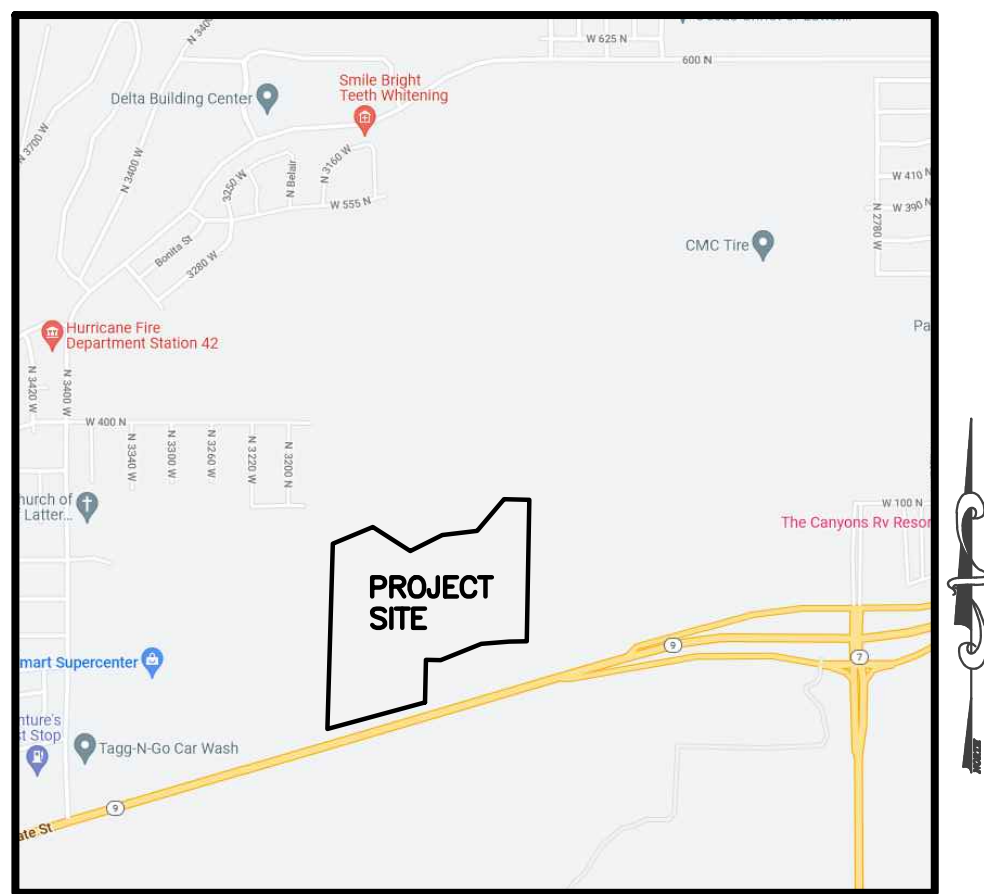
PART OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 41 NORTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Reeve & Associates, Inc. - Solutions You Can Build On

Preliminary Plat Proposed Plan

PLANNER: C.CAVE
Designer: J.MEYERS
Begin Date: 2-6-2023
Name: SKYRIM
PRELIMINARY PLAT
Scale: 1"=100'
Checked: _____
Number: 7152-26

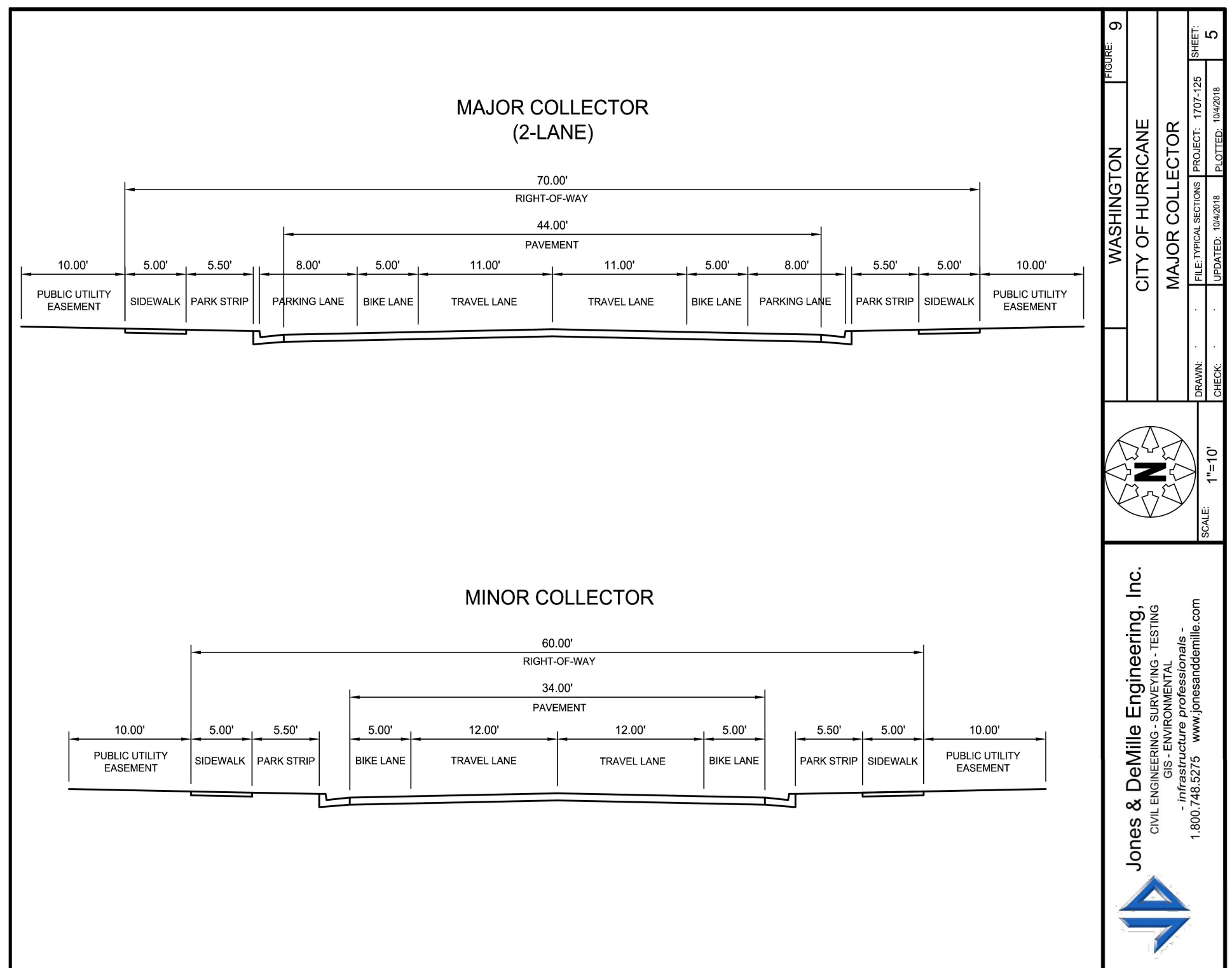
Sheet	3
3	Sheets



Vicinity Map
NOT TO SCALE

SITE DATA

OVERALL PARCEL AREA:	1,661,360 S.F. (38.15 ACRES)
ROW AREA	214,588
TOTAL RESIDENTIAL	519 DWELLINGS
SINGLE FAMILY LOTS	15 LOTS
TOWN HOMES	132 DWELLINGS 2 CAR GARAGE PER UNIT 2 CAR DRIVEWAY PER UNIT 33 VISITOR STALLS
APARTMENT EAST UNITS PARKING	144 UNITS 290 STALLS (1 COVERED/UNIT) (24 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 33 PARKING STALLS FOR PARK 61 - 10x10 STORAGE
APARTMENT WEST UNITS PARKING	228 UNITS 409 STALLS (1 COVERED/UNIT) (35 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 38 - 10x10 STORAGE
COMMERCIAL BUILDINGS	4 - 10,000 S.F. 1 - 6,419 S.F. 1 - 20,000 S.F.
309 PARKING STALLS	



Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



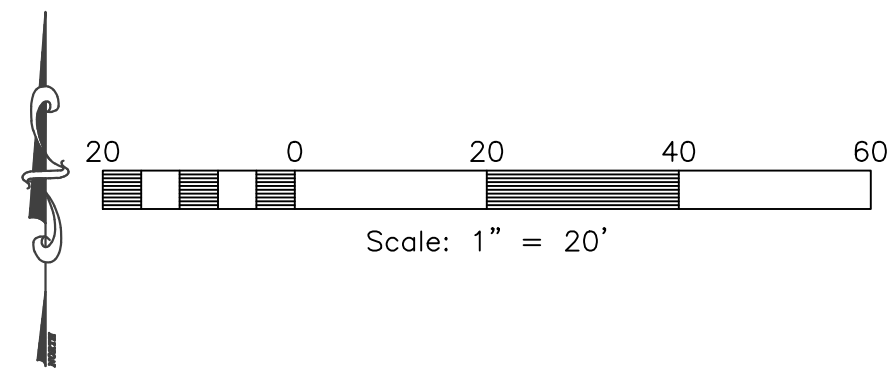
REVISIONS	DESCRIPTION
DATE	

SkyRim Development SR-9 Preliminary Site Plan

HURRICANE CITY, WASHINGTON COUNTY, UTAH



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: JAN 2023
Name: HURRICANE SR-9
Number: 7152-26



Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	JAN 2023
Name:	HURRICANE SR-9
Number:	7152-26

REVISIONS	DESCRIPTION
DATE	

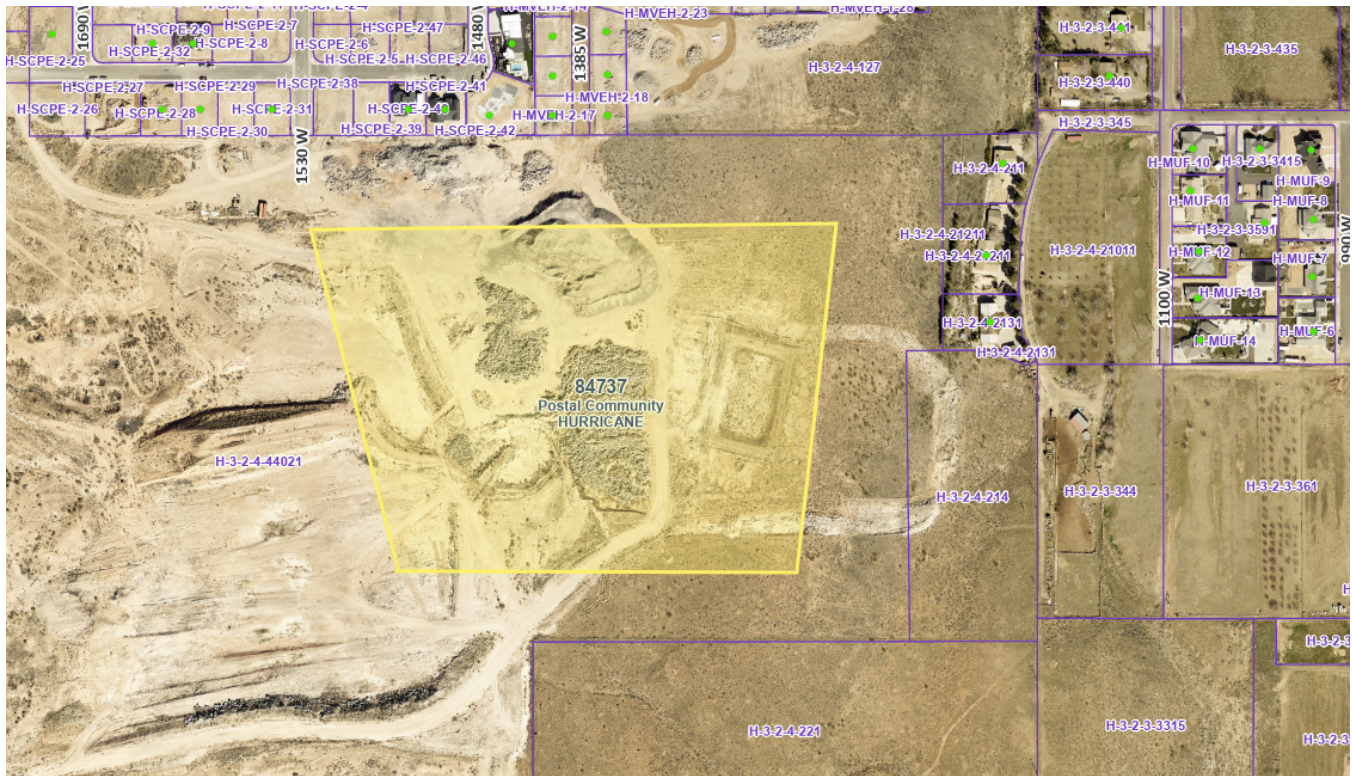


STAFF COMMENTS

Agenda Date:	01/22/2026 - Planning Commission
Application Number:	PSP26-01
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	WPP Hurricane Land LLC-Austin Overman
Agent:	Focus Engineering-Wade Edwards
Request:	Approval of a Preliminary Site Plan.
Location:	920 S and Mountain View Drive
Zoning:	R1-10(PDO)
General Plan Map:	Planned Community
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for Black Ridge Apartments, a 289 unit multifamily development located south of 920 W within the Black Ridge, formerly Collina Tinta, development. The development consists of 207 apartments spread across seven buildings and 82 townhomes across eight buildings. This site will tie into improvements planned to be provided by the Black Ridge Phase 2 development. This property is zoned R1-10(PDO) as part of the Black Ridge Planned Development Overlay.



Vicinity Map (Map is approximate)

JUC Comments

The following items will need to be addressed:

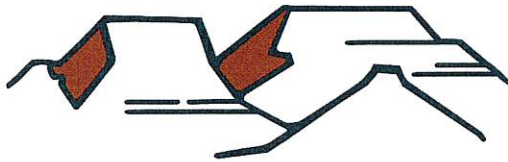
1. **Public Works:** [No comments received]
2. **Power:** This project is not approved to move forward on design until all work is completed according to the development agreement. Under the Development and Power Line Extension Agreement recorded on July 3, 2025 with the Washington County Recorder as Document No. 20250023065, approval of the Black Ridge Apartments is contingent on the developer acquiring any needed easements and completing the underground 3 phase main line from the Sky Mountain Substation at 600 North Street to 840 South Rlington Parkway.
3. **Sewer:** Connection to existing sewer will require off-site sewer and an easement.
4. **Street:** 900 South and mountain view drive have not been built out for the phase.
5. **Water:** A looped water system will be required. Plans show only one connection to city water system.
6. **Engineering:**
7. **Fire:** Apartments will require sprinklers to be installed. If Townhomes are going to be short term rentals they will need sprinklers installed also. Please make sure that you design the FDC to be out of the collapse zone of the building and within 50' of hydrant.
8. **Cable:** [No comments received]
9. **Gas:** [No comments received]
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined

whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. The property is zoned R1-10 (PDO) as part of the Black Ridge Planned Development Overlay. Under the approved Black Ridge master plan, this area is designated as “Townhome – up to 10 dwelling units per acre.” The applicant has indicated an intent to transfer density from other portions of the development. This is permitted under the Collina Tinta/Black Ridge development agreement, provided that the overall approved unit count is not exceeded and that the applicant submits a statement identifying the development phase to which the density will be transferred, summarizing the impacts of the transfer on required infrastructure improvements, and explaining how the open space and trails shown in this area on the approved site plan will be replaced with park or open space of approximately equivalent size. The applicant has committed to providing this required statement.
2. **Parking:** Parking is required at a rate of 2 spaces per unit unless the units are studios or one bedroom in which case it’s 1.5 spaces per unit(see Hurricane City Code (HCC) 10-34-10). The site plan states that 432 parking stalls are provided, which is insufficient for 289 units although that count does not appear to count the garages and driveways for the townhome units. 432 parking stalls is sufficient for 202 apartments. This needs to be clarified by the applicant.
3. **Open Space and Amenities:** Per HCC 10-33-5(E)(9), open landscaped space shall be 20% of the development. The applicant has indicated that this standard is met. Furthermore, for a development of this size five amenities shall be provided. The site plan appears to show a pool area, pickleball courts, and “natural open space provided adjacent to south property line”. The site plan indicates that there are more details on a landscaping plan that was not provided with this application. In conclusion, more details on the amenity plan will be needed with the final site plan.
4. All park strips will need to be landscaped and have the proper improvements.
5. **No Vesting Rights:** It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*
6. A preliminary plat will need to be filed for any portion of the development that is planned to be subdivided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff is generally supportive of the application, however staff is waiting on some additional JUC comments and information from the applicant before making a recommendation.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN CHECKLIST

For office use only: \$200.00 Fee

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. 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 another document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☒ 7. Signed and notarized Acknowledgment Water Supply (see attached)
- ☒ 8. Application for power services.

