



HURRICANE CITY UTAH

Planning Commission

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

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Hurricane Planning Commission Meeting Agenda

February 26, 2026

5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. 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.

5:00 p.m. - Joint Work Meeting with the City Council

1. Presentation and discussion on the 100 S project--Hurricane City Public Works and Engineering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat for Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units and two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton Call, Agent.

2. FSP26-05: Discussion and consideration of a possible approval of a final site plan for Desert Fields Commercial, a commercial building located at 40 N 2480 W. James Cheney, Applicant. Gerold Pratt, Agent.

Planning Commission Business:

1. Discussion on the sign ordinance

Approval of Minutes:

1. November 13, 2025
2. January 22, 2026

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.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY PLAT CHECKLIST

For office use only: \$150.00 Fee

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

- ___ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- a. The proposed name of the subdivision.
 - b. The location of the subdivision, including the address and section, township and range.
 - c. The names and addresses of the owner or subdivider, if other than the owner.
 - d. Date of preparation, and north point.
 - e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ___ 2. Existing Conditions: The preliminary plat shall show:
- a. The location of the nearest monument.
 - b. The boundary of the proposed subdivision and the acreage included.
 - c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
 - h. Contours at vertical intervals not greater than five (5) feet.
 - ___ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
 - j. Information on whether property is located in desert tortoise take area.
- ___ 3. Proposed Plan: The subdivision plans shall show:
- a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
 - b. The layout, numbers, and typical dimensions of lots.
 - c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ___ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - g. Approximate radius of all center line curves on highways or streets.

- h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- l. Will this subdivision be phased? If yes show possible phasing lines.
- m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- 4. Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property.
- 5. Signed and notarized Acknowledgement Water Suppl

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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

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: _____ Date: _____

Signature: _____

PRELIMINARY PLAT APPLICATION (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.



STAFF COMMENTS

Agenda Date:	02/26/2026 - Planning Commission
Application Number:	PP26-02
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	317 Sycamore LLC
Agent:	Brixton Call
Request:	Approval of a Preliminary Plat.
Location:	2230-2254 W 600 N
Zoning:	R1-8(PDO)/PC
General Plan Map:	Planned Community
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary plat for Desert’s Edge at Sky Mountain, a mixed use development consisting of 63 townhome units and three commercial lots. This project’s zoning was approved in 2025 as “Back Nine at Sky Mountain” and is combined with another previously approved project to the west, called 600 N Planned Commercial, encompassing a total of 11.97 acres. This property is located along 600 N adjacent to the Sky Mountain Golf Course.

it does not. The proposed sewer layout is unrealistic without a sewer pump and pressure sewer. Gravity systems are much more reliable. An acceptable gravity connection appears to be northeast of the proposed subdivision (see HCS 2.1(bullets 1 & 3)). The road on the subdivision's east boundary (2200 W) must be dedicated to the public and road improvements must be constructed with the proposed subdivision (HCC 10-39-11(A)(3)). What is the proposed cross section for 2200 West (HCC 10-39-7(C)(5))? This plat fails to provide one. It appears combining the internal road and 2200 West into a single public street would be the best use of property. However, the fencing plan must be considered with said proposal (HCC 10-23-9(C)). 600 N is an existing 80' public right of way. It appears additional dedication isn't proposed. Applicant must specify the cross section that's to be built (see document #20090021039 for alignment data). doc#20260003563? existing easements must be shown and labeled (HCC 10-39-7(B)(4)). It seems document #20260003563 will allow the applicant to construct public infrastructure but it's unclear if the property for the public infrastructure can be conveyed to the public by the applicant. Engineering would appreciate some additional clarification (HCC 10-39-7(C)(10)). A category I traffic impact study must inform the final layout for the streets connecting to 600 North (HCS 3.9.2). The proposed spacing is substandard (HCS 3.2.4.3), the neighboring property has substantial development potential, and proposed/existing 2200 W is offset from both 2170 W & 2260 W. "Water mains must be in public rights-of-way ... pipelines will not be installed on back lot or side lot lines" - HCS 3.6.8.1; however, water mains with a single source can be up to 600 feet long and serve up to thirty (30) water services and two (2) fire hydrants (HCS 3.6.8.2). Proposed 600 N sidewalk should connect to the existing at 2460 W and 600 N (HCS 2.1(bullet 1)) staff should determine if its impact fee reimbursable (HCC 9-2).

7. **Fire:** construction drawings must be submitted and approved prior to installation
8. **Cable:** Approved.
9. **Gas:** Approved.
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 Plat

1. **Land Use:** The proposed development shown on the preliminary plat meets the standards and conditions of the preliminary site plan approved for this development.
2. **Parking:** The plan shows two car garages for the townhomes as well as ten additional guest parking spaces. Another site plan detailing how the parking requirements will be met will be needed prior to development of "Commercial Lot 3."
3. **Amenities:** Sufficient open space and amenities as required by HCC 10-33-5 are depicted, but additional detail should be provided on the final site plan.
4. Easements through the property to the west for water looping have been provided to the City. Additional review from staff and clarification by the applicant is needed to determine if these easements are adequate to meet the standards of the adequate public facilities ordinance (HCC 10-37-4)
5. All park strips will need to be landscaped and have the proper improvements.

6. A will serve letter from the water and sewer departments has been provided.
7. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city's wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. This development and its 63 lots have not been previously reported and will be added to Hurricane City's totals.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends tabling the item if staff and JUC comments are not addressed.

Preliminary Plat Application Narrative

Project Name: Desert's Edge at Sky Mountain

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Date: 11/24/25

Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary plat application for the development of Desert's Edge at Sky Mountain subdivision. The proposed plat establishes the lot layout, street network, utility plans, and overall subdivision design for a new single-family residential neighborhood on approximately 7.83 acres located at 2230–2254 W 600 N in Hurricane, Utah.

The plat is consistent with the existing R1-8 zoning and is designed to create a high-quality residential community that complements surrounding land uses, improves connectivity, and supports the City's long-term development goals.

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Desert's Edge project and promotes a cohesive community environment.

Subdivision Overview

The Preliminary Plat establishes:

- Residential townhome and commercial lots in accordance with the approved preliminary site plan.
- A logical internal street network that connects to 600 N and provides circulation within the development.
- A roadway extension designed to support future development to the east by providing required secondary fire access and utility connectivity.
- Adequate space for public utilities, drainage, and required public improvements.

Lot sizes, setbacks, and design standards will comply with all applicable sections of the Hurricane City Code.

Planning & Design Considerations

1. Compatibility With Surrounding Land Uses

The plat design reflects and enhances the surrounding context:

- The residential layout is consistent with neighboring subdivisions.
- The golf course frontage provides natural buffering and enhances property desirability.
- The design aligns with the city's preferred land-use patterns along 600 N, supporting an attractive gateway corridor.

2. Transportation & Access

The preliminary plat includes:

- A safe and efficient primary access point from 600 N.
- An internal local street system designed to City standards.
- A road layout that continues eastward, enabling necessary secondary emergency access for future adjacent development.
- Sidewalks and pedestrian connections throughout the community.

Traffic impacts are expected to be manageable, with the subdivision generating typical trip volumes for single-family neighborhoods.

3. Infrastructure & Utilities

All required utilities will be extended to serve the subdivision, including:

- Water
- Sewer
- Storm drainage
- Power
- Communications

Stormwater will be managed through a compliant system of on-site retention, conveyance, and drainage improvements. All utilities will be designed per City engineering standards.

4. Conformance With the General Plan

The subdivision supports Hurricane City's long-term objectives by:

- Providing needed residential housing.
- Preserving commercial lots along 600 Nn
- Creating efficient connectivity for future growth areas.
- Ensuring development occurs in a structured, infrastructure-supported manner.

Conclusion

The Desert's Edge at Sky Mountain Preliminary Plat represents a well-planned neighborhood that aligns with the City's zoning, subdivision standards, and long-range planning goals. It

supports orderly growth, enhances connectivity, and provides high-quality housing opportunities within Hurricane.



August 4, 2025

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

Subject: Back Nine at Sky Mountain

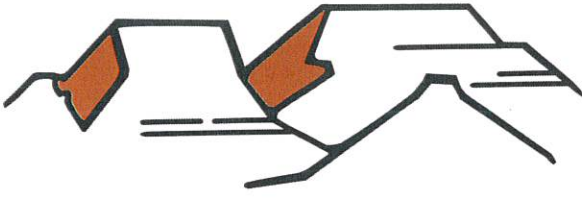
Gary,

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

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

Sincerely,

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



WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

August 14, 2025

To Whom It May Concern:

317 Sycamore, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as The Back Nine at Sky Mountain, located at approximately 2256 W 600 N in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 66 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins
Water Department Superintendent

HURRICANE, UT

SKY MOUNTAIN SUBD

CIVIL CONSTRUCTION SET

SHEET INDEX

C0.00	COVER SHEET
C0.10	GENERAL NOTES, LEGEND & ABBREV.
C1.00	PROPOSED SITE PLAN
C1.01	LOT LAYOUT

DEVELOPMENT SUMMARY

LOCATION:	HURRICANE, WASHINGTON COUNTY
ZONING:	R1-8 PDO
INTENDED USE:	COMMERCIAL/RESIDENTIAL
PROPERTY SIZE:	521,397 SF / 11.97 ACRES
TOWNHOMES:	36 UNITS
RESIDENTIAL LOTS:	27 LOTS

SITE DATA

AFFECTED PARCEL NO.:
H-3-1-29-2212-RD2, H-3-1-29-2213-RD2, H-3-1-29-2214-RD2, H-3-1-29-2211-RD2

FLOOD INFORMATION:
FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS ARE LESS THAN 0.2% ANNUAL CHANCE. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49053C0840G, DATED 4/2/2009.