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 and fourth Thursday of each month at 6:00 p.m. The submission deadline is 20 calendar days prior to the desired meeting. 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.

.....
I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: WPP Hurricane Land, LLC Date: 12/4/25

Signature: 

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

- a. Any multiple-family residential use.
- b. Any public or civic use.
- c. Any commercial use; or
- d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is 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.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

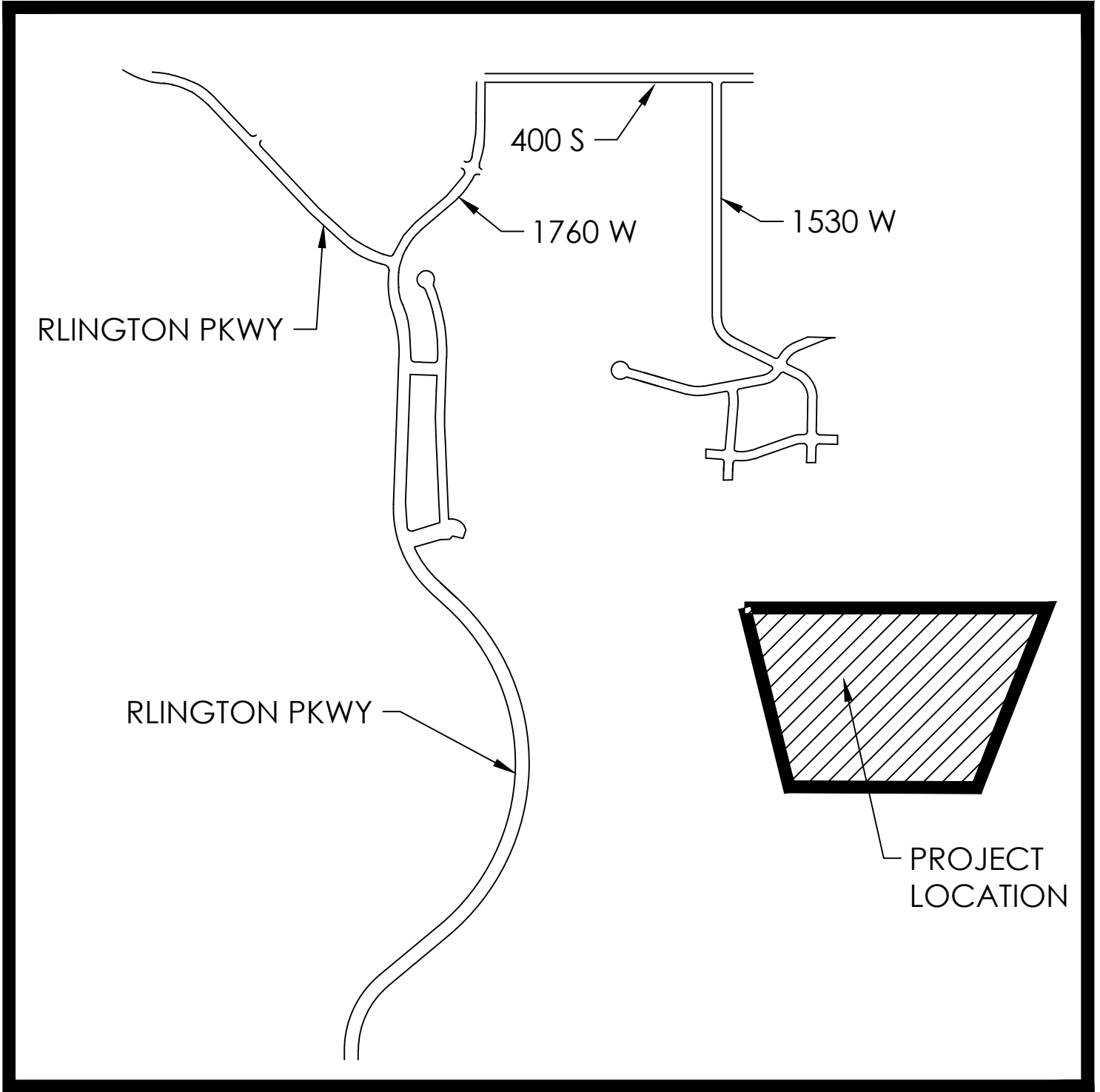
The preliminary site plan is submitted to the Planning Department approximately 20 calendar days prior to the desired meeting date. During this time prior to the meeting, staff will review the plan and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Planning Technician located in the Planning Department and heard by the Appeals Board. The decision of the Appeals Board is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeals Board.

Black Ridge Apartments

This phase lies within the Black Ridge Masterplan (formerly Painted Hills Collina Tinta). This phase contains 289 multifamily apartment units. The apartments will be located south of 900 S and West of Mountain View. Amenities for the master planned community will be provided – including a pool, spa, an activity center, and pickle ball courts. This phase will be a great addition to the black ridge master planned community.

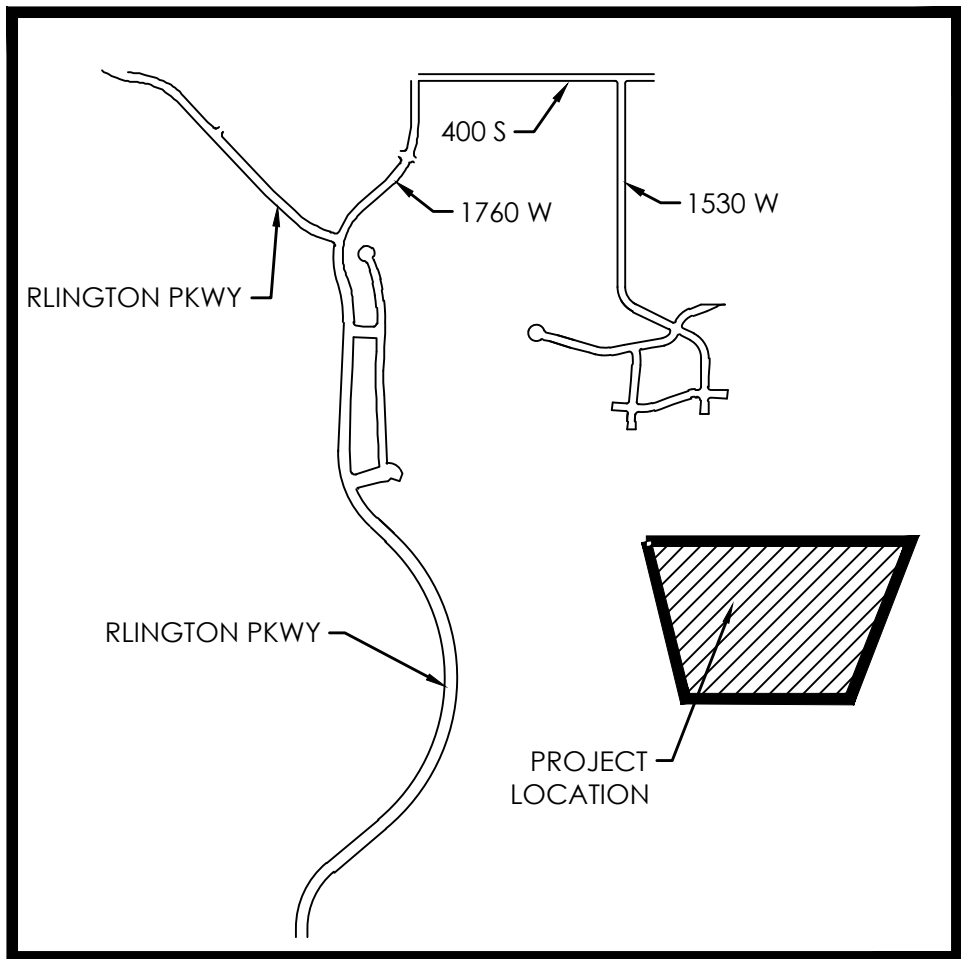


VICINITY MAP

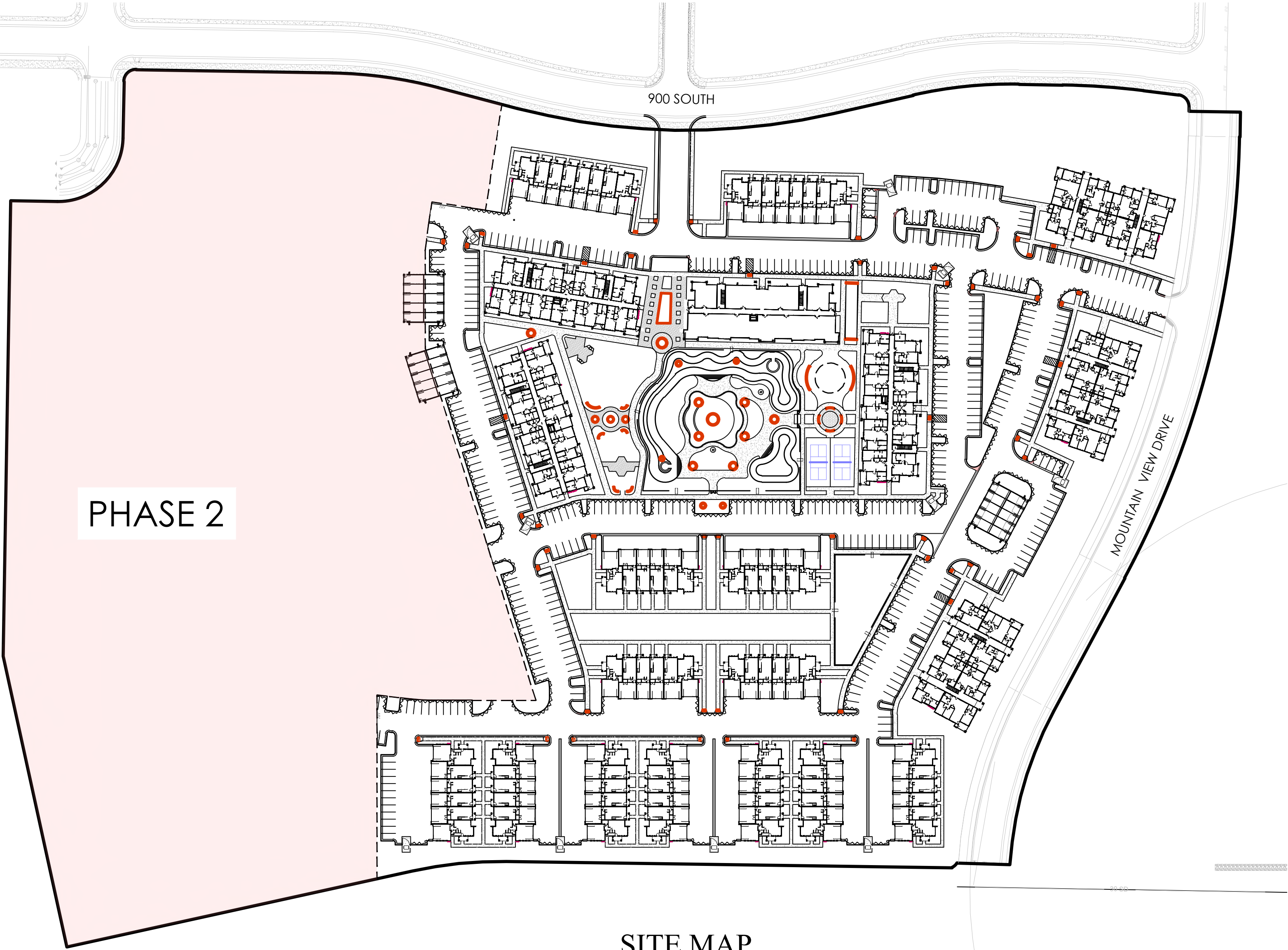
N.T.S

BLACK RIDGE APARTMENTS

PREPARED FOR:
WASATCH COMMERCIAL BUILDERS
LOCATED IN:
HURRICANE, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET PRELIM
C3.0	OVERALL SITE PLAN PRELIM
C3.1	SITE PLAN PRELIM
C3.2	SITE PLAN PRELIM
C3.3	SITE PLAN PRELIM
C3.4	SITE PLAN PRELIM
C4.0	OVERALL POWER PLAN
C5.0	OVERALL UTILITY PLAN PRELIM
C6.0	OVERALL GRADING & DRAINAGE PLAN PRELIM

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HURRICANE CITY STANDARD AND APWA PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: KAITLYN JONES
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
WASATCH COMMERCIAL BUILDERS
1820 WEST PRINTERS ROW
WEST VALLEY CITY, UTAH 84119
(801) 961-1002
CONTACT: AUSTIN OVERMAN

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33
TOWNSHIP 41 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 3251.45
DATUM: NAVD88



GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.



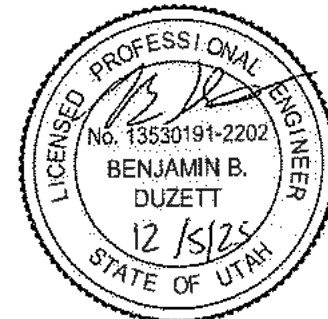
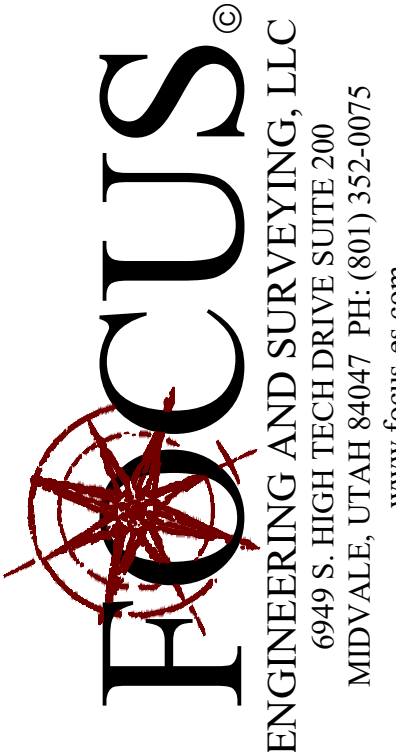
BLACK RIDGE APARTMENTS
HURRICANE, UT
COVER SHEET PRELIM

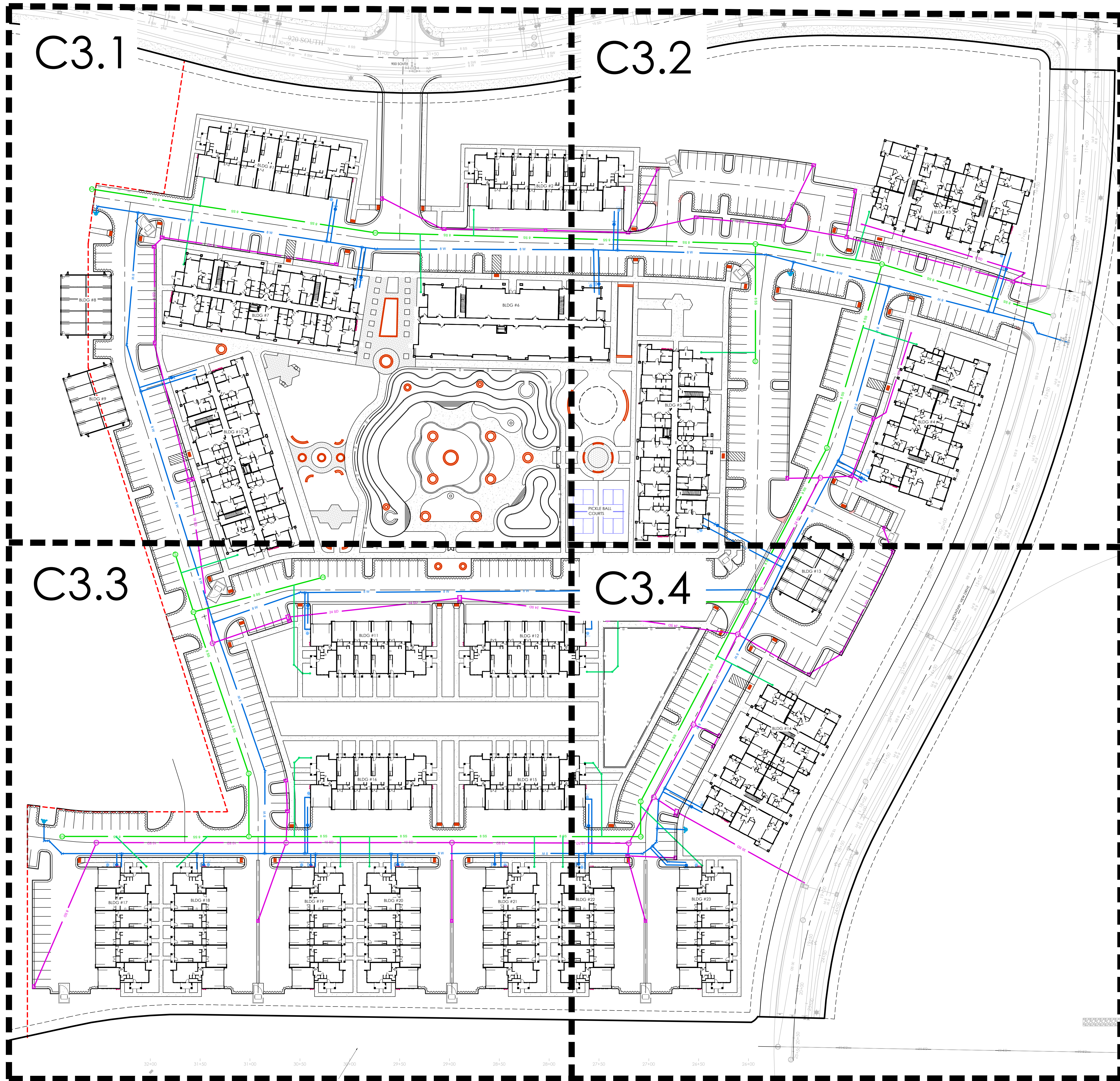
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET PRELIM

Scale: 1"=100' Drawn: KW
Date: 12/05/25 Job #: 24-0303
Sheet:

C1.0





- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - SECONDARY METER, WATER MET
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION

PROPERTY OVERVIEW:

TOTAL AREA:	845,557 SQFT (19.41 ACRES)
LAND USE:	TOWNHOMES & APARTMENTS
ZONE TYPE:	MDA

UNIT TYPES:

36-PLEX APARTMENT:	108 UNITS (3 BUILDINGS)
27-PLEX APARTMENT:	27 UNITS (1 BUILDING)
24-PLEX APARTMENT:	72 UNITS (3 BUILDINGS)
8-PLEX TOWNHOME:	16 UNITS (2 BUILDINGS)
6-PLEX TOWNHOME:	66 UNITS (6 BUILDINGS)

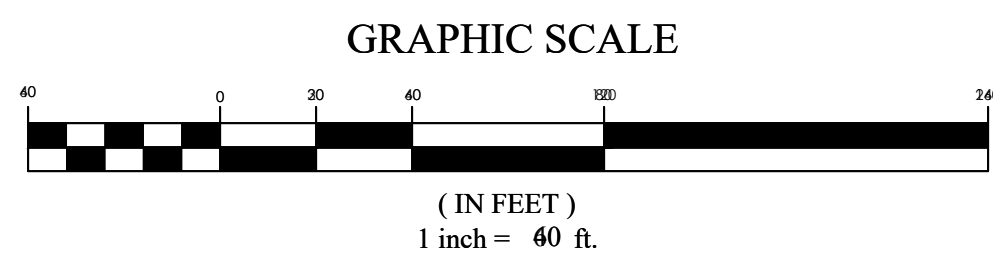
AMENITIES:

SEATING AREA PROVIDED: SEE LANDSCAPING PLANS FOR DETAILS.
NATURAL OPEN SPACE PROVIDED ADJACENT TO SOUTH PROPERTY LINE.

LANDSCAPING:

REQUIRED:	169,111.4 SQFT (20%)
PROVIDED:	345,936.87 SQFT (41%)
IMPERVIOUS AREAS	499,620.13 SQFT (59%)

PROVIDED STALLS: 432
ADA STALLS: 8



BLACK RIDGE APARTMENTS
HURRICANE, UT
OVERALL SITE PLAN PRELIM

REVISION BLOCK	DATE	DESCRIPTION
1	12/05/25	12/05/25
2	12/05/25	12/05/25
3	12/05/25	12/05/25
4	12/05/25	12/05/25
5	12/05/25	12/05/25

This is a detailed site plan for a multi-building complex. The plan shows the footprints of eleven buildings, labeled BLDG #11 through BLDG #21. Buildings are arranged in a grid-like fashion with parking lots interspersed. Key features include:

- ADA Ramps:** Numerous ramps are shown, each labeled with a number (e.g., ADA RAMP #103, #110, #112, #113, #114, #116, #117, #118, #119, #120, #121, #122, #123, #124, #125, #126, #127, #128, #129, #130, #131, #132, #133, #134, #135, #136, #137, #138, #139, #140, #141, #142, #143, #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, #167, #168, #169, #170, #171, #172, #173, #174, #175, #176, #177, #178, #179, #180, #181, #182, #183, #184, #185, #186, #187, #188, #189, #190, #191, #192, #193, #194, #195, #196, #197, #198, #199, #200, #201, #202, #203, #204, #205, #206, #207, #208, #209, #210, #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224, #225, #226, #227, #228, #229, #230, #231, #232, #233, #234, #235, #236, #237, #238, #239, #240, #241, #242, #243, #244, #245, #246, #247, #248, #249, #250, #251, #252, #253, #254, #255, #256, #257, #258, #259, #260, #261, #262, #263, #264, #265, #266, #267, #268, #269, #270, #271, #272, #273, #274, #275, #276, #277, #278, #279, #280, #281, #282, #283, #284, #285, #286, #287, #288, #289, #290, #291, #292, #293, #294, #295, #296, #297, #298, #299, #300, #301, #302, #303, #304, #305, #306, #307, #308, #309, #310, #311, #312, #313, #314, #315, #316, #317, #318, #319, #320, #321, #322, #323, #324, #325, #326, #327, #328, #329, #330, #331, #332, #333, #334, #335, #336, #337, #338, #339, #340, #341, #342, #343, #344, #345, #346, #347, #348, #349, #350, #351, #352, #353, #354, #355, #356, #357, #358, #359, #360, #361, #362, #363, #364, #365, #366, #367, #368, #369, #370, #371, #372, #373, #374, #375, #376, #377, #378, #379, #380, #381, #382, #383, #384, #385, #386, #387, #388, #389, #390, #391, #392, #393, #394, #395, #396, #397, #398, #399, #400, #401, #402, #403, #404, #405, #406, #407, #408, #409, #410, #411, #412, #413, #414, #415, #416, #417, #418, #419, #420, #421, #422, #423, #424, #425, #426, #427, #428, #429, #430, #431, #432, #433, #434, #435, #436, #437, #438, #439, #440, #441, #442, #443, #444, #445, #446, #447, #448, #449, #450, #451, #452, #453, #454, #455, #456, #457, #458, #459, #460, #461, #462, #463, #464, #465, #466, #467, #468, #469, #470, #471, #472, #473, #474, #475, #476, #477, #478, #479, #480, #481, #482, #483, #484, #485, #486, #487, #488, #489, #490, #491, #492, #493, #494, #495, #496, #497, #498, #499, #500, #501, #502, #503, #504, #505, #506, #507, #508, #509, #510, #511, #512, #513, #514, #515, #516, #517, #518, #519, #520, #521, #522, #523, #524, #525, #526, #527, #528, #529, #530, #531, #532, #533, #534, #535, #536, #537, #538, #539, #540, #541, #542, #543, #544, #545, #546, #547, #548, #549, #550, #551, #552, #553, #554, #555, #556, #557, #558, #559, #560, #561, #562, #563, #564, #565, #566, #567, #568, #569, #570, #571, #572, #573, #574, #575, #576, #577, #578, #579, #580, #581, #582, #583, #584, #585, #586, #587, #588, #589, #590, #591, #592, #593, #594, #595, #596, #597, #598, #599, #600, #601, #602, #603, #604, #605, #606, #607, #608, #609, #610, #611, #612, #613, #614, #615, #616, #617, #618, #619, #620, #621, #622, #623, #624, #625, #626, #627, #628, #629, #630, #631, #632, #633, #634, #635, #636, #637, #638, #639, #640, #641, #642, #643, #644, #645, #646, #647, #648, #649, #650, #651, #652, #653, #654, #655, #656, #657, #658, #659, #660, #661, #662, #663, #664, #665, #666, #667, #668, #669, #670, #671, #672, #673, #674, #675, #676, #677, #678, #679, #680, #681, #682, #683, #684, #685, #686, #687, #688, #689, #690, #691, #692, #693, #694, #695, #696, #697, #698, #699, #700, #701, #702, #703, #704, #705, #706, #707, #708, #709, #710, #711, #712, #713, #714, #715, #716, #717, #718, #719, #720, #721, #722, #723, #724, #725, #726, #727, #728, #729, #730, #731, #732, #733, #734, #735, #736, #737, #738, #739, #740, #741, #742, #743, #744, #745, #746, #747, #748, #749, #750, #751, #752, #753, #754, #755, #756, #757, #758, #759, #760, #761, #762, #763, #764, #765, #766, #767, #768, #769, #770, #771, #772, #773, #774, #775, #776, #777, #778, #779, #780, #781, #782, #783, #784, #785, #786, #787, #788, #789, #790, #791, #792, #793, #794, #795, #796, #797, #798, #799, #800, #801, #802, #803, #804, #805, #806, #807, #808, #809, #810, #811, #812, #813, #814, #815, #816, #817, #818, #819, #820, #821, #822, #823, #824, #825, #826, #827, #828, #829, #830, #831, #832, #833, #834, #835, #836, #837, #838, #839, #840, #841, #842, #843, #844, #845, #846, #847, #848, #849, #850, #851, #852, #853, #854, #855, #856, #857, #858, #859, #860, #861, #862, #863, #864, #865, #866, #867, #868, #869, #870, #871, #872, #873, #874, #875, #876, #877, #878, #879, #880, #881, #882, #883, #884, #885, #886, #887, #888, #889, #890, #891, #892, #893, #894, #895, #896, #897, #898, #899, #900, #901, #902, #903, #904

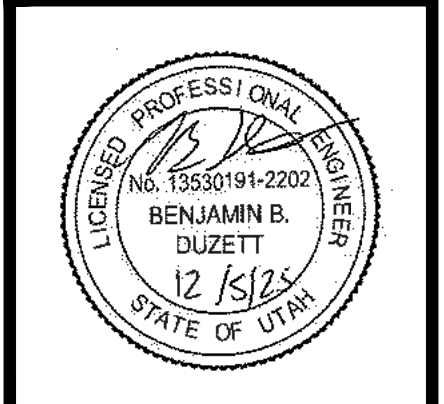
MATCHLINE
SHEET C3.4

KEY MAP
N.T.S

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	XX' STORM DRAIN
	XX' SANITARY SEWER
	XX' CULINARY WATER
	XX' PRESSURE IRRIGATION
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD INLET, TEE, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER MTR
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



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



REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-22-2000	
2	04-22-2000	
3	04-22-2000	
4	04-22-2000	
5	04-22-2000	

Scale: 1"=20'	Drawn: KW
Date: 12/05/25	Job #: 24-0303
Sheet:	
C3.3	

BLACK RIDGE APARTMENTS

HURRICANE, UT

SITE PLAN PRELIM

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/11/2011	11/11/2011
2	11/11/2011	11/11/2011
3	11/11/2011	11/11/2011
4	11/11/2011	11/11/2011
5	11/11/2011	11/11/2011

SITE PLAN
PRELIM

Scale: 1"=20'	Drawn: KW
Date: 12/05/25	Job #: 24-0303
Sheet:	
C3.4	



Agenda Date:	01/22/2026 - Planning Commission
Application Number:	CUP26-01
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	MP 16 LLC
Agent:	Jared Bates
Request:	A conditional use permit for a building with a greater height
Location:	150 N Coral Junction Road
Zoning:	GC (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion: The applicant is looking to develop a lot within the Coral Junction development. They are proposing a four story hotel with an average roof height of 42'. Hurricane City Code (HCC) 10-15-4 allows the maximum height of a building to be 35' tall. A property owner may apply for a conditional use permit to build a taller building in a commercial zone. The standards to obtain a conditional use permit are as follows:

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...*

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

- (1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

- (3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.*
- (4) In no event shall a building exceed 55 feet in height.*

The applicant has provided building elevations and a site plan for the proposed hotel.

Findings:

1. Because the proposed building exceeds two stories in height, it is required to be no more than 1.5 times the height of the immediately adjacent building. The Rush Funplex currently under construction on the neighboring parcel has an approved height of 32 feet; when multiplied by 1.5, this results in a maximum allowable height of 48 feet, which exceeds the proposed building height of 42 feet.
 1. Staff finds that, given the nature of the existing commercial development and its isolation from surrounding uses, buildings located across internal streets may reasonably be considered immediately adjacent for purposes of applying the building height standard.
2. The property is not a flag lot
3. The building is planned to be set back 5' from all property lines.
4. The building will not exceed 55' in height.

Recommendation: Staff would recommend the Planning Commission consider the standards of the conditional use permit code and whether this application meets those standards. Staff would recommend approval subject to staff comments.

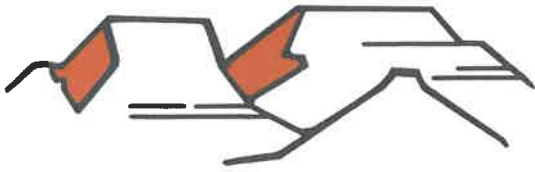
Date: January 8, 2026

To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner
147 North 870 West
Hurricane, Utah 84780

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Echo Suites Hotel**
Conditional Use Permit – Building Height
Project Number: 13694-25-009

This document has been prepared for Pitts West Investments in support of the proposed conditional use permit for the Echo Suites Hotel to allow for a maximum building height above 35 ft. The proposed Echo Suites Hotel is a 4 story, 124 room hotel to be located southeast of the intersection of Interstate 15 and State Route 9. The top of the roof of the hotel is proposed to be 42 ft 0 in, with a maximum parapet height of 50 ft 0 in. The increase in the allowed building height is assumed to be reasonable due to the location of the development along Interstate 15 and the heights of similar buildings across State Route 9 and along Coral Junction Rd.



PLANNING & ZONING HURRICANE CITY UTAH

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

CONDITIONAL USE PERMIT CHECKLIST

For office use only. \$250.00

This application shall be accompanied by the following:

- ☒ 1) A plot plan showing the following:
 - ☒ Property boundaries, dimensions, and existing streets.
 - ☒ Location of existing and proposed building or livestock facility
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☒ 2) Building floor plans for new construction
- ☒ 3) A statement of how the applicant intends to meet the conditions for the use desired
- ☒ 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Jared Bates, P.E. Date: 1/8/26
Signature: [Signature]



- ## LEGEND

BY REMOVING THIS STATEMENT, THE ARCHITECT OF RECORD ACKNOWLEDGES THAT THEY HAVE REVIEWED ALL PROTOTYPE CONSTRUCTION DOCUMENTS AND HAS REVISED PROTOTYPE CONSTRUCTION DOCUMENTS TO MEET ALL SITE SPECIFIC CODES, REGULATIONS AND CONDITIONS. ALL REVISIONS TO THIS PROTOTYPE SHALL BE SUBMITTED TO WYNDHAM WORLDWIDE FOR APPROVAL.