BENCHMARK INFORMATION:
FOUND NAIL IN BOULDER. ELEV = 3223.83'
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

AS-SURVEYED DESCRIPTION:
BEGINNING AT A POINT SOUTH 89°40'47"EAST, 2501.87 FEET AND NORTH 0°00'00" EAST, 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 NORTH STREET, A PUBLIC 80.00 FOOT WIDE ROADWAY; THENCE NORTH 00°19'13" EAST, 186.64 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 38.92 FEET THROUGH A CENTRAL ANGLE OF 22°17'51"; THENCE NORTH 22°37'04" EAST, 80.02 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.48 FEET, THROUGH A CENTRAL ANGLE OF 22°37'04"; THENCE NORTH 00°00'00" EAST, 78.00 FEET; THENCE NORTH 90°00'00" WEST, 96.45 FEET TO A POINT ON THE SKY MOUNTAIN GOLF COURSE, THE FOLLOWING TWENTY (20) COURSES FOLLOW THE SKY MOUNTAIN GOLF COURSE BOUNDARY: THENCE NORTH 17°32'08"EAST, 24.59 FEET; THENCE NORTH 07°49'17" WEST, 82.25 FEET; THENCE NORTH 33°05'41" WEST, 153.61 FEET; THENCE NORTH 43°06'09" WEST, 83.39 FEET; THENCE NORTH 38°59'36" WEST, 67.43 FEET; THENCE NORTH 35°04'15" WEST, 120.51 FEET; THENCE NORTH 45°30'57" WEST, 56.85 FEET; THENCE NORTH 48°33'31" WEST, 71.87 FEET; THENCE NORTH 16°20'04" WEST, 94.31 FEET; THENCE NORTH 36°16'05" EAST, 36.84 FEET; THENCE NORTH 87°59'45" EAST, 257.61 FEET; THENCE NORTH 53°35'22" EAST, 51.17 FEET; THENCE NORTH 38°32'44" EAST, 44.52 FEET; THENCE NORTH 54°14'37" EAST, 37.22 FEET; THENCE SOUTH 46°05'18" EAST, 31.52 FEET; THENCE SOUTH 12°40'51"EAST, 63.84 FEET; THENCE SOUTH 24°26'02" EAST, 65.29 FEET; THENCE SOUTH 46°07'24" EAST, 92.95 FEET; THENCE NORTH 57°37'95" EAST, 50.19 FEET; THENCE SOUTH 89°56'21" EAST, 11.36 FEET; THENCE SOUTH 00°03'21" WEST, 983.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 600 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°40'47" WEST, 135.20 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

DEVELOPER:
THREE SEVENTEEN CAPITAL GROUP
ATTN: K. BEAU OGZEWALLA
1148 W LEGACY CROSSING BLVD, SUITE 317
CENTERTVILLE, UT 84014
PH: (801) 540-4275

SURVEYOR:
LAYTON SURVEYS
ATTN: WILLIS D. LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

AGENCY / UTILITY CONTACTS

CITY ENGINEER:
147 N 870 W
HURRICANE, UT 84737
PHONE: (435) 635-2811

PUBLIC WORKS:
147 N 870 W
HURRICANE, UT 84737
PHONE: (435) 635-2811

STREETS & DRAINAGE:
600 N 654 W
HURRICANE, UT 84737
PHONE: (435) 216-7314

WATER & IRRIGATION:
600 N 646 W
HURRICANE, UT 84737
PHONE: (435) 635-9442

FIRE DEPARTMENT:
HURRICANE VALLEY FIRE DISTRICT
202 E STATE ST
HURRICANE, UT 84737
PHONE: (435) 635-9562

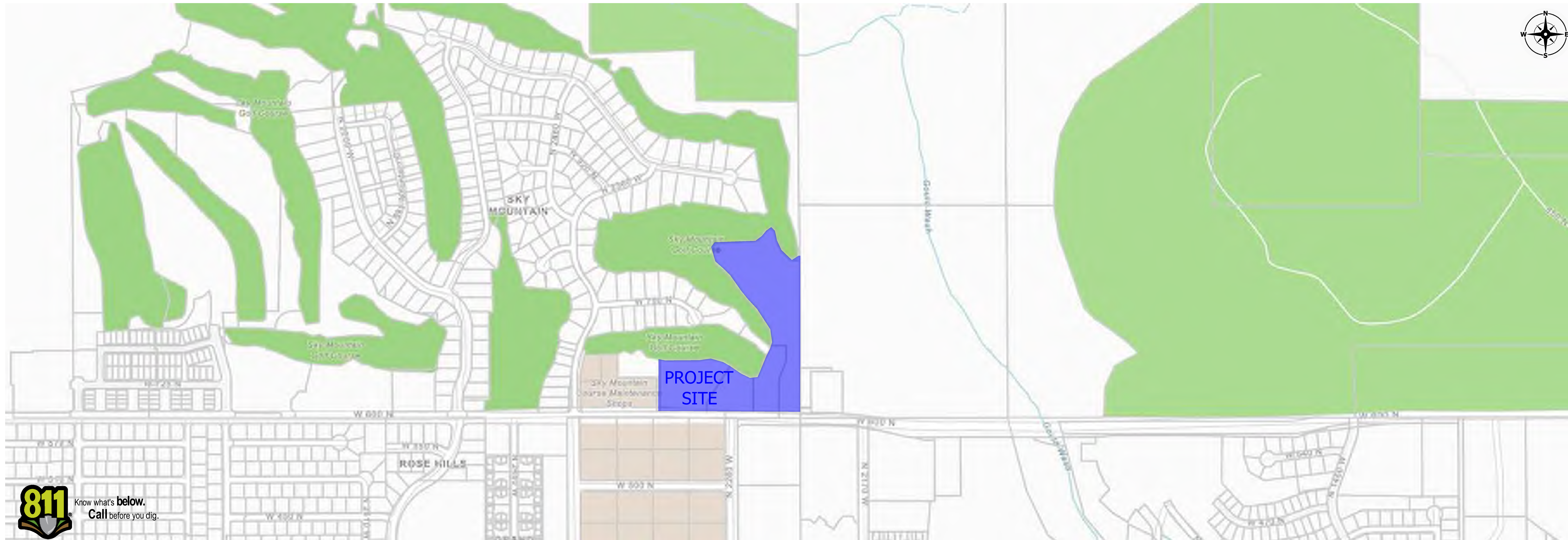
GAS COMPANY:
DOMINION ENERGY
PHONE: (800) 323-5517

POWER DEPARTMENT:
526 W 600 N
HURRICANE, UT 84737
PHONE: (435) 635-5536

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

VICINITY MAP



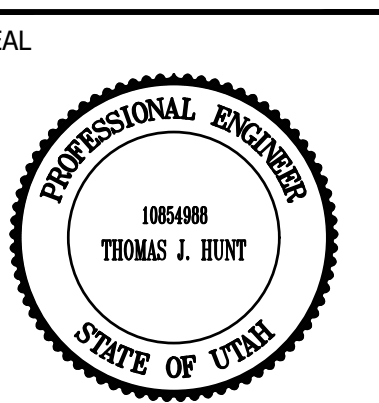
HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
SKY MOUNTAIN

2256 W 600 N
HURRICANE, UT

LOCATED IN THE SE QUARTER OF SECTION 29,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, 5L BASE AND MERIDIAN

REV.	DATE	DESCRIPTION



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09 / 16 / 2025
Proj. No. 101 - 05

COVER SHEET

SHEET NO.
C0.00

RYAN H C:\Users\Ryan.Hunt\My Desktop\Projects\101-05 The Back 9\00-CAD\101-05_Sky Mountain_2025.09.16 9/16/2025 10:36 AM

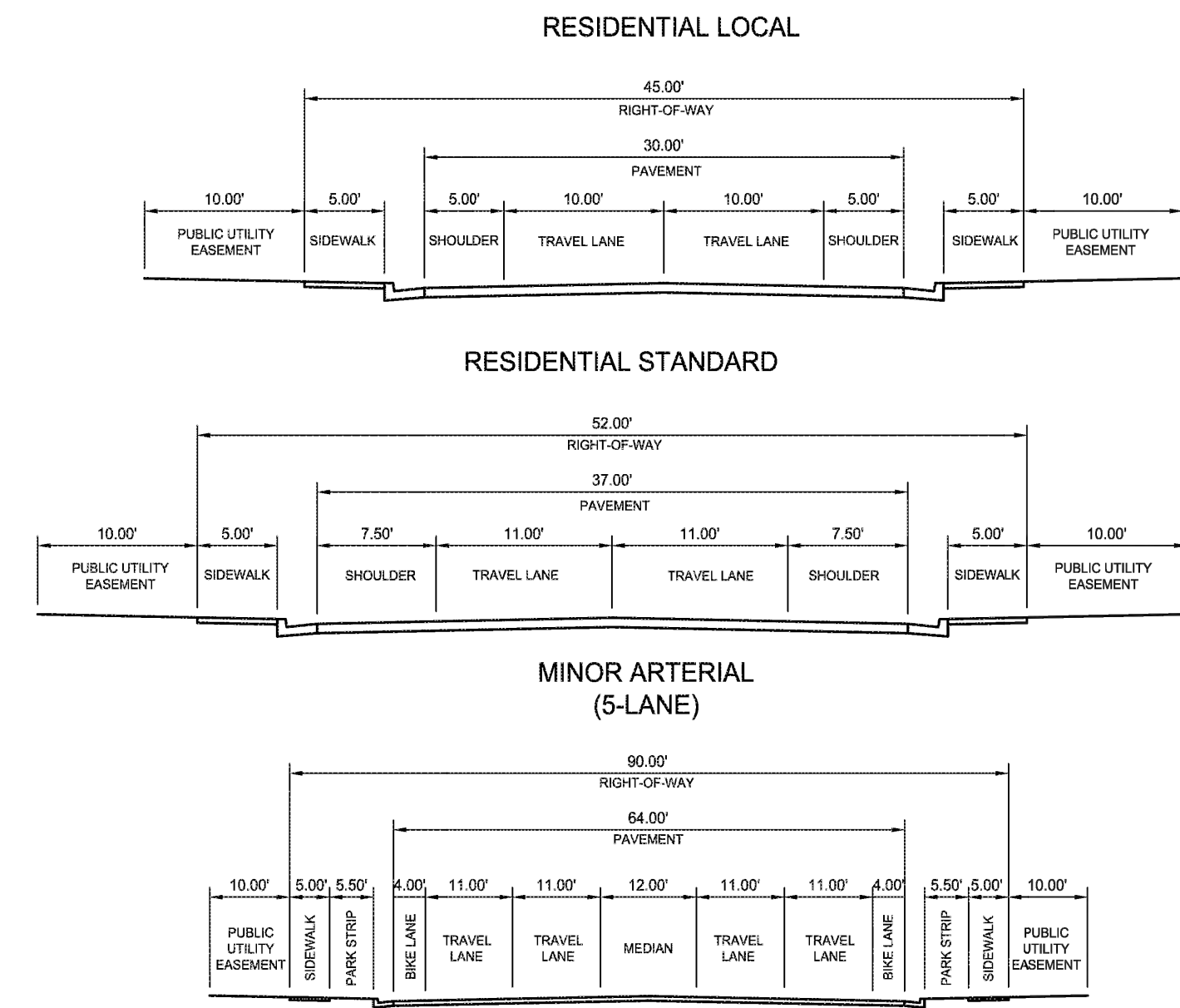
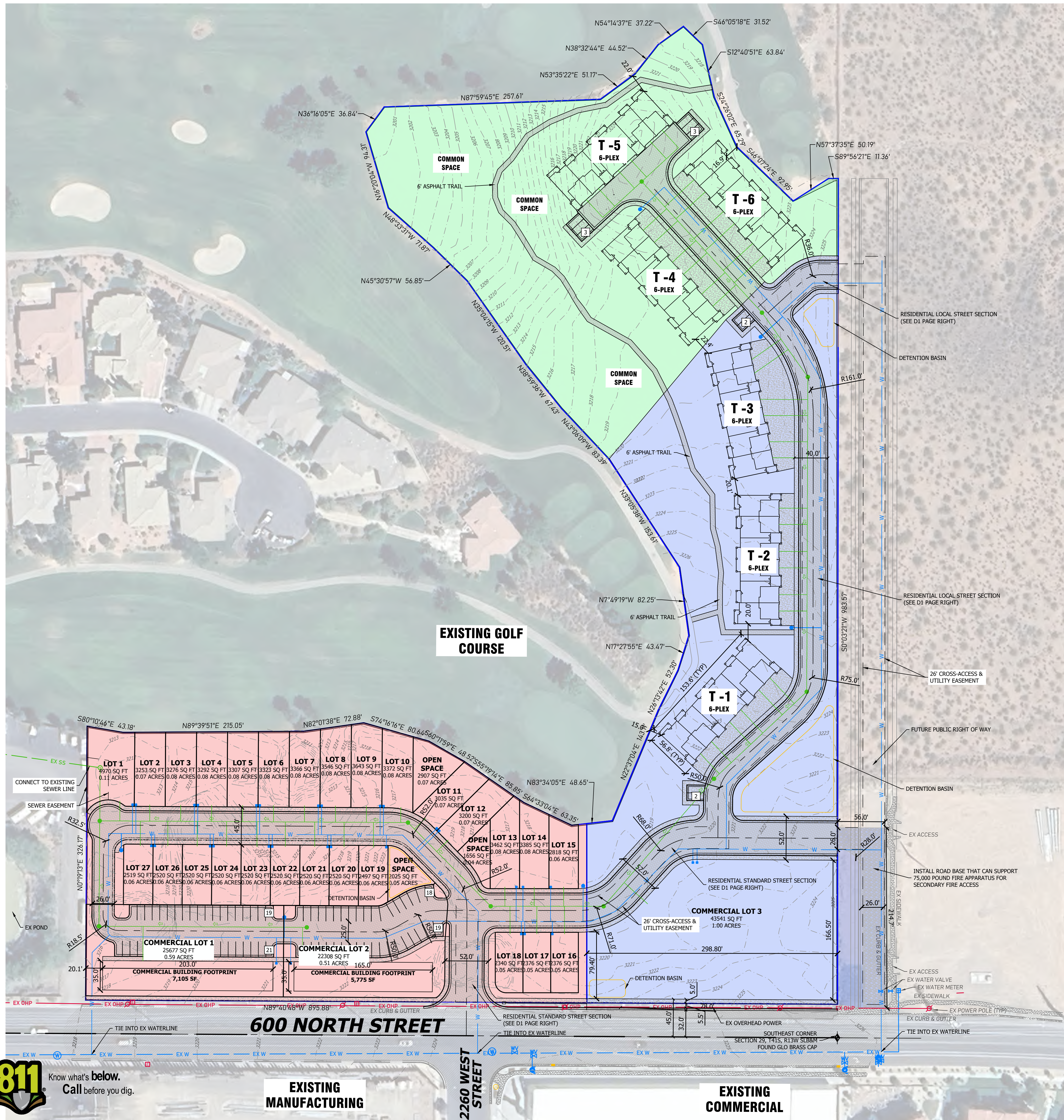