WYNDHAM
HOTELS & RESORTS

ECHO SUITES

EXTENDED STAY BY WYNDHAM PROTOTYPE

[illegible]

**NOT FOR
CONSTRUCTION**

PROFESSIONAL SEAL

A2.01

ISSUE DATE: 12/22/20

OVERALL EXTERIOR ELEVATIONS

GENERAL NOTES - FLOOR PLAN

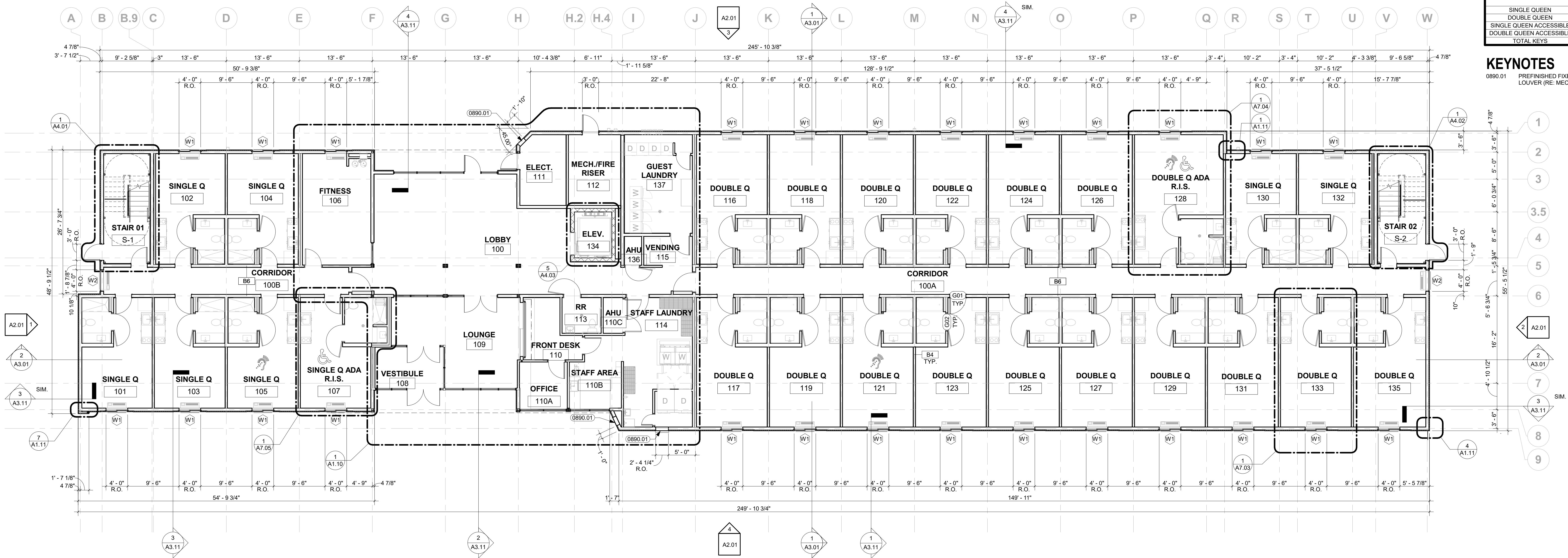
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- 12. POLYMER-BASED EXTERIOR INSULATION AND FINISH SYSTEM THICKNESS VARIES PER PROJECT LOCATION. AOR TO VERIFY IECC REQUIREMENTS WITH PROJECT LOCATION.

4-STORY 124 KEY PROTOTYPE	
LEVEL 01	12,398 SF
LEVEL 02	12,602 SF
LEVEL 03	12,602 SF
LEVEL 04	12,602 SF
TOTAL	50,204 SF

FIRST FLOOR ROOM MATRIX	
ROOM TYPE	KEYS
SINGLE QUEEN	7
DOUBLE QUEEN	16
SINGLE QUEEN ACCESSIBLE	1
DOUBLE QUEEN ACCESSIBLE	1
TOTAL KEYS	25

KEYNOTES

0890.01 PREFINISHED FIXED ALUMINUM LOUVER (RE: MECHANICAL)



ECHO SUITES
EXTENDED STAY BY WYNDHAM PROTOTYPE

NUMBER	REVISION	DATE

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

A1.01

ISSUE DATE: 12/22/2022



1 ARCHITECTURAL - OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

OVERALL FIRST FLOOR PLAN

PROTOTYPE CONSTRUCTION DOCUMENTS

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WYNDHAM
HOTELS & RESORTS

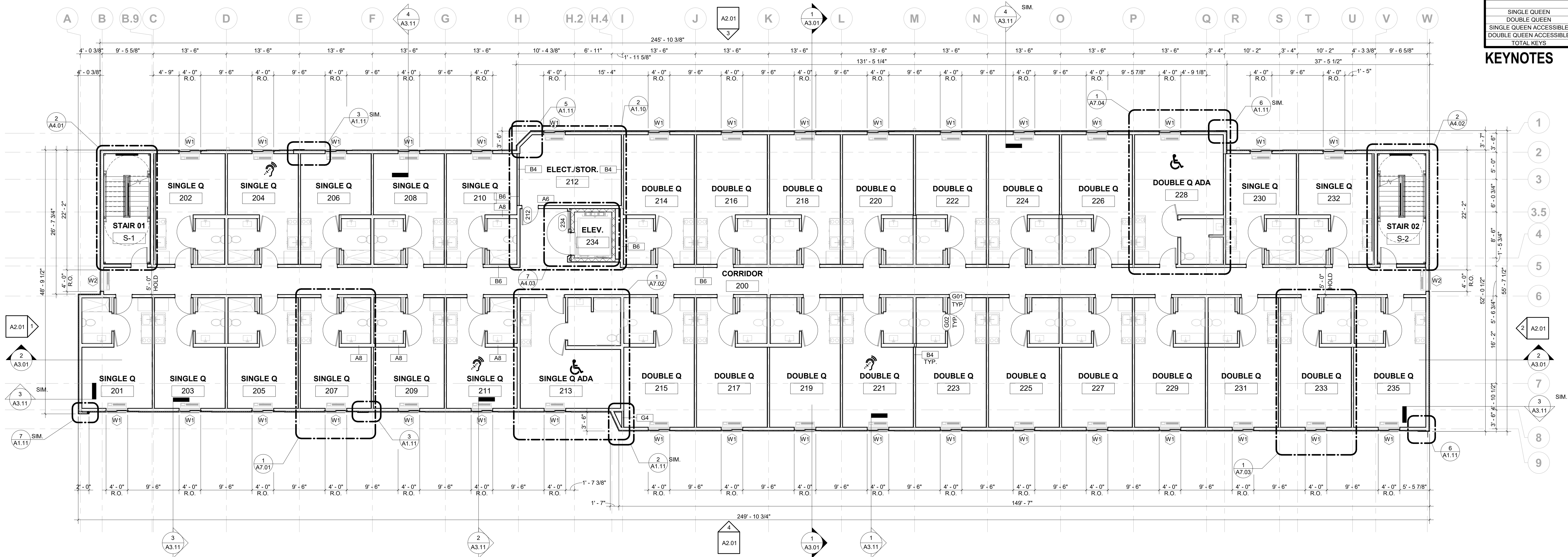
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4-STORY 124 KEY PROTOTYPE	
LEVEL 01	12,398 SF
LEVEL 02	12,602 SF
LEVEL 03	12,602 SF
LEVEL 04	12,602 SF
TOTAL	50,204 SF

SECOND FLOOR ROOM MATRIX	
ROOM TYPE	KEYS
SINGLE QUEEN	13
DOUBLE QUEEN	18
SINGLE QUEEN ACCESSIBLE	1
DOUBLE QUEEN ACCESSIBLE	1
TOTAL KEYS	33

KEYNOTES



ECHO SUITES
EXTENDED STAY BY WYNDHAM PROTOTYPE

NUMBER	REVISION	DATE

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

A1.02

ISSUE DATE: 12/22/2022



1 ARCHITECTURAL - OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

OVERALL SECOND FLOOR PLAN

PROTOTYPE CONSTRUCTION DOCUMENTS

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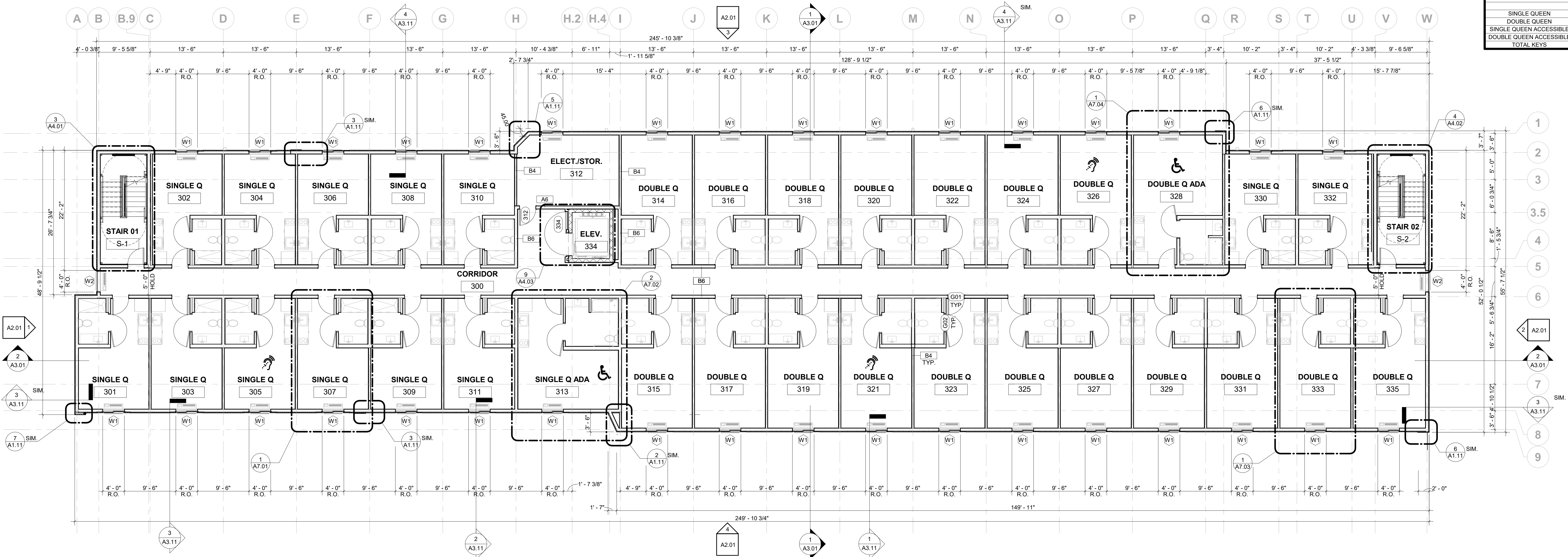
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4-STORY 124 KEY PROTOTYPE	
LEVEL 01	12,398 SF
LEVEL 02	12,602 SF
LEVEL 03	12,602 SF
LEVEL 04	12,602 SF
TOTAL	50,204 SF

THIRD FLOOR ROOM MATRIX	
ROOM TYPE	KEYS
SINGLE QUEEN	13
DOUBLE QUEEN	18
SINGLE QUEEN ACCESSIBLE	1
DOUBLE QUEEN ACCESSIBLE	1
TOTAL KEYS	33



ECHO SUITES
EXTENDED STAY BY WYNDHAM PROTOTYPE

NUMBER	REVISION	DATE

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

A1.03

ISSUE DATE: 12/22/2022



1 ARCHITECTURAL - OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"

OVERALL THIRD FLOOR PLAN

PROTOTYPE CONSTRUCTION DOCUMENTS

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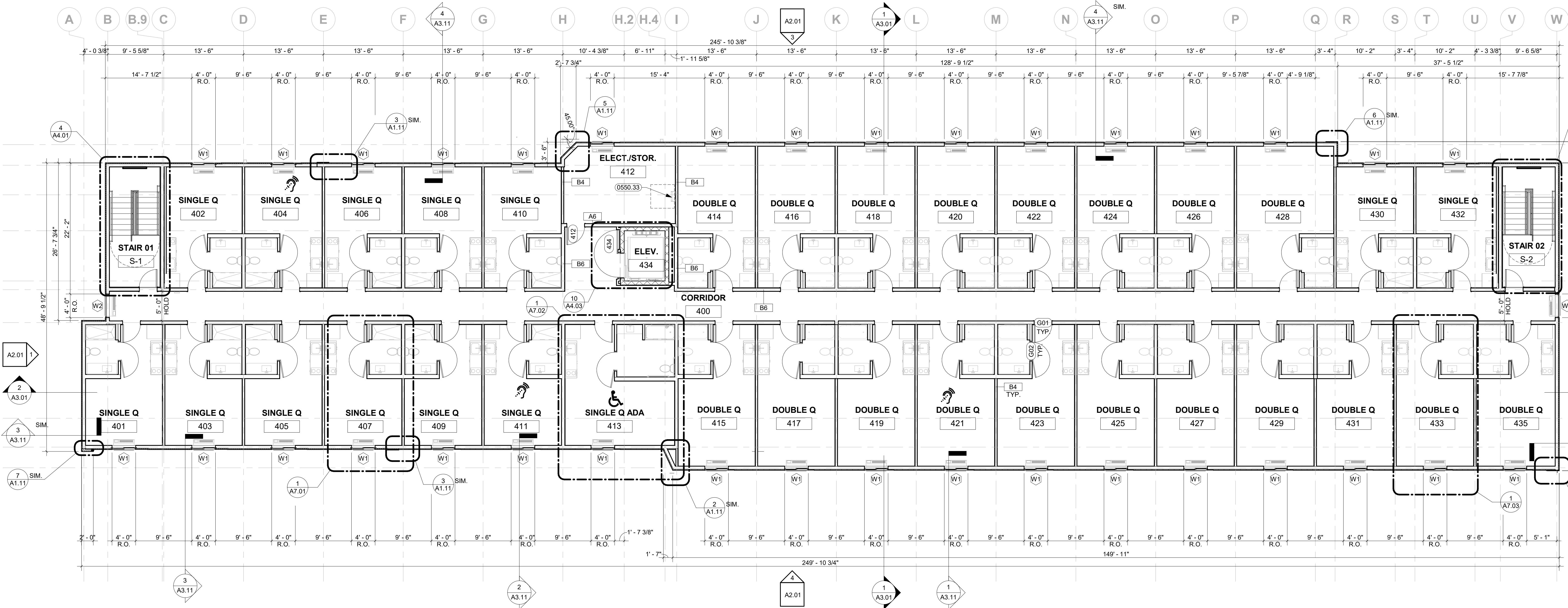
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- 11.
- 12.

4-STORY 124 KEY PROTOTYPE	
LEVEL 01	12,398 SF
LEVEL 02	12,602 SF
LEVEL 03	12,602 SF
LEVEL 04	12,602 SF
TOTAL	50,204 SF

FOURTH FLOOR ROOM MATRIX	
ROOM TYPE	KEYS
SINGLE QUEEN	13
DOUBLE QUEEN	19
SINGLE QUEEN ACCESSIBLE	1
DOUBLE QUEEN ACCESSIBLE	0
TOTAL KEYS	33

KEYNOTES

0550.33 ROOF ACCESS METAL LADDER



ECHO SUITES
EXTENDED STAY BY WYNDHAM PROTOTYPE

NUMBER	REVISION	DATE

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

A1.04

ISSUE DATE: 12/22/2022



1 ARCHITECTURAL - OVERALL FOURTH FLOOR PLAN
1/8" = 1'-0"

OVERALL FOURTH FLOOR PLAN

PROTOTYPE CONSTRUCTION DOCUMENTS

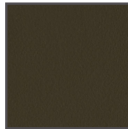
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WYNDHAM
HOTELS & RESORTS

EXTERIOR ELEVATION - FRONT



MATERIAL LEGEND

					
DRYVIT 103	DRYVIT 616	DRYVIT TO MATCH SW 7647	DRYVIT TO MATCH SW 6459	DRYVIT TO MATCH SW 6240	DARK BRONZE

ELEVATION N.T.S.

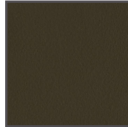
PROTOTYPICAL ELEVATION RENDERING
(FOR REFERENCE ONLY)
NOT FOR CONSTRUCTION

ECHOSUITES
EXTENDED STAY BY WYNDHAM

EXTERIOR ELEVATION - REAR



MATERIAL LEGEND

					
DRYVIT 103	DRYVIT 616	DRYVIT TO MATCH SW 7647	DRYVIT TO MATCH SW 6459	DRYVIT TO MATCH SW 6240	DARK BRONZE

ELEVATION N.T.S.