HUNT · DAY
 3445 Antelope Drive, St 200
 Syracuse, UT 84075
 PH: 801.664.4724
 EM: Thomas@HuntDay.co

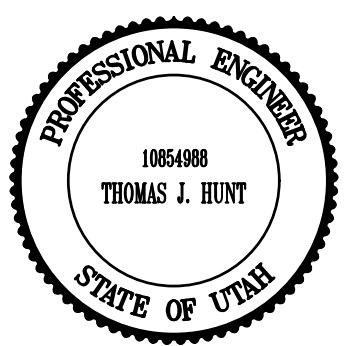
SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT

LOCATED IN THE SE QUARTER OF SECTION 29,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 5L BASE AND MERIDIAN



D1 Road Sections
 Scale: NTS

REV.	DATE	DESCRIPTION	BY



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"

PROJECT INFO.
 Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09/16/2025
 Proj. No. 101-05
 SHEET TITLE

Phasing Legend

- Phase 1 (Red)
- Phase 2 (Blue)
- Phase 3 (Green)

General Notes

- TOWNHOMES TO BE PLATTED INDIVIDUALLY, THE REMAINDER OF THE PARCEL WILL BE PLATTED AS COMMON SPACE.

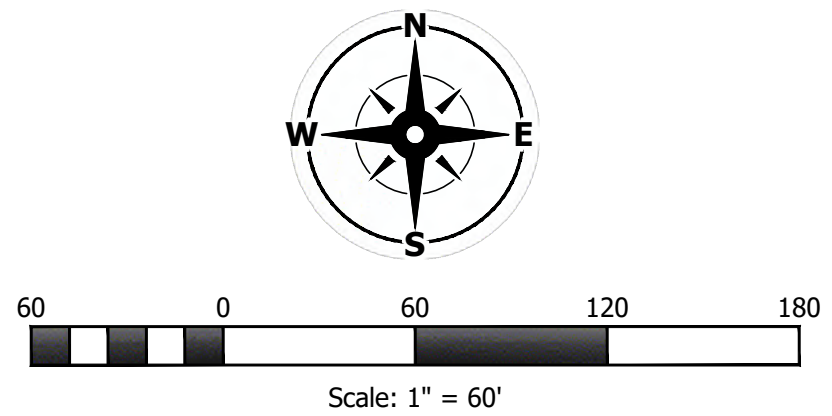
Site Data

LOCATION: HURRICANE, WASHINGTON COUNTY, UTAH
 CURRENT ZONING: NC PDD
 PROPOSED ZONING: R1-8 PDD
 PROPERTY SIZE: 521,397 SF / 11.97 AC
 TOWNHOMES: 36 UNITS
 RESIDENTIAL LOTS: 27 LOTS

PROPOSED SITE PLAN

SHEET NO.
C1.00

RYAN H C:\Users\Ryan.Hunt\My Documents\Projects\101-05 Sky Mountain_2025.09.16 9/16/2025 10:36 AM

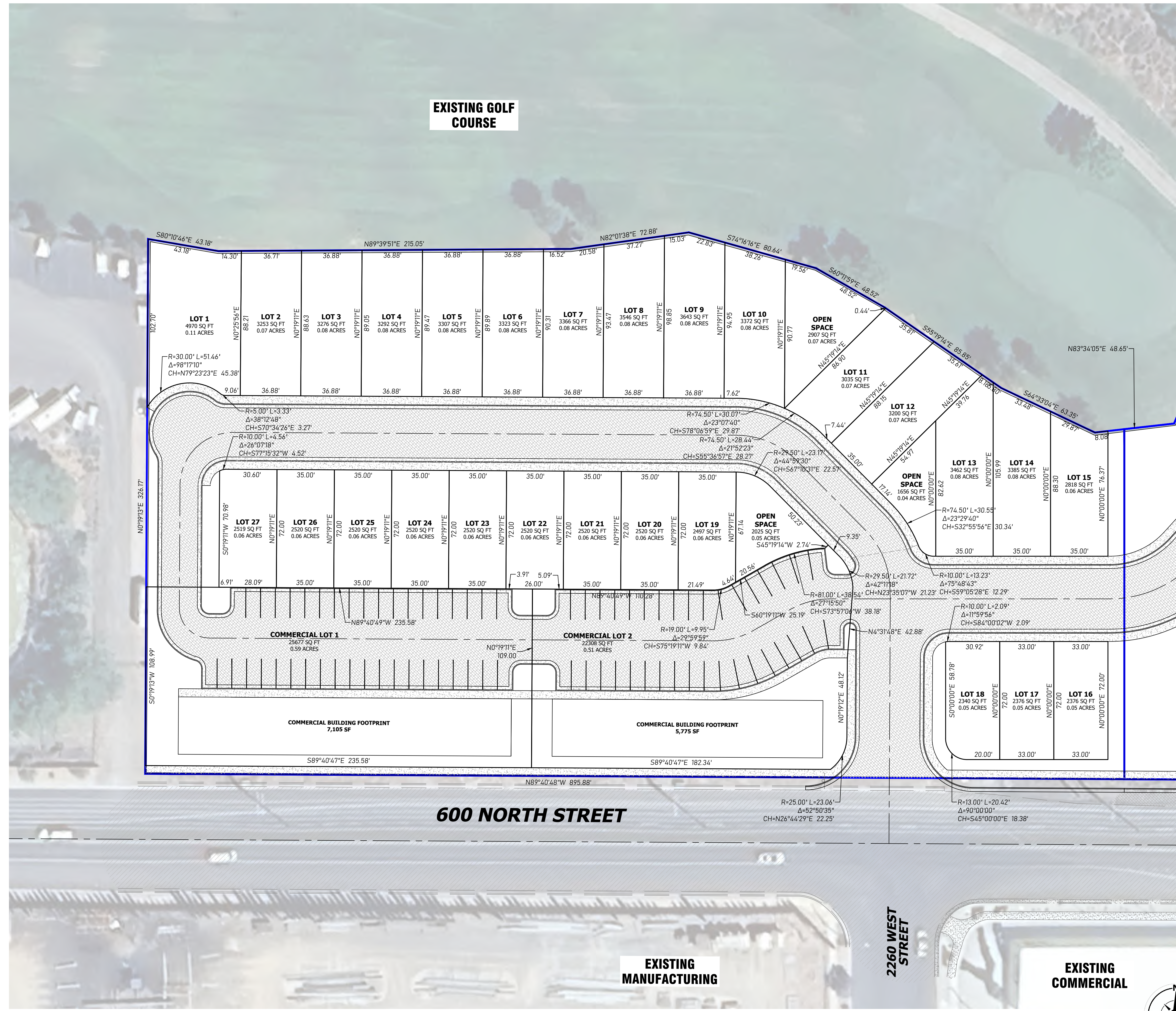




HUNT · DAY
 3445 Antelope Drive, St 200
 Syracuse, UT 84075
 PH: 801.664.4724
 EM: Thomas@HuntDay.co

SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT

LOCATED IN THE SE QUARTER OF SECTION 29,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 5L BASE AND MERIDIAN



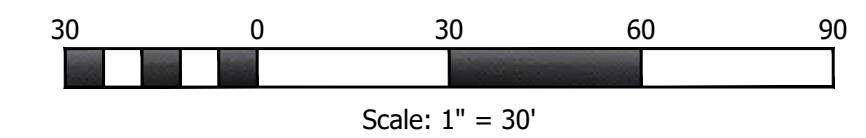
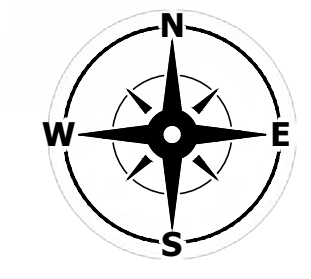
EXISTING GOLF COURSE

EXISTING MANUFACTURING

EXISTING COMMERCIAL

600 NORTH STREET

2260 WEST STREET



PROJECT TITLE

REVISIONS

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
 0 30 60 90
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09 / 16 / 2025
 Proj. No. 101 - 05

SHEET TITLE

LOT LAYOUT

SHEET NO.