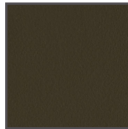
PROTOTYPICAL ELEVATION RENDERINGS
(FOR REFERENCE ONLY)
NOT FOR CONSTRUCTION

ECHOSUITES
EXTENDED STAY BY WYNDHAM

EXTERIOR ELEVATION - SIDES



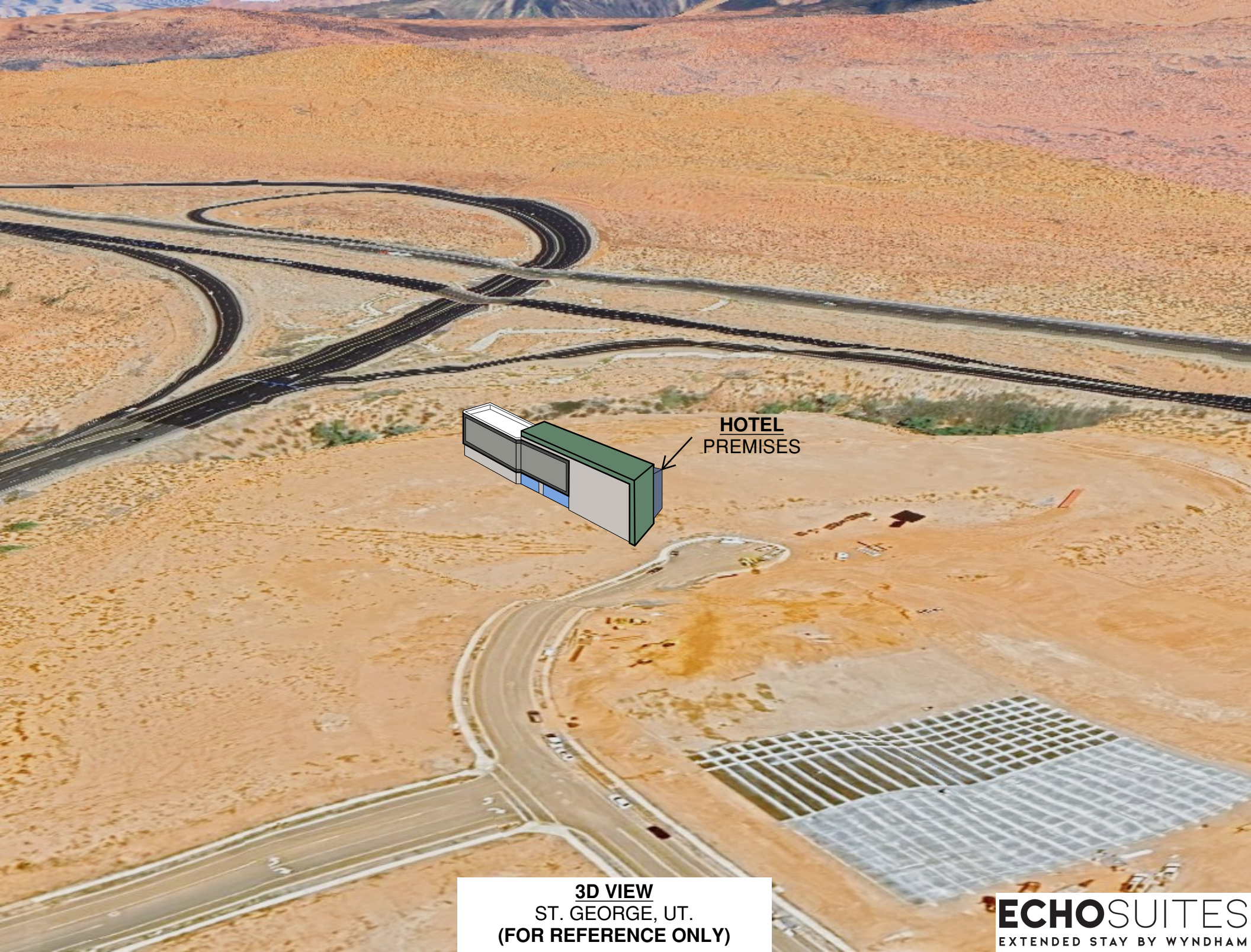
MATERIAL LEGEND

					
DRYVIT 103	DRYVIT 616	DRYVIT TO MATCH SW 7647	DRYVIT TO MATCH SW 6459	DRYVIT TO MATCH SW 6240	DARK BRONZE

ELEVATION N.T.S.

PROTOTYPICAL ELEVATION RENDERINGS
(FOR REFERENCE ONLY)
NOT FOR CONSTRUCTION

ECHOSUITES
EXTENDED STAY BY WYNDHAM



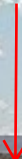
**HOTEL
PREMISES**

3D VIEW
ST. GEORGE, UT.
(FOR REFERENCE ONLY)

ECHOSUITES
EXTENDED STAY BY WYNDHAM



**HOTEL
PREMISES**



**VIEW FROM HWY 15
ST. GEORGE, UT.
(FOR REFERENCE ONLY)**

ECHOSUITES
EXTENDED STAY BY WYNDHAM



ECHOSUITES

EXTENDED STAY BY WYNDHAM

**PROTOTYPICAL 3D RENDERING
(FOR REFERENCE ONLY)**

ECHOSUITES
EXTENDED STAY BY WYNDHAM

Agenda Date:	01/22/2026 - Planning Commission
Application Number:	CUP26-02
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Tyler Sandry
Agent:	
Request:	Approval of a conditional use permit for a metal building.
Location:	1237 N Main St
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 15.75-foot-tall metal accessory building, 1,200 square feet in size. The building will be used for personal storage and will replace an existing carport. Hurricane City Code (HCC) requires approval of a conditional use permit to construct a metal building in a residential zone. The standards to obtain a conditional use permit are as follows:

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

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

h. Standards for metal buildings:

- (1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.*
- (2) The building must meet the following design standards:*
 - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.*
 - (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.*

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.
(Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)



Location Map

Findings:

1. The proposed building is 15.75 feet tall, a metal building is not allowed to exceed 16', and therefore this building complies.
2. The proposed building is 1,200 square feet, which complies with the 1,200-square-foot maximum size requirement.
3. No colors have been provided. Staff will need to verify that colors and materials will be nonreflective.
4. Setbacks will be met.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed metal accessory building be approved.

To Whom It May Concern,

I am submitting this letter as a formal statement of intent regarding the construction of a detached garage on my property located at **1237 North Main Street, Hurricane, Utah 84737**.

The proposed detached garage is intended **solely for personal, non-commercial use**. Its purpose will be to provide secure parking for personal vehicles, storage of household items, tools, and equipment, and general residential use incidental to the primary dwelling on the property. No business activities, commercial storage, habitation, or rental use are intended for this structure.

Thank you for your time and consideration.

Sincerely,
Tyler and April Sandry
Property Owner
1237 North Main Street
Hurricane, UT 84737



PLANNING & ZONING
HURRICANE CITY
UTAH

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

CONDITIONAL USE PERMIT CHECKLIST

For office use only: \$250.00

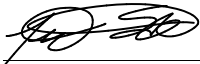
This application shall be accompanied by the following:

- ☒ 1) A plot plan showing the following:
 - ☒ Property boundaries, dimensions, and existing streets.
 - ☒ Location of existing and proposed building or livestock facility
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☒ 2) Building floor plans for new construction
- ☒ 3) A statement of how the applicant intends to meet the conditions for the use desired
- ☒ 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Tyler Sandry Date: 1-9-2026

Signature: 

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

a. Standards for a reception center:

- (1) Hours of operation must be compatible with adjoining uses and comply with Hurricane City noise regulations.
- (2) Parking must be provided.
- (3) The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
- (4) The center must have an approved site plan.
- (5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board.

b. Standards for an agricultural industry:

- (1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
- (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
- (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

c. Standards for a public stable:

- (1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
- (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
- (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
- (4) Site must contain adequate off-street parking for customers. All trailers must be contained on site.

d. Standards for an assisted living facility:

- (1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
- (2) The facility shall be licensed by the State of Utah.
- (3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights:

- (1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
- (2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
- (3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use

f. Standards for greater size:

- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
- (2) At least 50 percent of the lot on which the building is located must remain free of buildings.
- (3) The building must be for a use permitted in the zone in which it is located.

h. Standards for metal buildings:

- (1) In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
- (2) The building must meet the following design standards:
 - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
 - (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
 - (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
 - (D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

APPEALS

Any person adversely affected by a decision regarding the transfer, issuance, or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

1237 NORTH MAIN STREET, HURRICANE, UT 84737
(AHJ : WASHINGTON COUNTY, UT)
20' X 60' X 12'-10 1/2"

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.
2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
3. LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
5. ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY. ADDITIONAL SUPPORT TO MAINTAIN STABILITY IS REQUIRED IN CASE OF ROOF ACCESS FOR MAINTENANCE.
6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	2021 UT SBC (IBC 2021 w/ amends)
OCCUPANCY / USE GROUP:	U (CARPORT / SHED)
CONSTRUCTION TYPE:	V B (ANY MAT'L - IBC 602.5)
RISK CATEGORY:	I
BUILDING FOOTAGE:	1200 SQ.FT

- | | |
|---|---|
| 1. DEAD LOAD (D)
COLLATERAL LOAD | 2.0 PSF |
| 2. ROOF LIVE LOAD (Lr) | Lr = 20 PSF |
| 3. SNOW LOAD (S)
GROUND SNOW LOAD | Pg = 20 PSF |
| FLAT ROOF SNOW LOAD | Pf = 20 PSF |
| SLOPED ROOF SNOW LOAD | Ps = 20 PSF |
| MINIMUM SNOW LOAD | Pm = 20 PSF |
| DESIGN SNOW LOAD | S = 20 PSF |
| 4. WIND LOAD (W)
DESIGN WIND SPEED
EXPOSURE | V = 115 MPH
C |
| 5. SEISMIC LOAD (E)
Ss / S1
SDs / SD1
DESIGN CATEGORY
SITE CLASS
IMPORTANCE FACTOR | 0.625/0.205
0.541/0.299
D
D (DEFAULT)
Ie = 1.00 |

STRUCTURAL DRAWING INDEX

- 1 COVER SHEET
- 2 ELEVATIONS
- 3A AS-BUILT FOUNDATION PLAN & NOTES
- 3B ANCHORAGE TO AS-BUILT FOUNDATION & NOTES
- 4 COLUMN LAYOUT PLAN & DETAILS
- 5 FRAME SECTION & DETAILS
- 6A SIDE WALL FRAMING
- 6B SIDE WALL FRAMING DETAILS
- 7A END WALL FRAMING & DETAILS
- 7B END WALL FRAMING DETAILS

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER 2021 UT SBC (IBC 2021 w/ amends), UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

Rafael D Salgado
Rafael D Salgado
I have reviewed this document
Toledo, OH
2026-01-05 13:35:27-05'00'

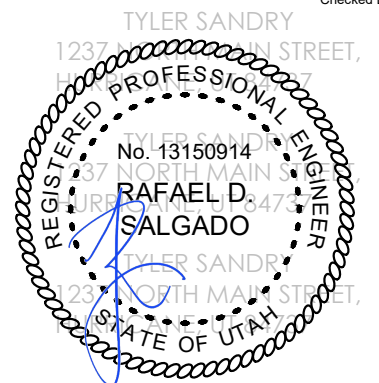
REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT	DEC 30 2025

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF Alpha Steel Buildings ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF Alpha Steel Buildings IS PROHIBITED.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

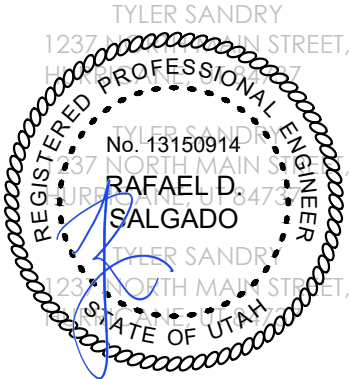
SHEET NO: 1 OF 7	
PROJECT NO: 487-25-3493	
DRAWN BY: A.R.	DATE: 12/30/2025
COVER SHEET	
SHEET TITLE:	LOCATION: 1237 NORTH MAIN STREET, HURRICANE, UT 84737
PROJECT TITLE: TYLER SANDRY	
METAL BUILDING MANUFACTURER	
	

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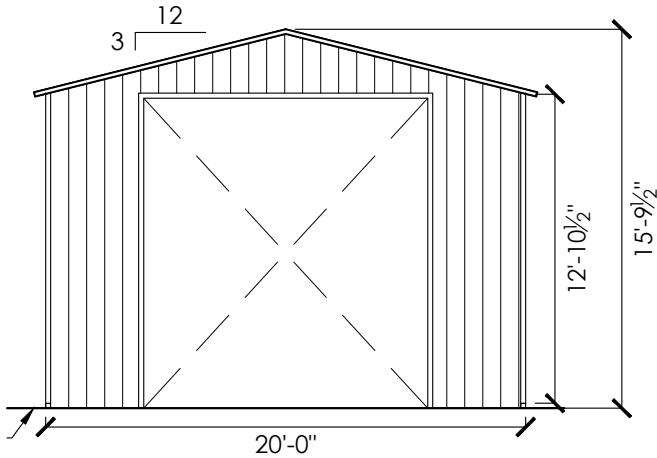


EXPIRES: 3/31/2027
SIGNED : DEC 30 2025

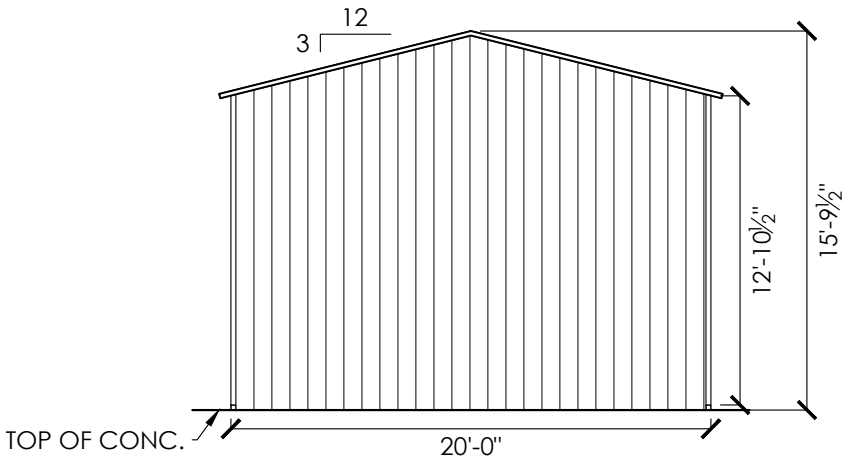
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EXPIRES: 3/31/2027
SIGNED : DEC 30 2025



FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



BACK END WALL ELEVATION
SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE:
CLASS A RATED **29GA.** 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT WALL SHEATHING SHALL BE:
CLASS A RATED **29GA.** 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS W/ BONDED NEOPRENE WASHER PER ESR 2196.

LEGEND

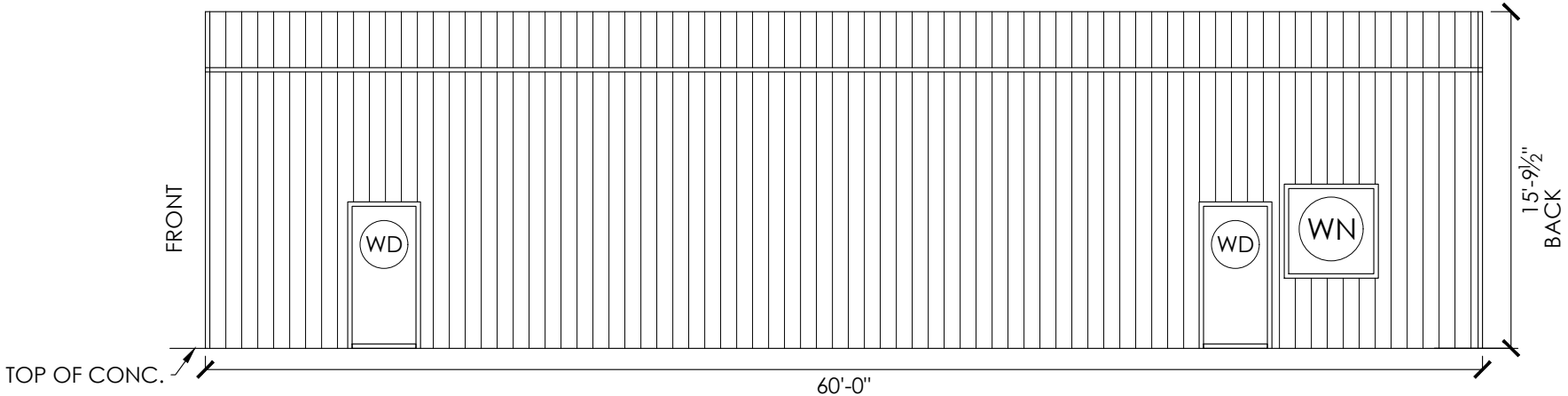
(WN) WINDOWS (REF WINDOW MFG)

(WD) WALK-IN DOORS (REF DOOR MFG)

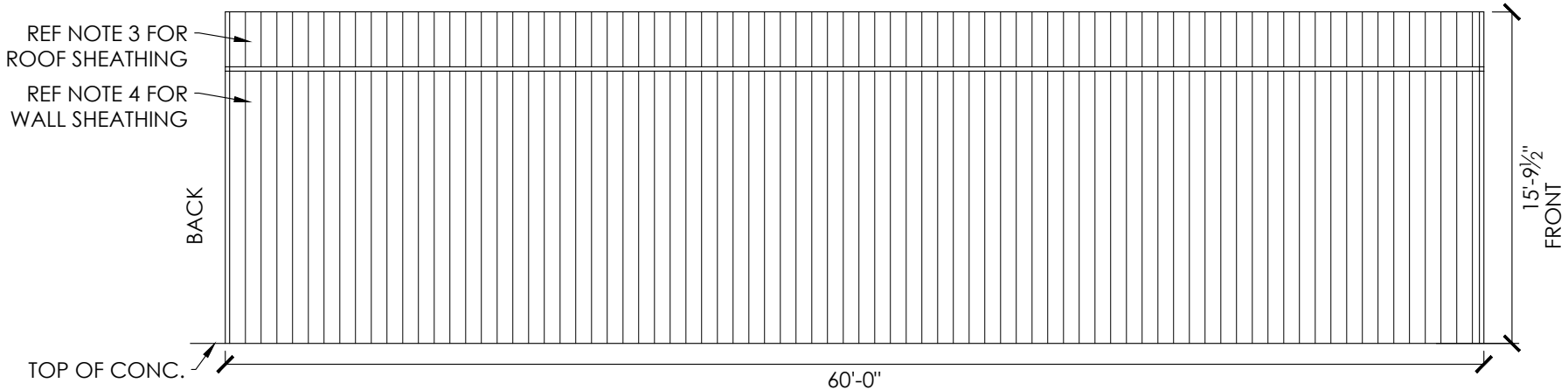
NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOCATION OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

NOTE 3: HEIGHT OF WINDOWS CAN BE ADJUSTED OR DETERMINED ON SITE AS NEEDED.