C1.01

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 Sky Mountain_2025.09.16 9/16/2025 10:36 AM





STAFF COMMENTS

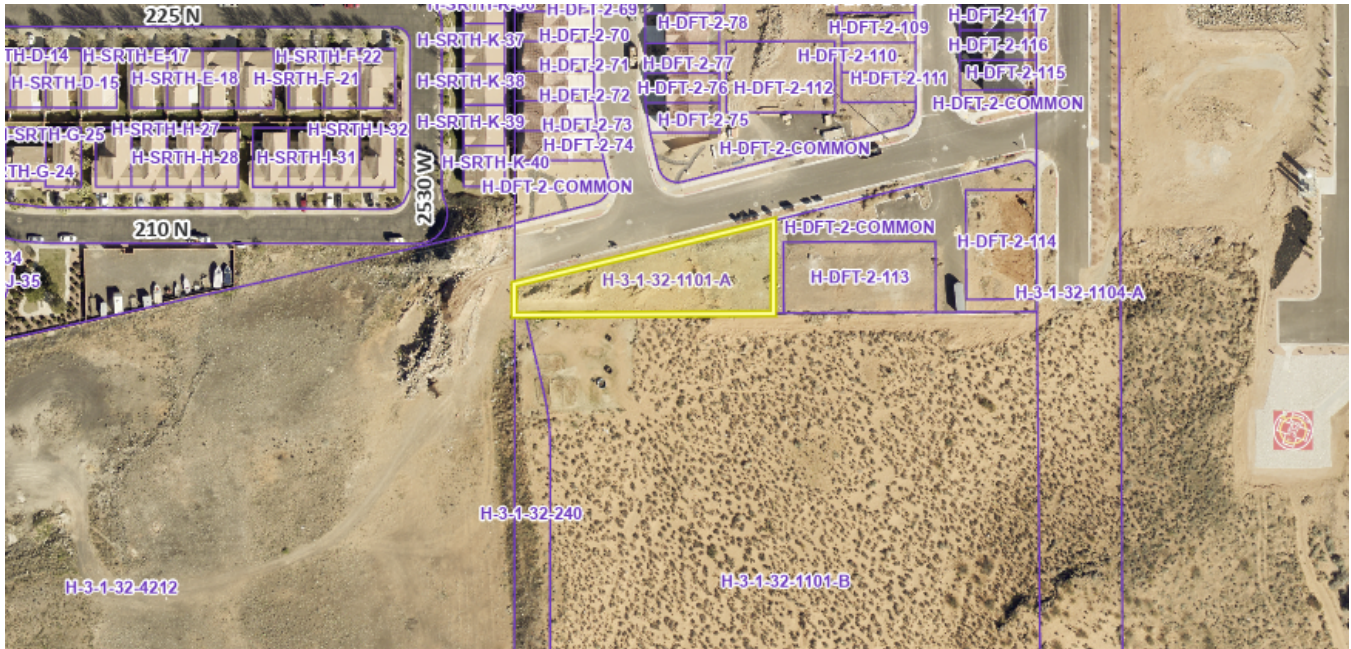
Agenda Date:	02/26/2026 - Planning Commission
Application Number:	FSP26-05
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	James Cheney
Agent:	Gerold Pratt
Request:	Approval of a Final Site Plan
Location:	40 N 2480 W
Zoning:	Highway Commercial HC
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for an office building located south of the Desert Fields Townhomes development. This is a 0.37-acre property that was a remainder piece from the Desert Fields Townhomes development. This property was rezoned to Highway Commercial in June and received preliminary site plan approval in August of 2025.

JUC Comments

The construction drawings were signed in February 2026.



Vicinity Map

Staff Comments: Final Site Plan

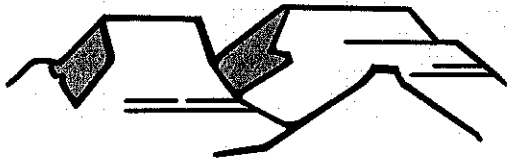
1. The proposed use of a general/medical office is permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10,

<i>Office, general</i>	<i>1 space per 250 square feet of gross floor area</i>	<i>8 spaces minimum</i>
------------------------	--	-------------------------

The plan proposes a 5,024 sq. ft. building; 21 parking stalls are required. 21 parking stalls are shown, which satisfies the requirement.

3. Landscape: The applicant has submitted a landscaping plan that meets Hurricane City Code.
4. Outdoor lighting: The applicant has submitted a lighting plan. Per code, the floodlights in the parking lot cannot be taller than 18 feet, so that will need to be amended but the rest of it is acceptable.
5. A separate sign permit will need to be applied for by the applicant.
6. Building renderings have been submitted, and staff has no concerns with the renderings presented since the building will be under 35 feet tall.

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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

FINAL SITE PLAN APPLICATION

For office use only. \$250.00 Fee

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- Signed and notarized Acknowledgement of Water Supply

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- b) Layout, dimensions, and names of existing and future road rights-of-way.
- c) Project name, North arrow, and tie to a section monument.
- d) The boundary lines of the project site with bearings and distances.
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
- g) Location of man-made features including irrigation facilities, bridges, and buildings.
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.
- i) Identification of property, if any, not proposed for development, and.
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

- a) North arrow, scale, and site plan underlay.
- b) Topography contours at two (2) foot intervals.
- c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.
- d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

X e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

X a) North arrow, scale, and site plan underlay

X b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;

PENDING c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

X d) Location and dimensions of all utility easements; and

PENDING e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.

5) Building elevations for all buildings showing the following:

X a) Accurate front, rear, and side elevations drawn to scale.

X b) Exterior surfacing materials and colors, including roofing material and color.

X c) Outdoor lighting, furnishings, and architectural accents; and

X d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

X 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

N/A 2) A traffic impact analysis.

X 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and

X 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

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 10 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: GEROLD PRATT, PROJECT ENGINEER Date: 2-11-26

Signature: 

RATT ENGINEERING, P.C.

CIVIL ENGINEERING AND LAND SURVEYING

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 OFFICE: (435) 635-2329

February 11, 2026

Planning Dept

Hurricane City

RE: NARRATIVE FOR DESERT FIELDS COMMERCIAL BUILDING

Ladies/Gentlemen:

Desert Fields Commercial Building is a 5000 s.f. commercial building located near the Desert Fields Townhomes. We expect it to include professional offices or other uses that will benefit the nearby medical facility. We feel it will be an asset to the community and especially in its planned location.

It was granted Preliminary Site Plan approval last year. Construction drawings have also been approved by the Public Works Department.

A Final Site Plan approval before the City will allow work on the site.

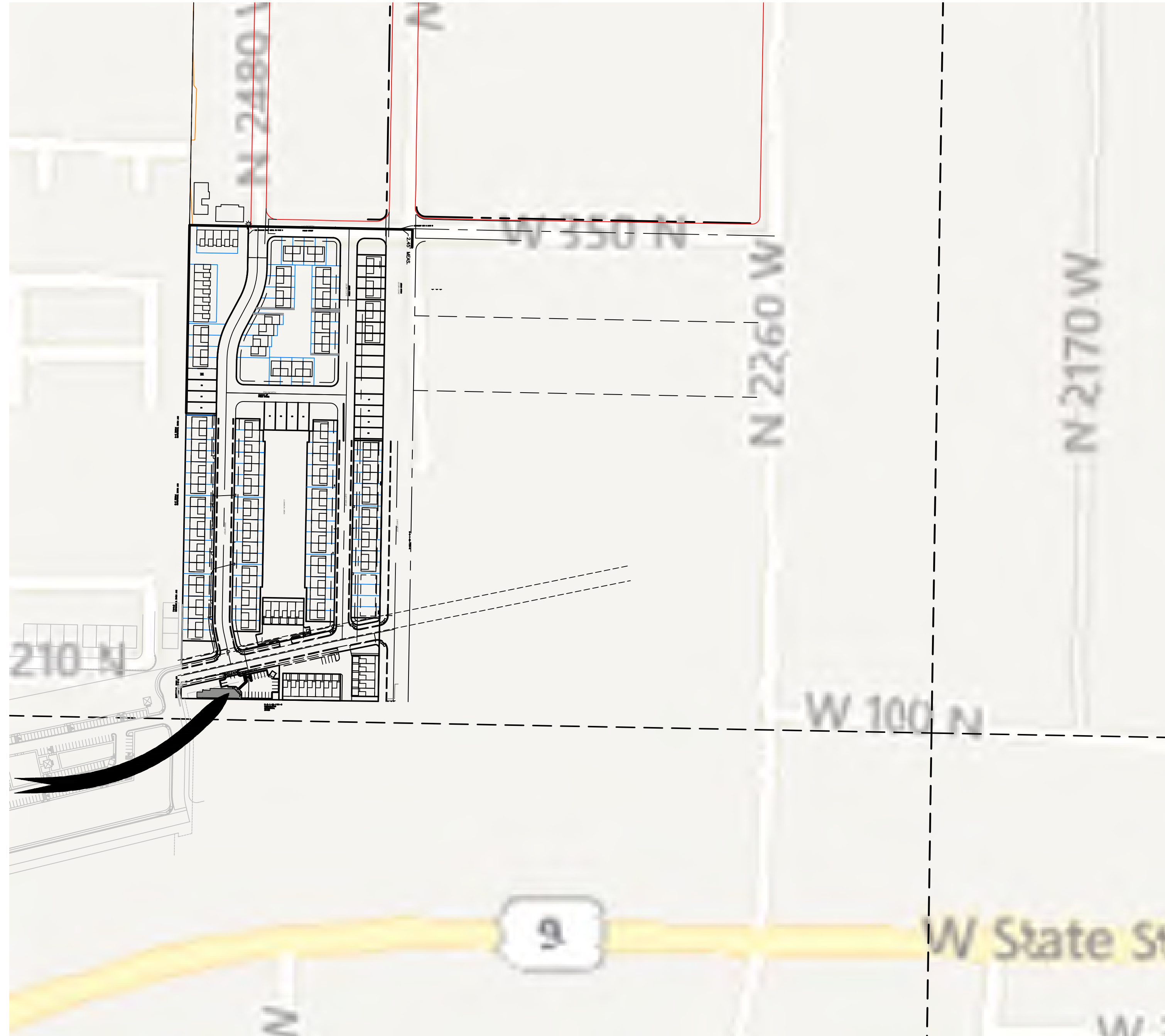
If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

DESERT FIELDS COMMERCIAL

CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH



VICINITY MAP
N.T.S.

PROJECT LOCATION

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS"; AND ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICE DISTRICT, AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

HURRICANE CITY ENGINEERING NOTES:

- ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF CURRENT HURRICANE CITY STANDARDS.
- IN APPROVING THESE PLANS, HURRICANE CITY DOES NOT ASSUME LIABILITY RELATIVE TO THE DESIGN CONTAINED HEREIN. THE LICENSEE IS RESPONSIBLE FOR THE DESIGN AND ANY ERRORS AND OMISSIONS RELATED THERETO.
- ALL WORK SHALL BE SUPERVISED BY A QUALIFIED GENERAL CONTRACTOR PROPERLY LICENSED IN THE STATE OF UTAH.
- CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) AND OBTAIN A STORM WATER POLLUTION PREVENTION PERMIT (SWPPP) FROM THE STATE OF UTAH.
- THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
- ALL MATERIALS SUCH AS CONCRETE, ROAD BASE AND ASPHALT SHALL BE PROVIDED FROM AN APPROVED MATERIAL SOURCE.
- PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
- WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
- A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
- NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	UTILITY PLAN
5	DETAILS
6	POWER DETAILS
7	UTILITY NOTES
8	LANDSCAPE PLAN

HURRICANE CITY APPROVAL

TDS TELECOM	DATE
DOMINION ENERGY COMPANY	DATE
CENTURY LINK	DATE
INFOWEST	DATE
HURRICANE CITY WATER	DATE
HURRICANE CITY STREETS DEPT.	DATE
HURRICANE CITY PLANNING DEPARTMENT	DATE
HURRICANE CITY PARKS	DATE
HURRICANE CITY POWER	DATE
HURRICANE CITY FIRE DEPARTMENT	DATE
HURRICANE CITY ENGINEERING DEPT.	DATE
WATER CONSERVANCY DISTRICT	DATE
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
HURRICANE CITY GIS DEPT.	DATE
ASH CREEK S.S.D.	DATE

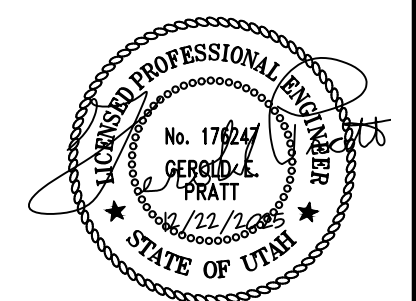
REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-5299

COVER SHEET
FOR
DESERT FIELDS COMMERCIAL
JAMES CHENEY
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 32, T 41 S, R 13 W, S 16&M

FILE NAME: _____
DATE: 12/22/2025
CHECKED: _____
SCALE: SHOWN



SHEET
1
OF 8

APPROVED
02/04/2026
M. A. Cheney

PARKING REQUIREMENTS

DESCRIPTION	AREA SQ.FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
OFFICE @ 1 SPACE/250 SQFT	5024	21	21	21*

* INCLUDING 1 VAN ACCESSIBLE SPACE

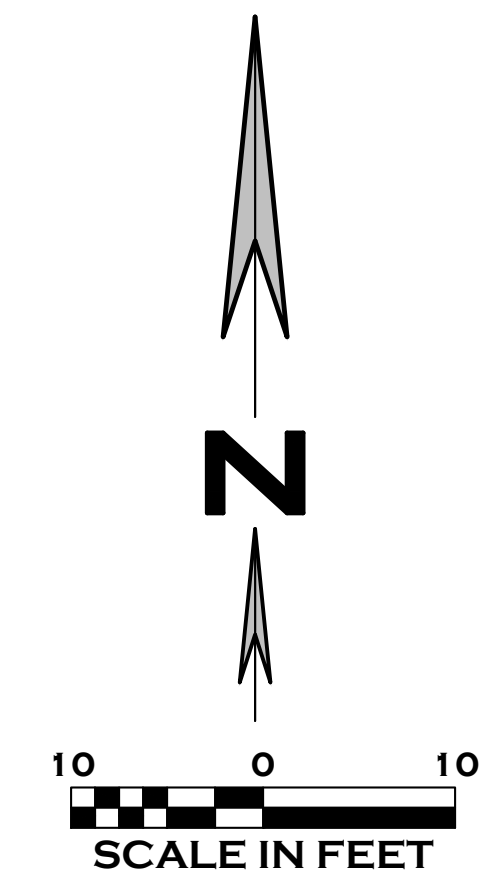
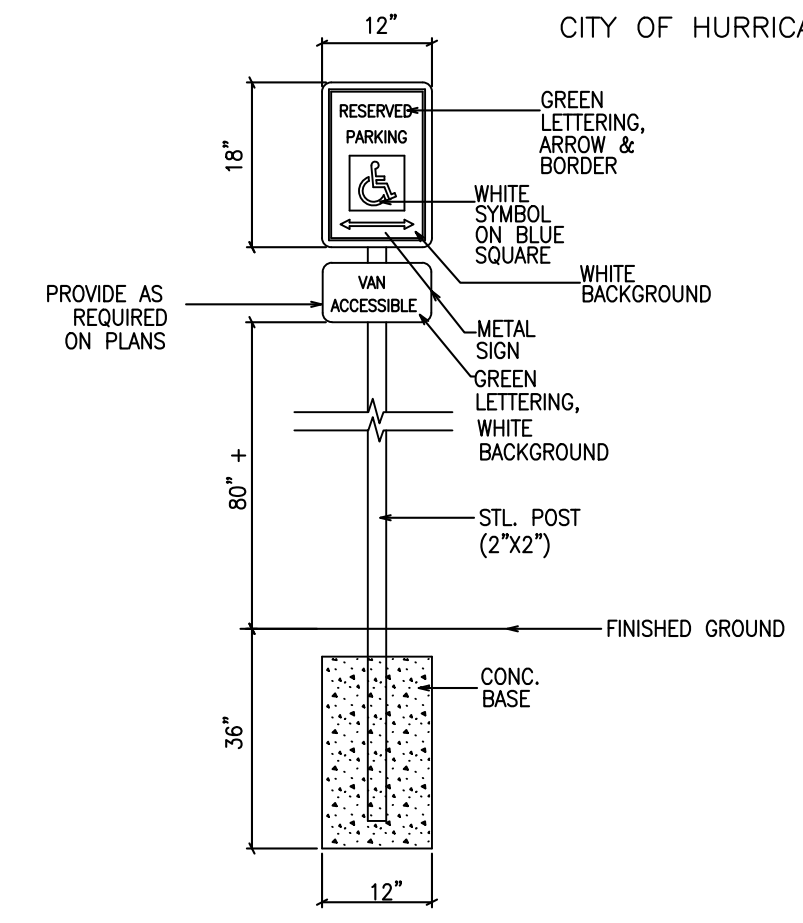
BUILDING USE:	OFFICE SPACE
TOTAL SITE AREA:	.37(ACRES)
TOTAL BLDG. AREA (FOOTPRINT)	16116 SQ. FT.
PARKING/IMPERVIOUS AREA	2912 SQ. FT. 15.56% OF SITE
LANDSCAPE AREA	8582 SQ. FT. 53.27% OF SITE
	5022 SQ. FT. 31.17% OF SITE