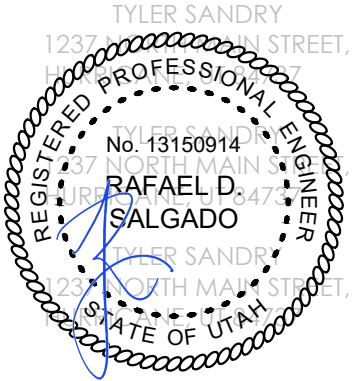


RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

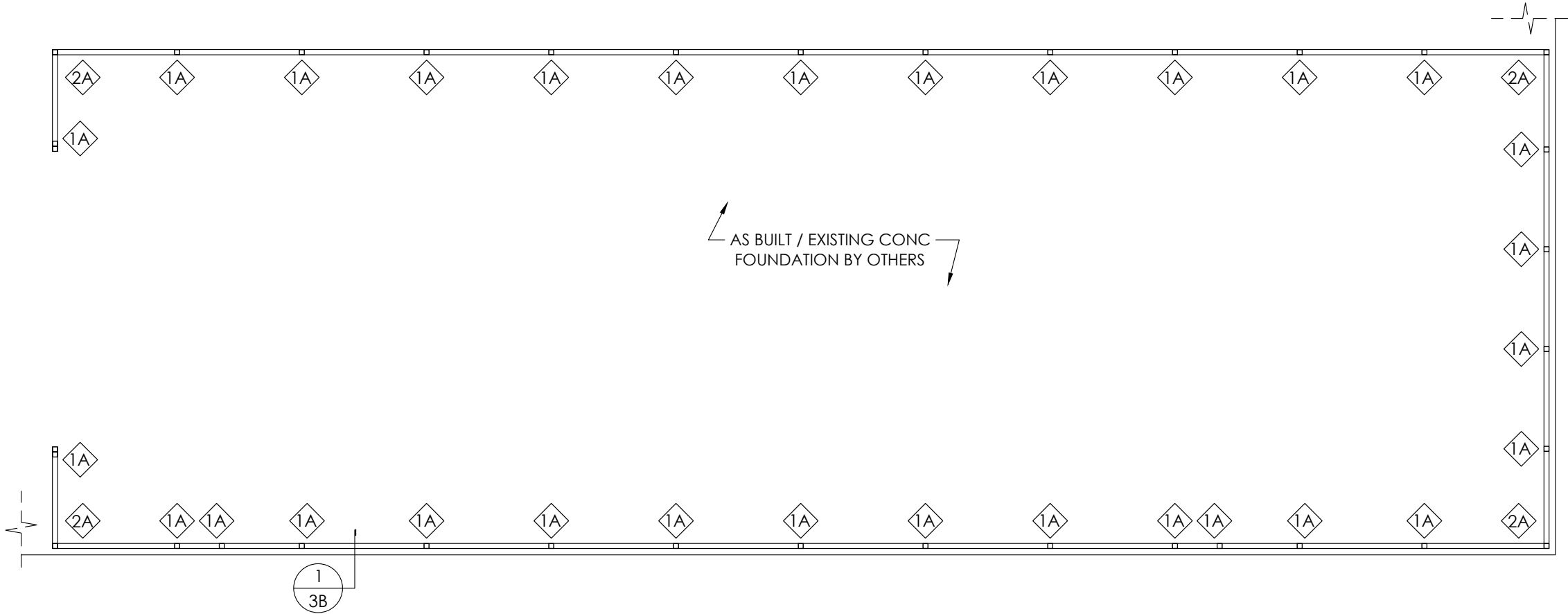


LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

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EXPIRES: 3/31/2027
SIGNED : DEC 30 2025



AS-BUILT FOUNDATION PLAN

SCALE: 3/16" : 1'

CONCRETE ANCHORAGE	
	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)
	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

AS-BUILT / EXISTING FOUNDATION NOTES:

- THE VALIDITY OF ENGINEERS STAMP DOES NOT COVER THE DESIGN OR REINFORCEMENT OF THE AS-BUILT FOUNDATION AS FOUNDATION WAS POURED PRIOR TO ENGINEER OF RECORD'S INVOLVEMENT OR RECOMMENDATION. AS-BUILT FOUNDATION SIZING AND REINFORCEMENT DESIGN SHALL BE RESPONSIBILITY OF ORIGINAL DESIGNERS.
- A MIN. SLAB SIZE OF 20'-6" X 60'-6" IS NECESSARY TO ALLOW THE MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE AS-BUILT FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- ASSUMED CONCRETE STRENGTH FOR ANCHORAGE DESIGN TO BE A MIN OF 2500 PSI.

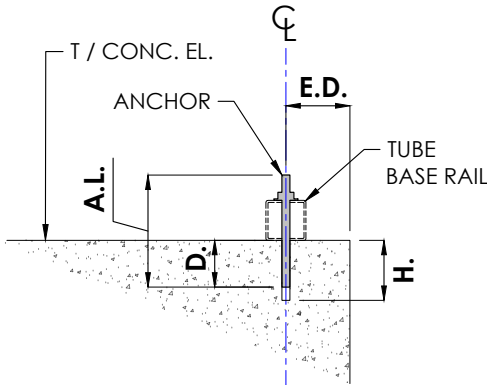
CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)
2A	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

ANCHOR NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):
E.D. - ANCHOR EDGE DISTANCE: MIN. 4" OR U.N.O.
H. - ANCHOR HOLE DEPTH: MIN. 3.00"
D. - CONCRETE EMBEDMENT DEPTH: MIN. 2.75"
SPACING BETWEEN (2) ANCHORS: MIN. 2.75" OR U.N.O.
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

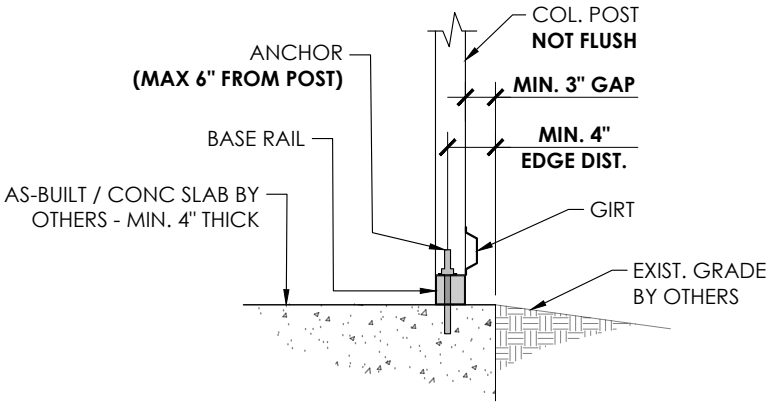
AS-BUILT NOTE:

1. ANY AS-BUILT INFORMATION OR DETAILS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT INSPECTED THE ACCURACY AND/OR THE COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



ANCHORAGE DETAIL

SCALE: NTS



1 ANCHORAGE DETAILS

SCALE: 3/4" : 1'

SHEET. NO:
3B OF 7

PROJECT NO:
487-25-3493

DRAWN BY:
A.R.

DATE:
12/30/2025

SHEET TITLE:
**ANCHORAGE TO AS-BUILT
FOUNDATION & NOTES**

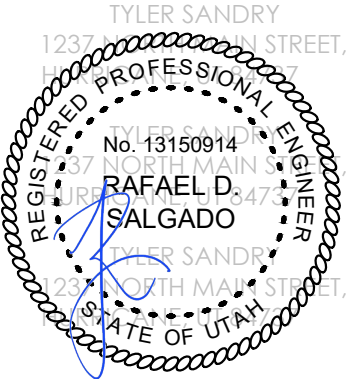
PROJECT TITLE:
TYLER SANDRY

LOCATION:
1237 NORTH MAIN STREET, HURRICANE,
UT 84737

METAL BUILDING
MANUFACTURER

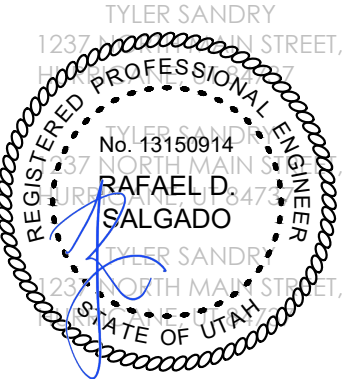


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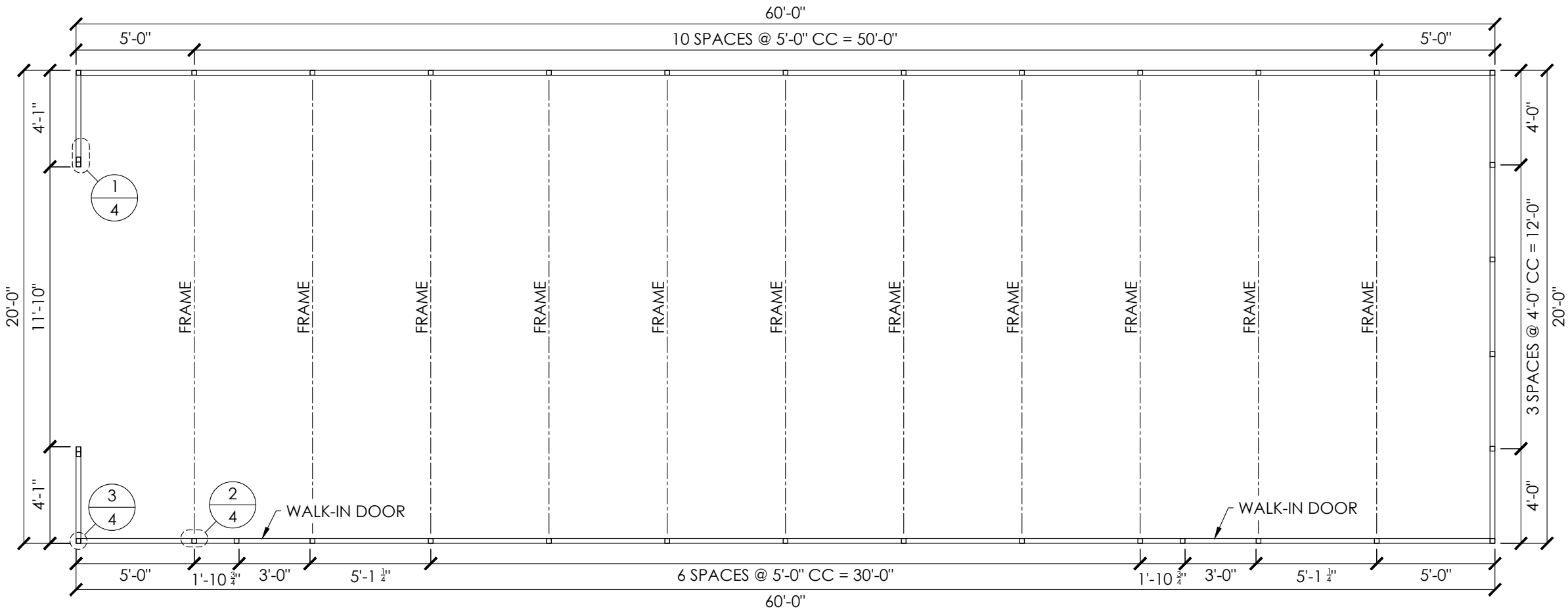


EXPIRES: 3/31/2027
SIGNED : DEC 30 2025

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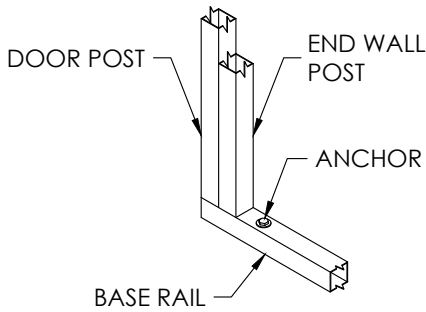
EXPIRES: 3/31/2027
SIGNED : DEC 30 2025



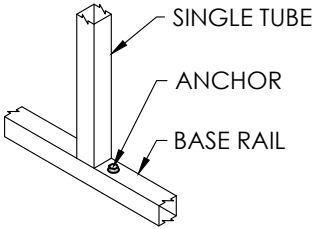
COLUMN LAYOUT PLAN

SCALE: 3/16" : 1'

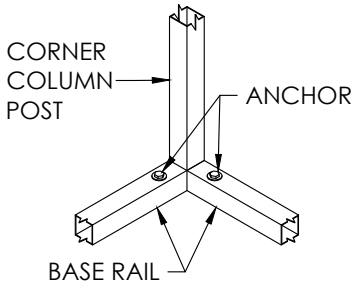
NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS



1 ANCHOR DETAIL
SCALE: 1/2" : 1'

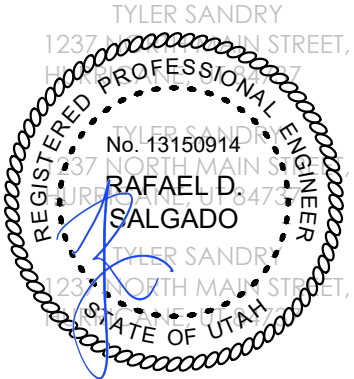


2 ANCHOR DETAIL
SCALE: 1/2" : 1'

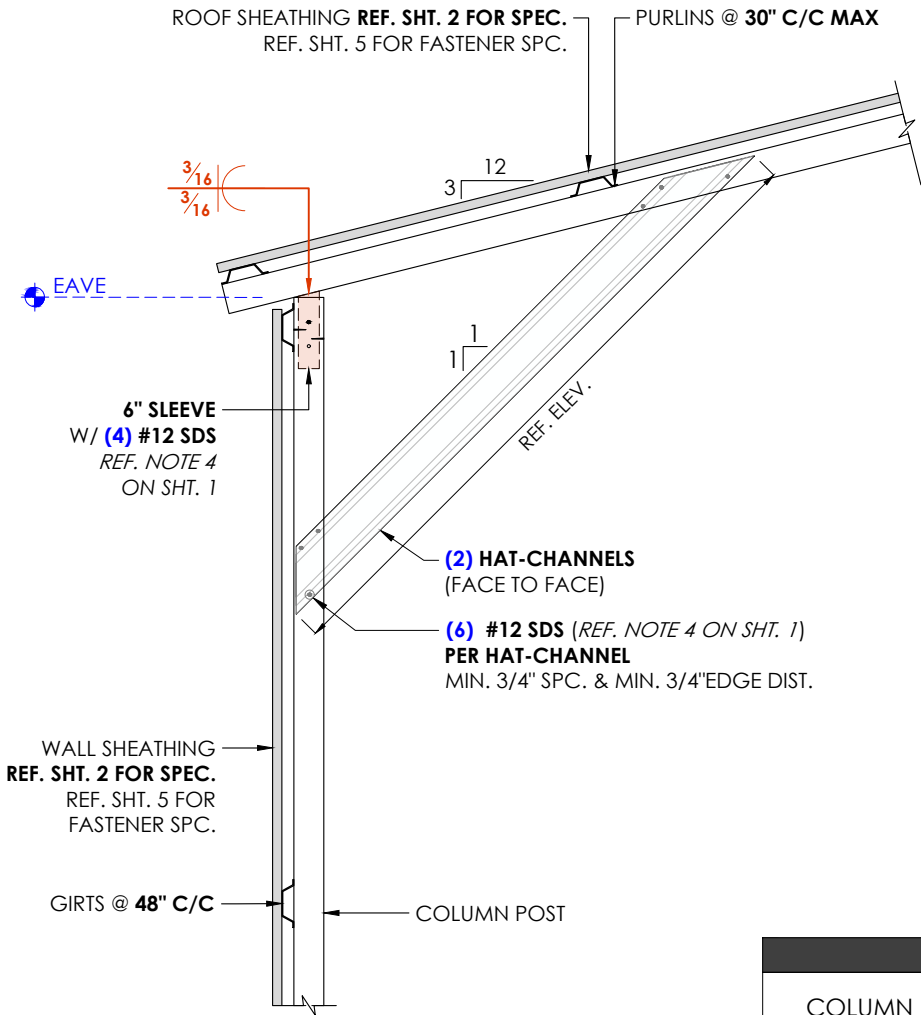


3 ANCHOR DETAIL
SCALE: 1/2" : 1'

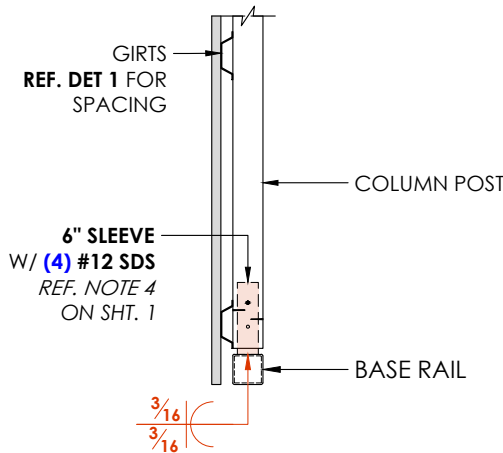
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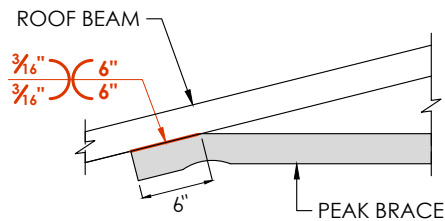
1 FRAME DETAIL
SCALE: 3/4" : 1'