CONSTRUCTION NOTES

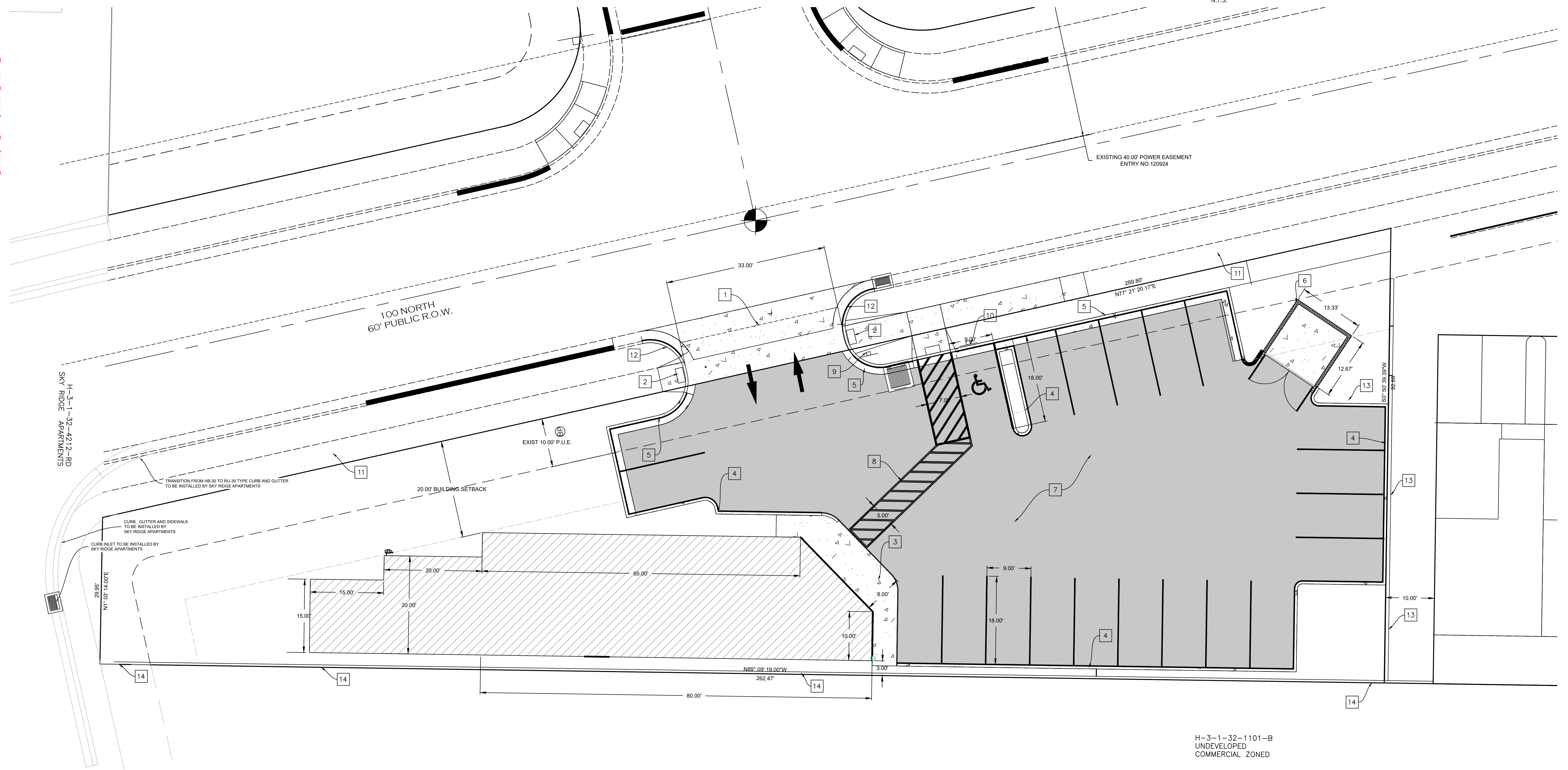
- 1 INSTALL 8" WATERWAY, STD DWG CG100, SHEET 5
- 2 INSTALL ADA RAMP, STD DWG PED104, SHEET 5
- 3 INSTALL SIDEWALK
- 4 INSTALL 6" STAND-UP CURB, DETAIL SHEET 6
- 5 INSTALL 24" HIGH BACK CURB, DETAIL SHEET 6
- 6 DUMPSTER ENCLOSURE, DETAIL SHEET 6
- 7 ASPHALT 2 1/2" OVER 6" ROADBASE
- 8 ADA ROUTE
- 9 INSTALL STOP SIGN
- 10 INSTALL VAN ACCESSIBLE SIGN, DETAIL THIS PAGE
- 11 EXISTING 5' SIDEWALK
- 12 INSTALL HIGH BACK CURB, STD DWG CC101, SHEET 6
- 13 INSTALL CMU RETAINING WALL 4' MAX HEIGHT, DETAIL SHEET 3
- 14 EXISTING CMU RETAINING WALL WITH 6' CMU FENCE ON TOP

DESERT FIELDS COMMERCIAL

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH



ACCESSIBLE SIGN DETAIL
N.T.S.



H-3-1-32-1101-B
UNDEVELOPED
COMMERCIAL ZONED

APPROVED
02/04/2026

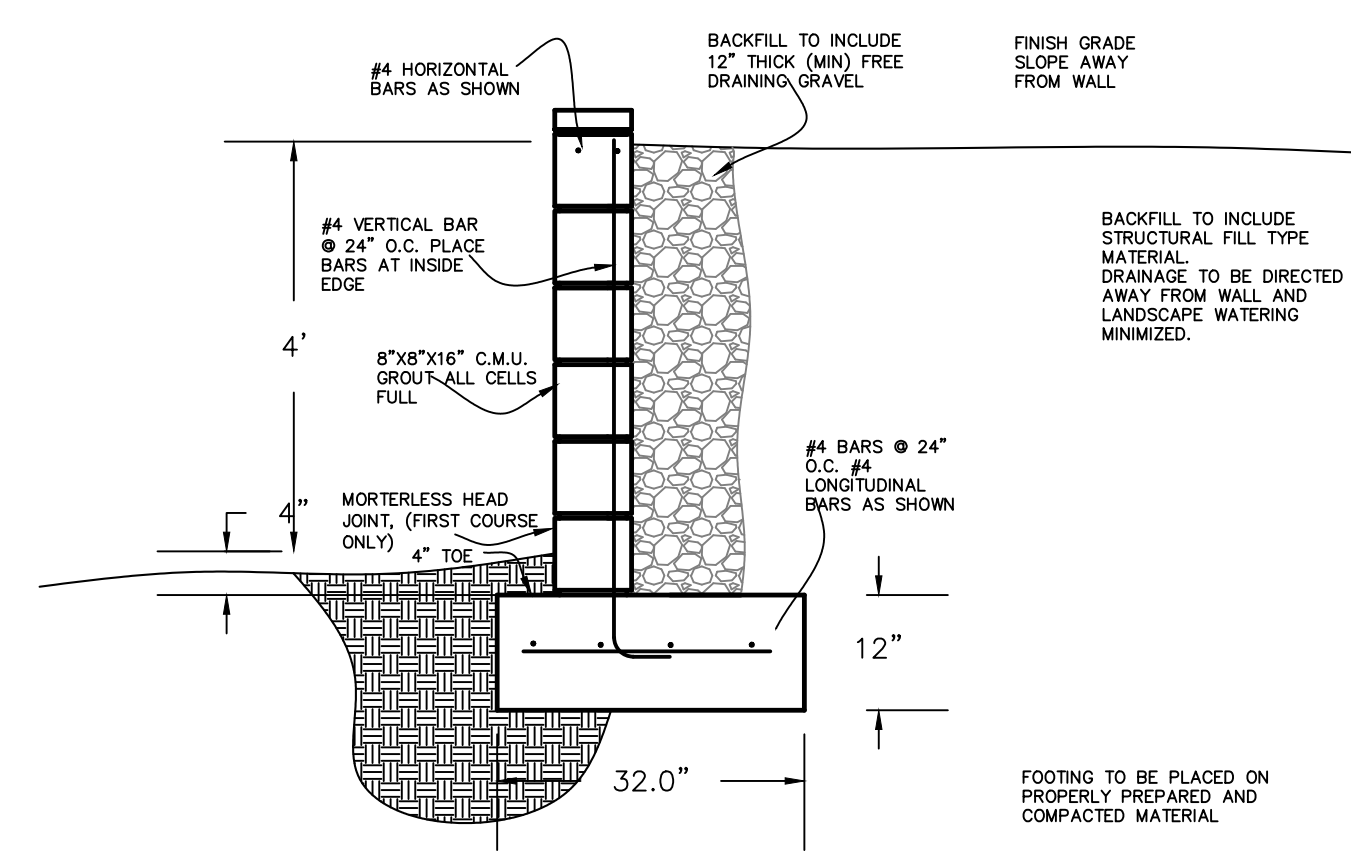
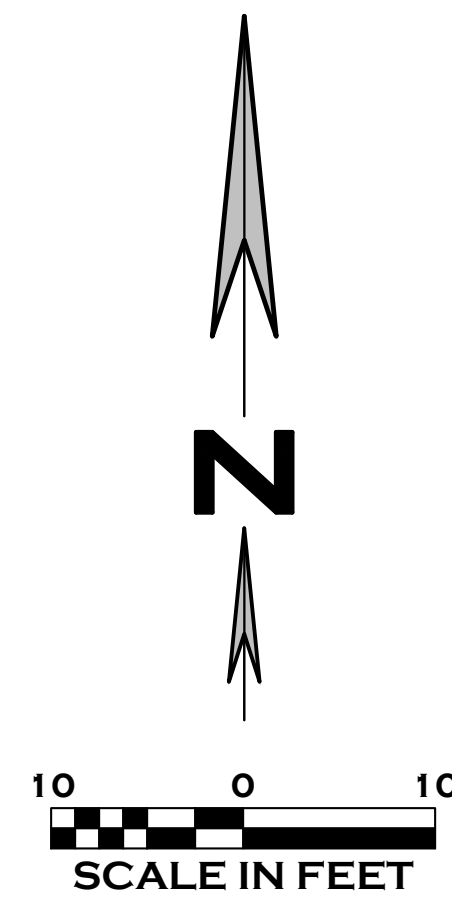
NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

SITE & DIMENSION PLAN
DESERT FIELDS COMMERCIAL
FOR
JAMES CHENEY
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 32, T41S, R13W, S11E8M

FILE NAME:	-
DATE:	12/22/2025
CHECKED:	
SCALE:	1"=10'

M. A. Keesom
APPROVED
02/04/2026



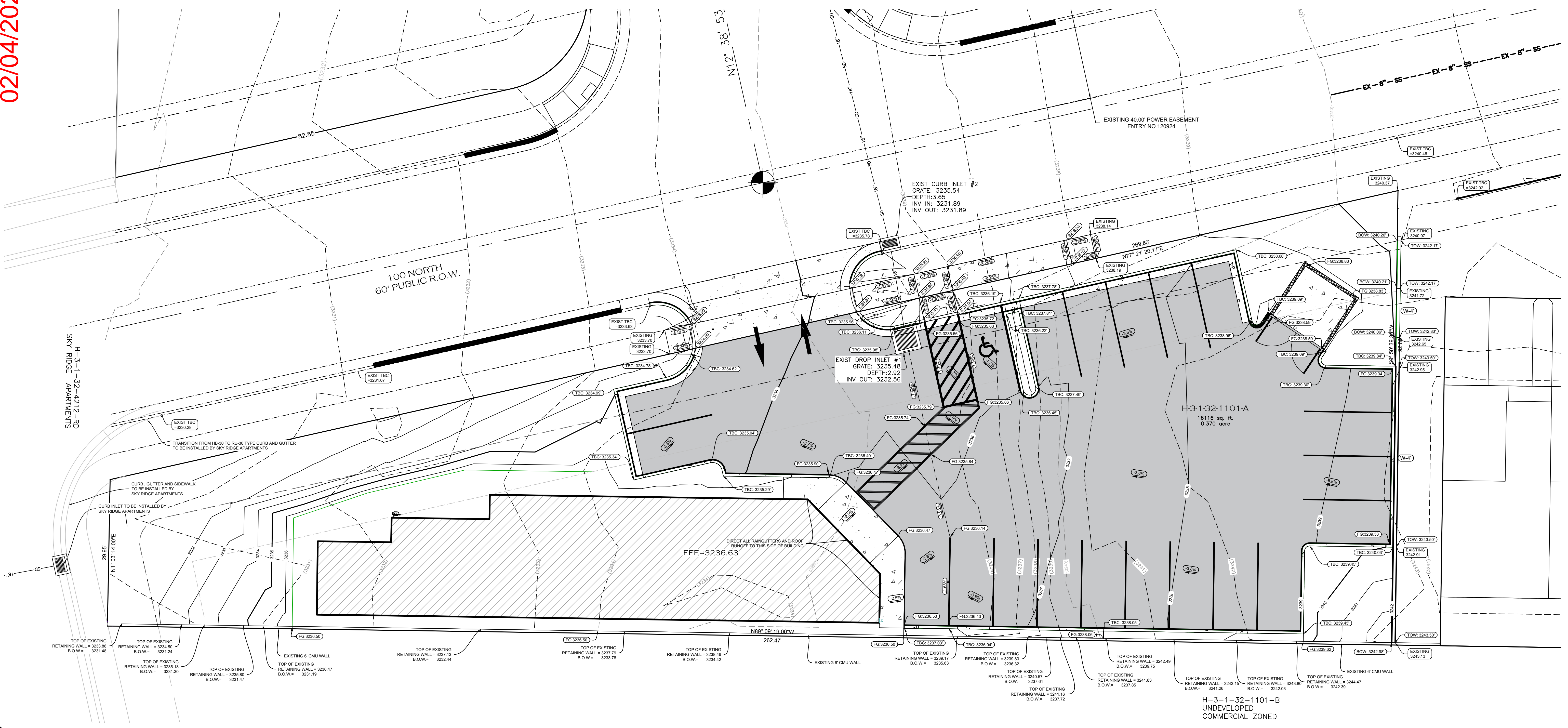
**MASONRY WALL
 4' RETAINING WALL**
 SCALE: N.T.S.