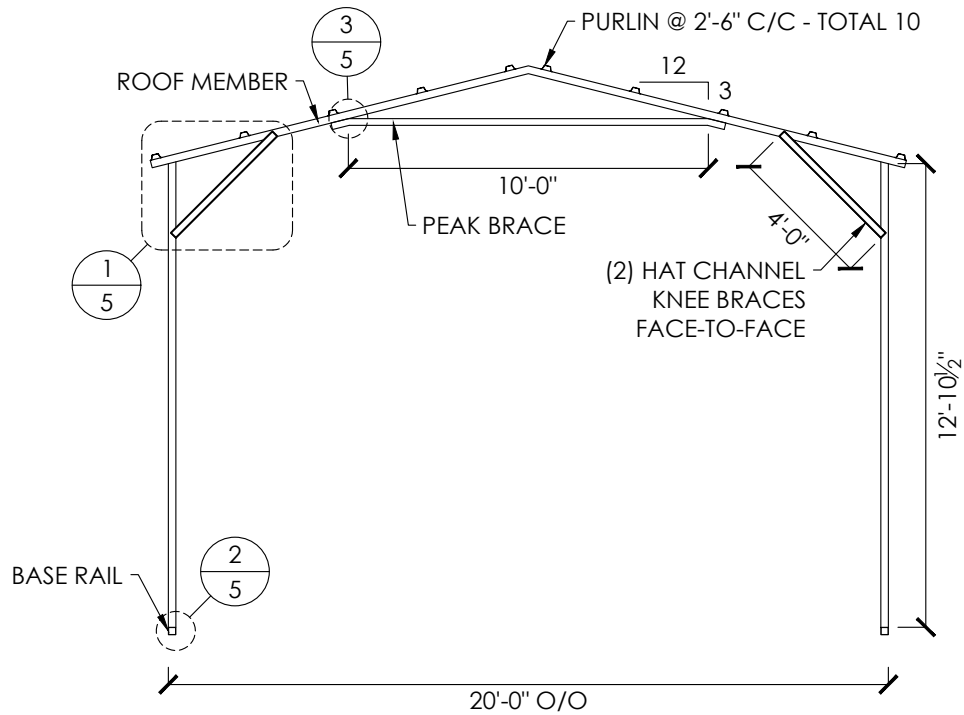
2 BASE DETAIL
SCALE: 3/4" : 1'

MEMBER PROPERTIES				
COLUMN POST		2 1/2" SQ. X 14GA TUBE		
ROOF MEMBER		2 1/2" SQ. X 14GA TUBE		
BASE RAIL		2 1/2" SQ. X 14GA TUBE		
PEAK BRACE		2 1/2" SQ. X 14GA TUBE		
KNEE BRACE		(2) 4" X 1" X 18GA HAT CHANNEL		
CONNECTOR SLEEVE		2 1/4" SQ. X 12GA TUBE		
GIRTS		4" X 1" X 18GA HAT CHANNEL		
PURLINS		4" X 1" X 18GA HAT CHANNEL		
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

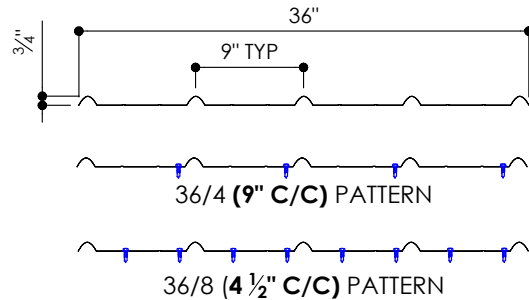
REF. DESIGN NOTE ON **SHEET 2** FOR SHEATHING FASTENER TYPE.



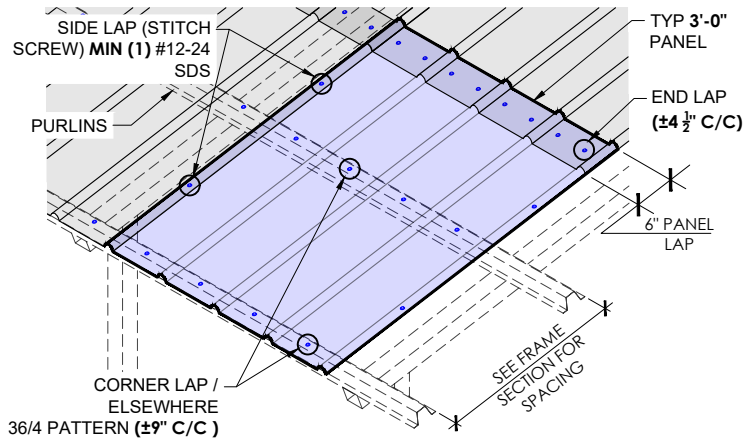
3 PEAK BRACE DETAIL
SCALE: 3/4" : 1'



TYPICAL FRAME
SCALE: 3/16" : 1'

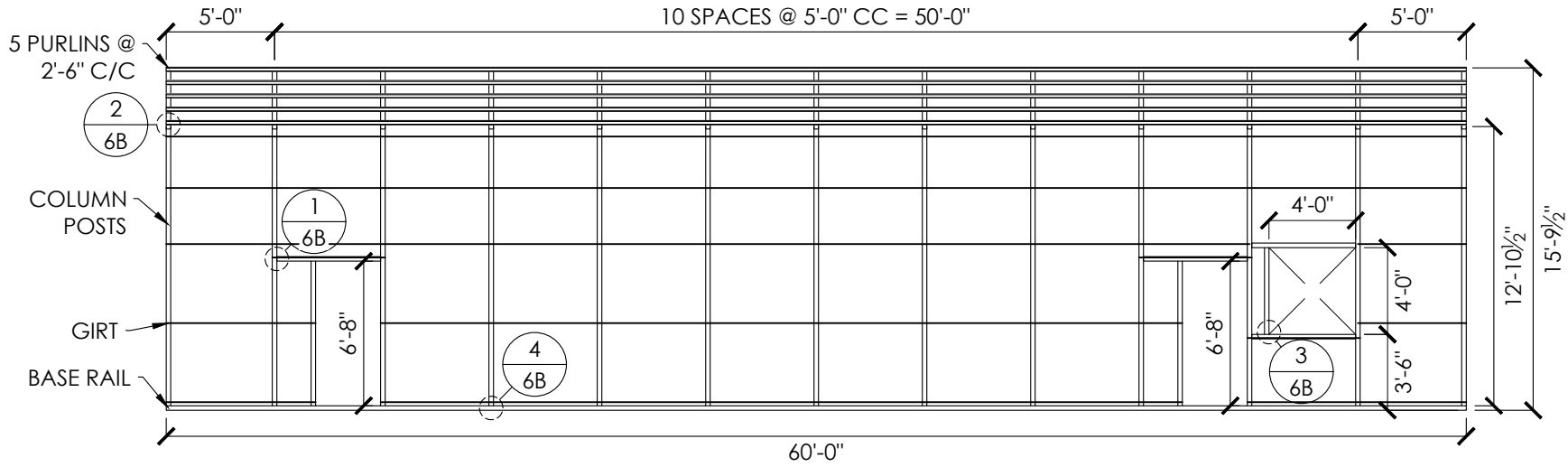


29GA. - 3/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'

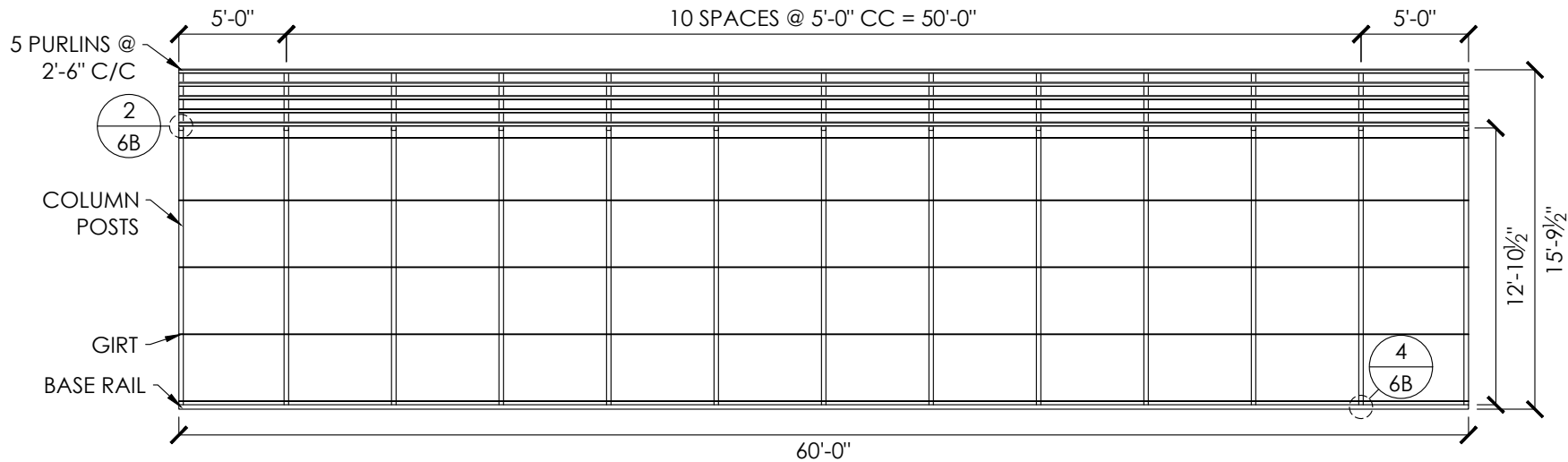


SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 18GA HAT CHANNEL
GIRTS	4" X 1" X 18GA HAT CHANNEL

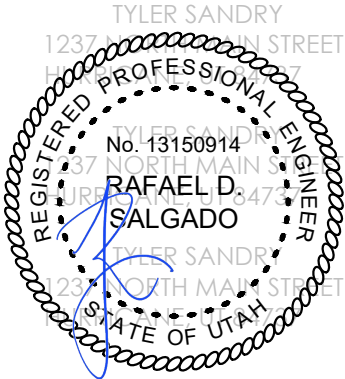


RIGHT SIDE WALL FRAMING
SCALE: 1/8" : 1'



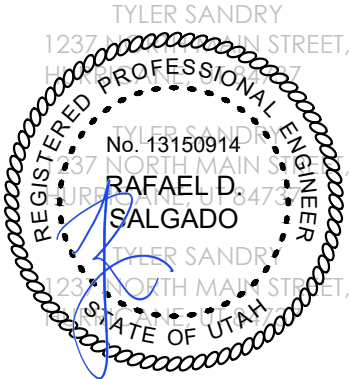
LEFT SIDE WALL FRAMING
SCALE: 1/8" : 1'

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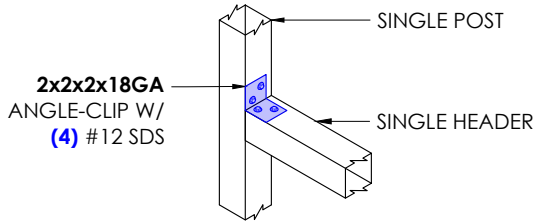


EXPIRES: 3/31/2027
SIGNED : DEC 30 2025

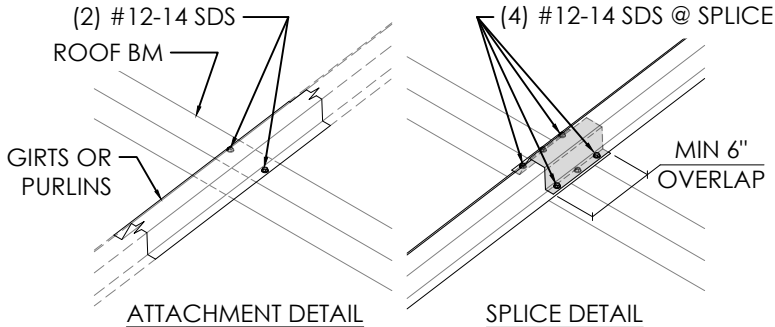
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Checked By: RS



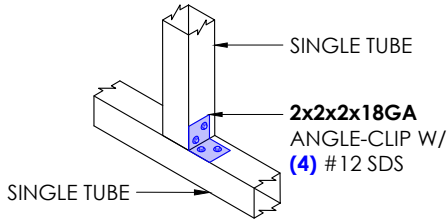
EXPIRES: 3/31/2027
SIGNED : DEC 30 2025



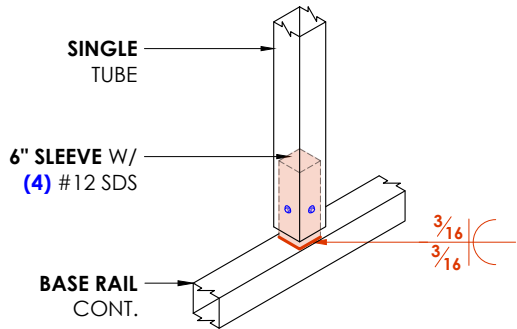
1 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