CONSTRUCTION NOTES:
 DESIGN CRITERIA:
 DESIGN BASED ON 2500 PSI CONCRETE, SPECIAL INSPECTION NOT REQ'D
 DESIGN BASED ON 2000 PSF ALLOWABLE SOIL PRESSURE.
 WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY, THE IBC 2021 AND ALL APPLICABLE LOCAL CODES.
 CONCRETE TO INCLUDE TYPE V CEMENT OBTAINING A 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
 REBAR TO MEET ASTM SPECIFICATION A-615 FOR DEFORMED BARS GRADE 60.
 CONSTRUCTION ON ADJACENT PROPERTY MUST INCLUDE APPROVAL OF THE PROPERTY OWNER.
 DESIGN BASED ON 1500 PSF ALLOWABLE SOIL PRESSURE WITH FREE DRAINING BACKFILL.

LEGEND

---	(3200)	EXISTING MAJOR CONTOURS
---	(3200)	EXISTING MINOR CONTOURS
---	3200	PROPOSED MAJOR CONTOURS
---	3200	PROPOSED MINOR CONTOURS
(W-4)		PROPOSED CMU RETAINING WALL (4' MAX USE DETAIL THIS SHEET)

HURRICANE CITY STORMWATER REQUIREMENTS COMPLIANCE:
 THIS SITE COMPLIES WITH HURRICANE CITY'S STORMWATER REQUIREMENTS BECAUSE IT WAS INCLUDED IN THE DESERT FIELDS TOWNHOMES STORM RUNOFF CALCULATIONS DATED JANUARY 22, 2019 AND THE RUNOFF FROM THIS SITE WILL FLOW INTO THE EXISTING STORMDRAIN SYSTEM FOR DESERT FIELDS TOWNHOMES.



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

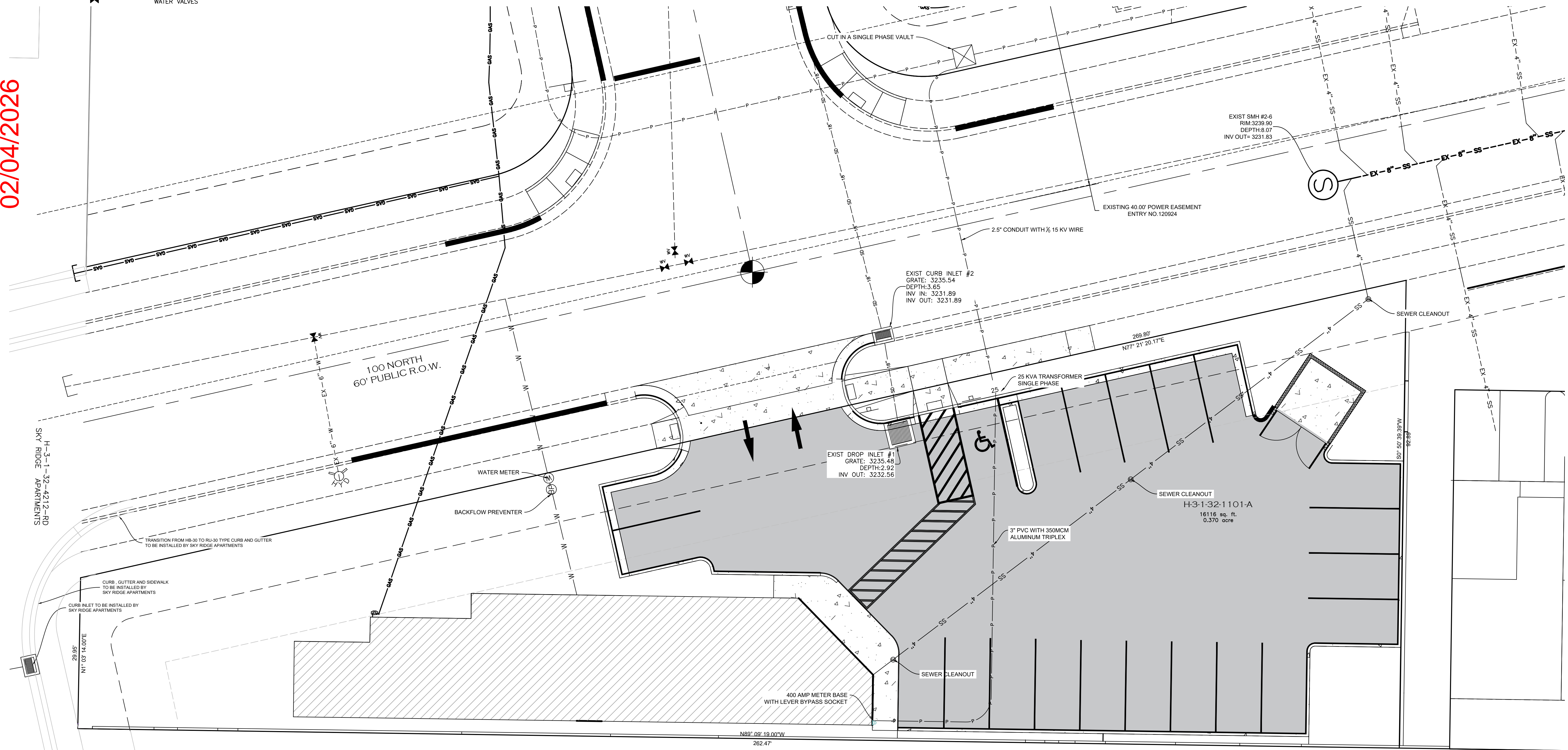
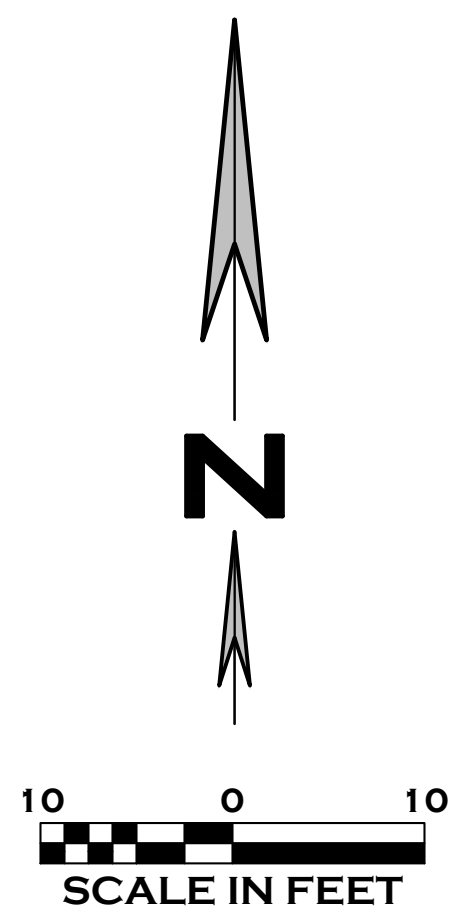
GRADING & DRAINAGE
 DESERT FIELDS COMMERCIAL
 FOR
JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T. 41 S. R. 13 W. S. 16&M

FILE NAME: _____
 DATE: 12/22/2025
 CHECKED: _____
 SCALE: 1"=10'
 SHEET 3 OF 8

M. A. Kneiss
APPROVED
02/04/2026

LEGEND

--- EX - 8" - SS ---	EXISTING SEWER LINE
⊙	EXISTING SEWER MANHOLE
--- SS --- 8" ---	NEW SEWER LINE
⊙	NEW SEWER MANHOLE
--- W --- W --- W ---	WATER LINE
⊙	WATER METER
⊕	WATER HYDRANT
---	POWER
□	STREET LIGHT & BOX
○	EXISTING POWER POLE
⊕	3-PHASE POWER VAULT
⊕	TRANSFORMER
⊕	SECONDARY BOX
--- GAS --- GAS --- GAS ---	GAS
⊕	WATER VALVES