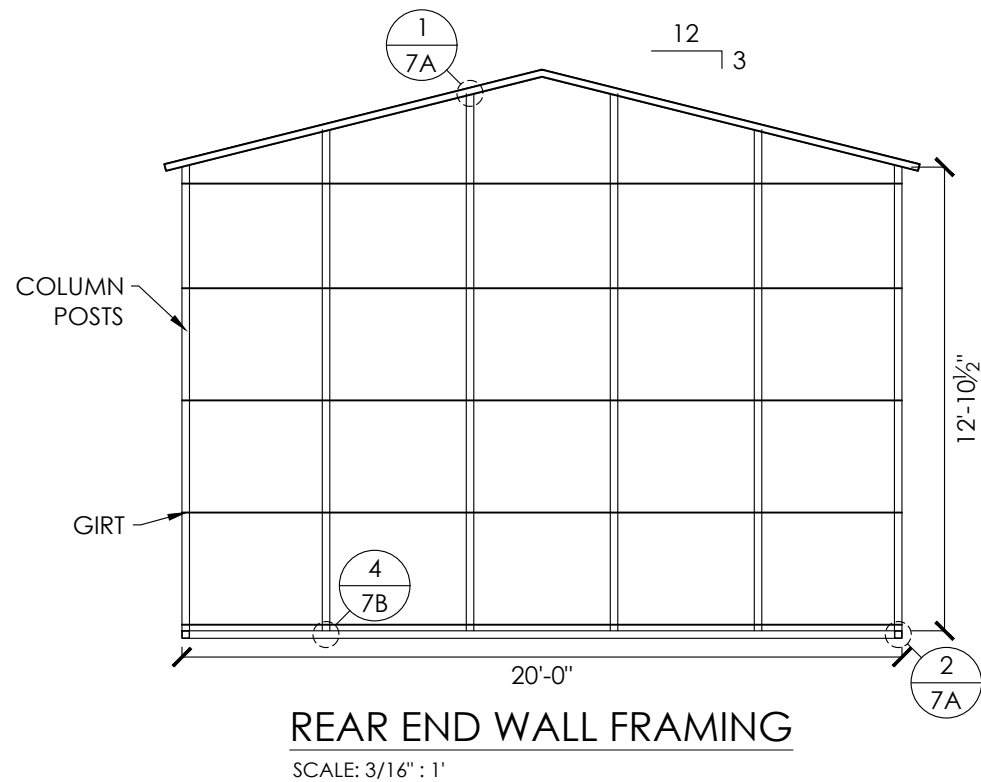
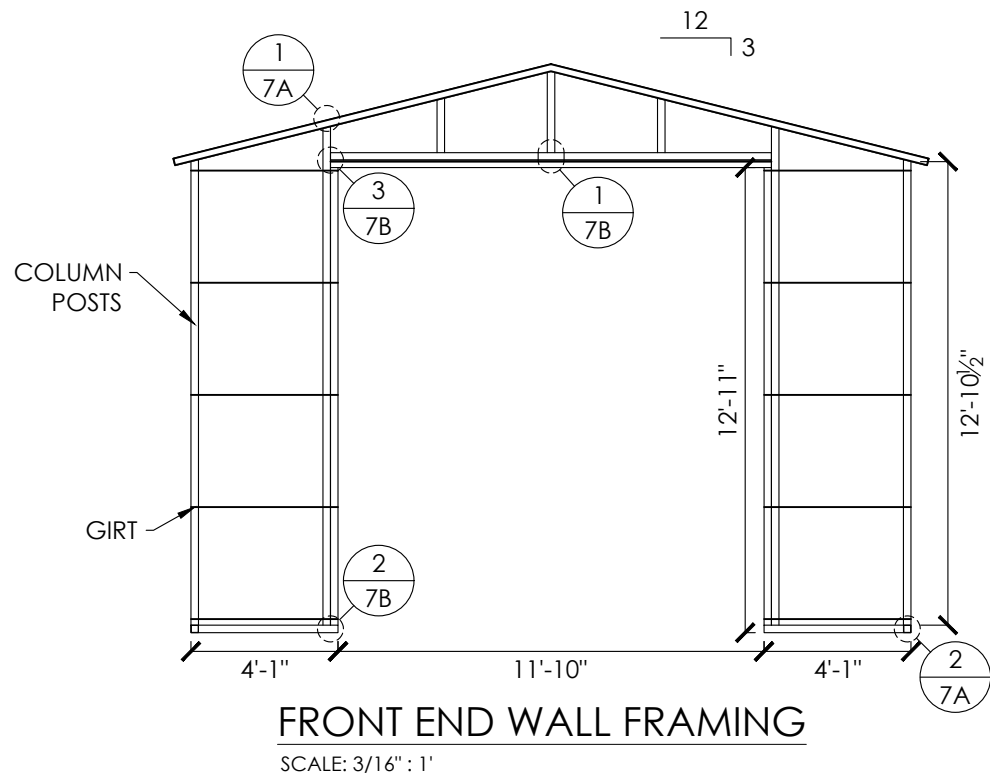
2 GIRT/PURLIN DETAIL
SCALE: 3/4" : 1'



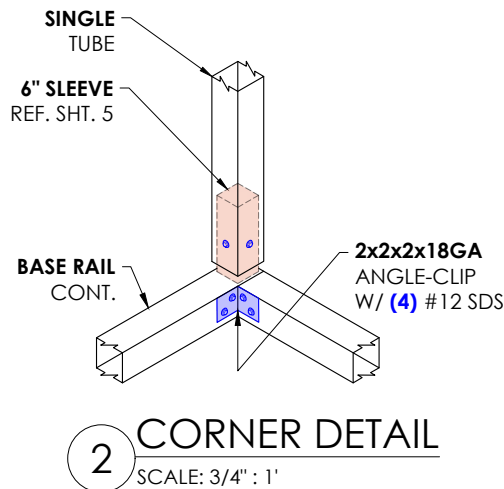
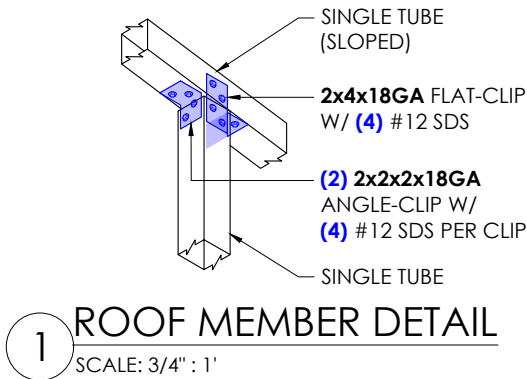
3 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



4 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
GIRTS	4" X 1" X 18GA HAT CHANNEL
DOUBLE HEADER	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	2 1/2" SQ. X 14GA TUBE



SHEET NO:
7A OF 7

PROJECT NO:
487-25-3493

DRAWN BY:
A.R.

DATE:
12/30/2025

SHEET TITLE:
END WALL FRAMING & DETAILS

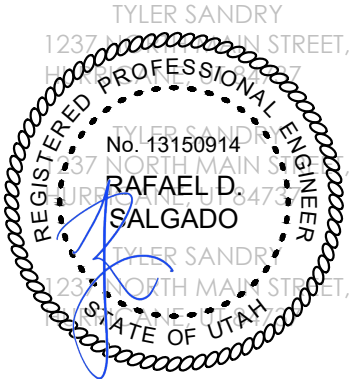
LOCATION:
1237 NORTH MAIN STREET, HURRICANE, UT 84737

PROJECT TITLE:
TYLER SANDRY

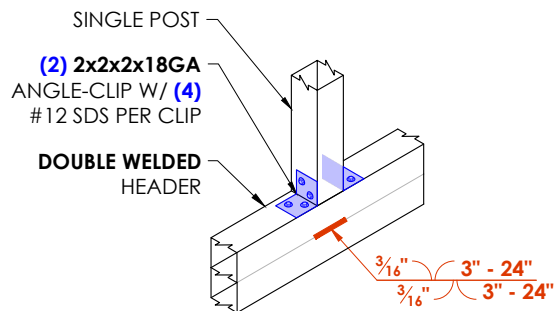
METAL BUILDING MANUFACTURER

ALPHA
STEEL BUILDINGS

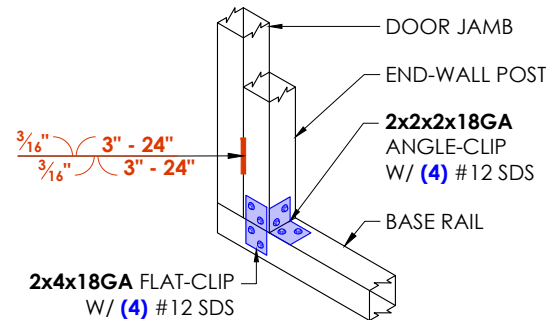
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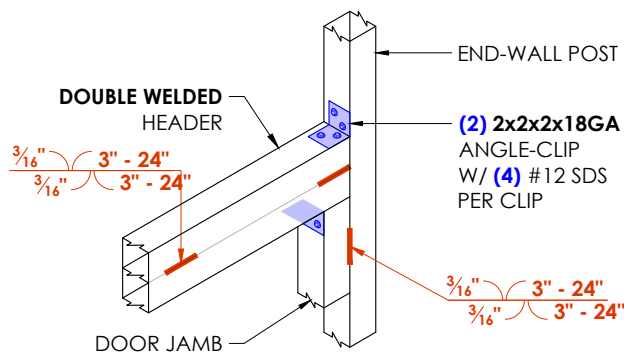
EXPIRES: 3/31/2027
SIGNED : DEC 30 2025



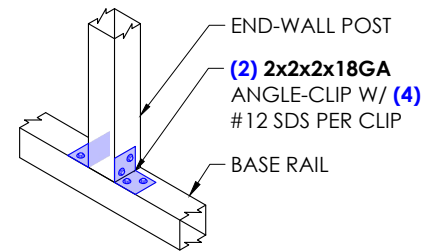
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SCALE: 3/4" : 1'



2 DOOR BASE DETAIL
SCALE: 3/4" : 1'



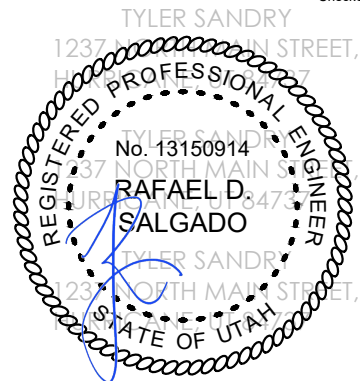
3 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



4 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



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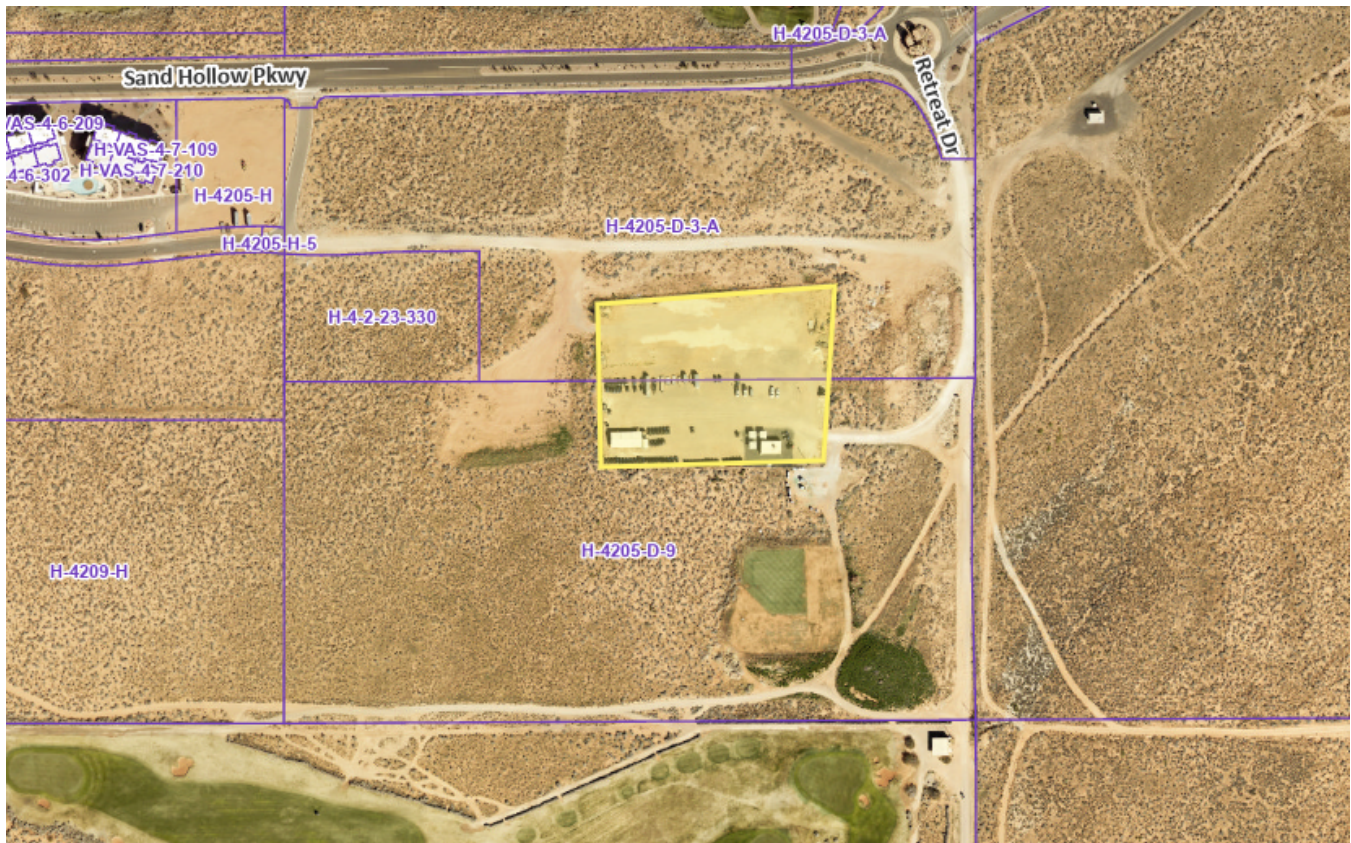


STAFF COMMENTS

Agenda Date:	01/22/2026 - Planning Commission
Application Number:	FSP26-01
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Spencer Finch
Agent:	
Request:	Final Site Plan Application
Location:	3450 S Old Road
Zoning:	R1-10(PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for Mad Moose Rentals, an existing vehicle and equipment rental operation operating within Sand Hollow Resort. This facility has been operating for some time without site plan approval, although with a city business license. Despite the applicant receiving approval for a new site further north on Sand Hollow Road, they would like to continue using this site for overflow and other purposes. This site is zone R1-10 (PDO) as part of Sand Hollow Resort.



Vicinity Map

JUC Comments

1. Due to the existing nature of the site no construction drawings are required at this stage.

Staff Comments

1. The proposed use is substantially similar to the “RV park” use that is approved for this area per the site plan for the Sand Hollow Resort PDO.
2. Parking: HCC 10-34-10 would require four parking spots for this development. That space has been provided on site.
3. Landscape: No landscaping has been provided or proposed with this plan. Due to infrastructure constraints and the nature of the development staff would support the requested landscape deviation.
4. Outdoor lighting: It’s not clear to what extent outdoor lighting currently exists on site. Any existing or additional outdoor lighting will need to meet HCC 10-33-7.
5. No buildings are proposed or existing on site.

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

Narrative for Site Plan Application

Project: Mad Moose Rentals & Tours

Location: Sand Hollow Resort, Hurricane, Utah

Project Overview

Mad Moose Rentals & Tours has been proudly operating at Sand Hollow Resort since 2019, providing premier off-road rentals and guided tours to visitors from across the country. As the largest off-road tour and attraction company in the state of Utah, we serve more than 10,000 travelers every year. Our business plays a significant role in supporting Hurricane's growing recreation and tourism economy, while also offering residents and visitors a safe and well-managed way to experience the region's unique landscapes.

History & Current Operations

Since 2019, we have operated on-site at Sand Hollow Resort under prior city approvals for a temporary container structure. At that time, our business licenses were approved, and we successfully completed fire inspections in compliance with city requirements. We have established utility connections for power and water through Sand Hollow Resort and currently use temporary porta-potties for sewer.

Although we obtained approval for a temporary structure when we first established operations, it has since come to our attention that a formal site plan was never officially submitted or approved. With this application, we are seeking to align with city processes and ensure that our presence is documented and compliant moving forward.

Site Layout & Design

The current site plan reflects our established operations, including:

- A rental and check-in office housed in a temporary container structure (to be formalized in this application).
- Customer parking areas with adequate stalls.
- Designated staging and loading areas for off-road vehicles, trailers, and customer preparation.
- Existing signage and wayfinding that safely direct customers to and from the site.

- Landscaped buffers and open space consistent with city standards and resort aesthetics.

The site design ensures efficient circulation and separation of customer vehicles from rental units, prioritizing safety and customer experience.

Traffic & Access

The site is accessed via **Old Road**, which already provides sufficient ingress and egress for customer vehicles, trailers, and staff. Existing traffic flow and staging areas have been tested through years of operation and are functioning safely. No additional road improvements are required at this time.

Infrastructure & Services

- **Utilities:** The site already benefits from established connections to Sand Hollow Resort's water and power systems.
- **Sewer:** Temporary porta-potties are currently in place to meet sanitation needs.
- **Safety:** Fire inspections have been completed and passed under prior city approvals.
- **Signage:** On-site signage is already in place and directs customers appropriately.

Community Compatibility & Benefits

Mad Moose Rentals & Tours is not a new or speculative project — it is a well-established business that has already proven its positive impact on the Hurricane community. We provide jobs, support local businesses through visitor spending, and help position Hurricane as a premier outdoor recreation destination. Our operations are compatible with Sand Hollow Resort and surrounding uses, and our formal site plan approval will ensure long-term compliance and alignment with city growth goals.

Mad Moose Rentals & Tours

Site Plan - 3450 S Old Rd Hurricane, UT 84737



Overview - Provide Recreational rentals and tours of Sand Hollow and surrounding areas.

Owner - Sand Hollow Resort - We currently lease this space.

Building - Temporary Container Building supported by 4 Foot Cylinder Concrete Footings

Power - Supplied by Sand Hollow Resort

Sewer - Portable Restrooms provided by I Got Poop.

Water - Supplied by Sand Hollow Resort

Fire Inspection - Already Completed



Layout - Building is situated in the Southeast corner of the lot and is 960 square feet. Building has 3 separate shade canopies outside.

Wash Bay - 1,350 square foot wash bay with tent for shade.

Shed - Small shed by wash bay for tools and cleaning supplies.