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

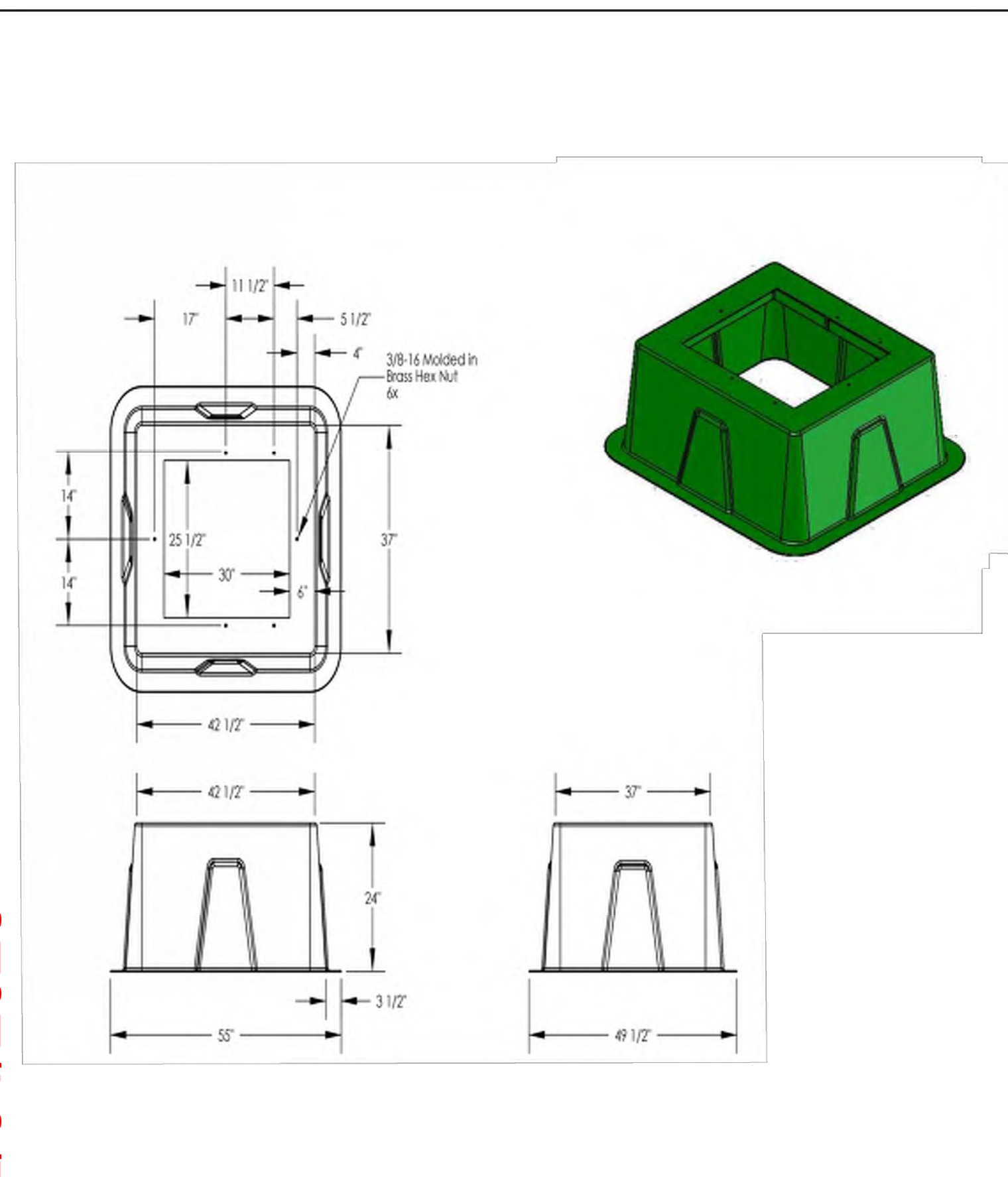
UTILITY PLAN
 DESERT FIELDS COMMERCIAL
 FOR
 JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T 41 S, R 13 W, S 1&2&M

FILE NAME: _____
 DATE: 12/22/2025
 CHECKED: _____
 SCALE: 1"=10'

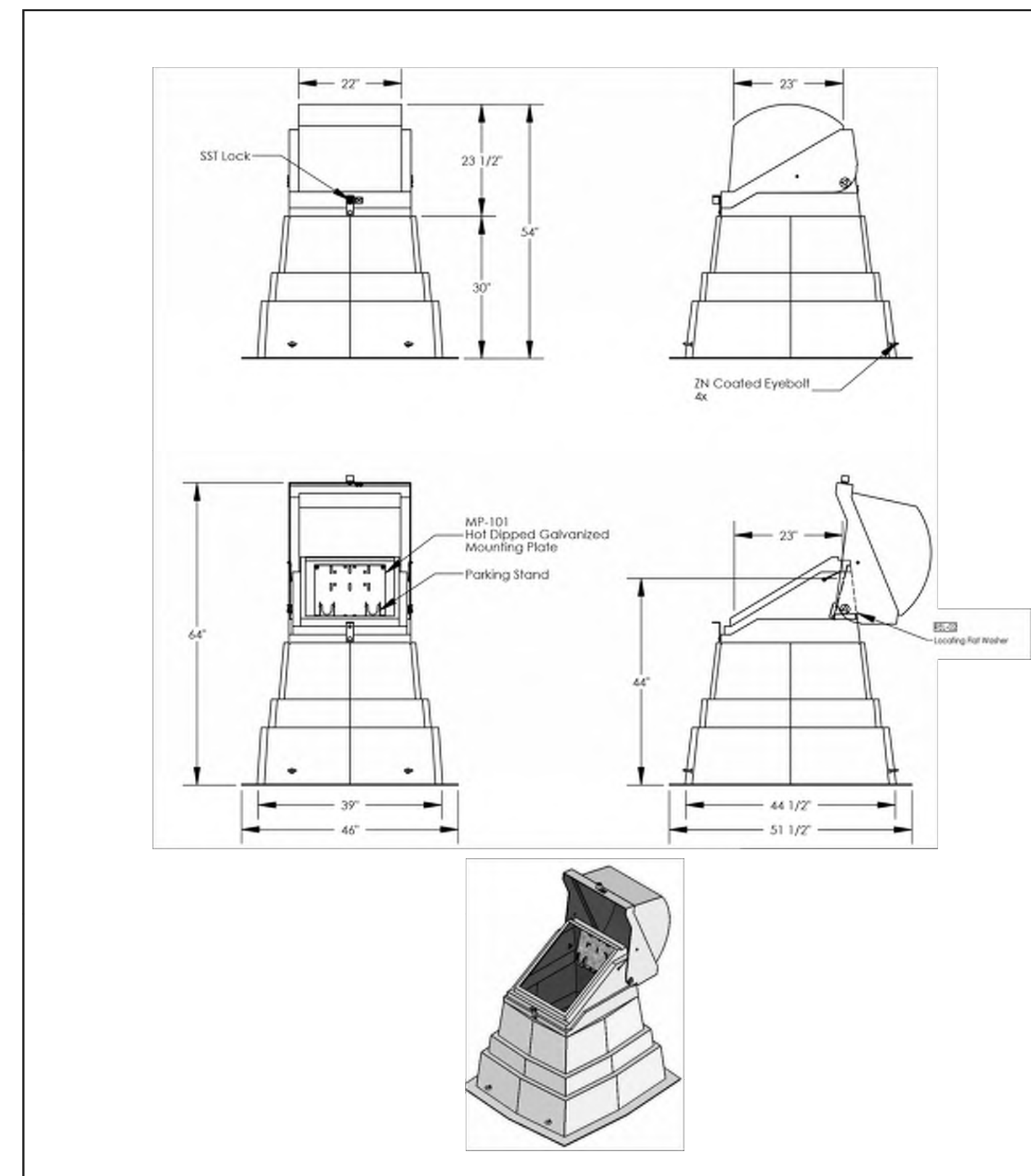
SHEET
4
 OF 8

H-3-1-32-1101-B
 UNDEVELOPED
 COMMERCIAL ZONED

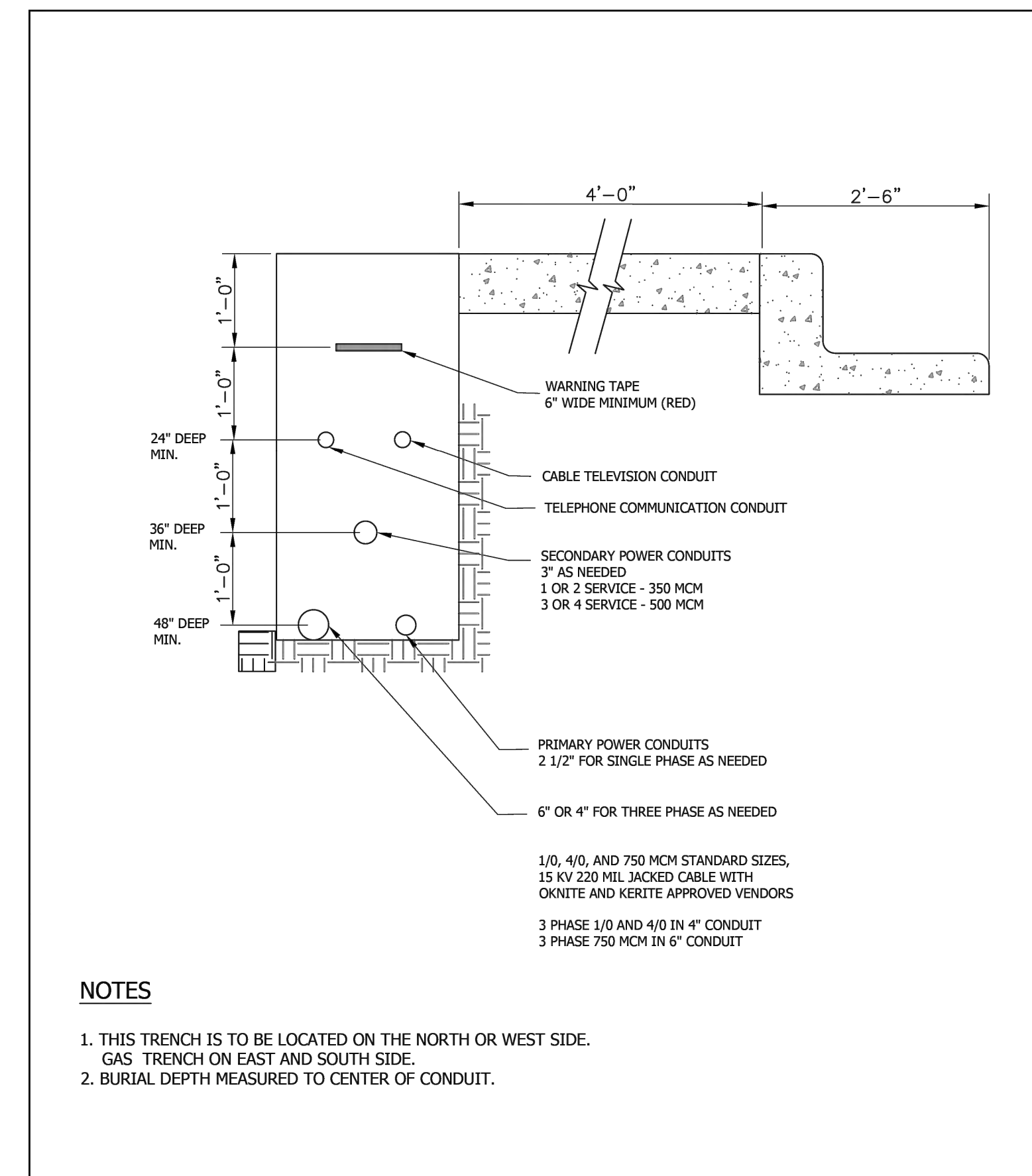
APPROVED
 02/04/2026
 M. A. K. Karam



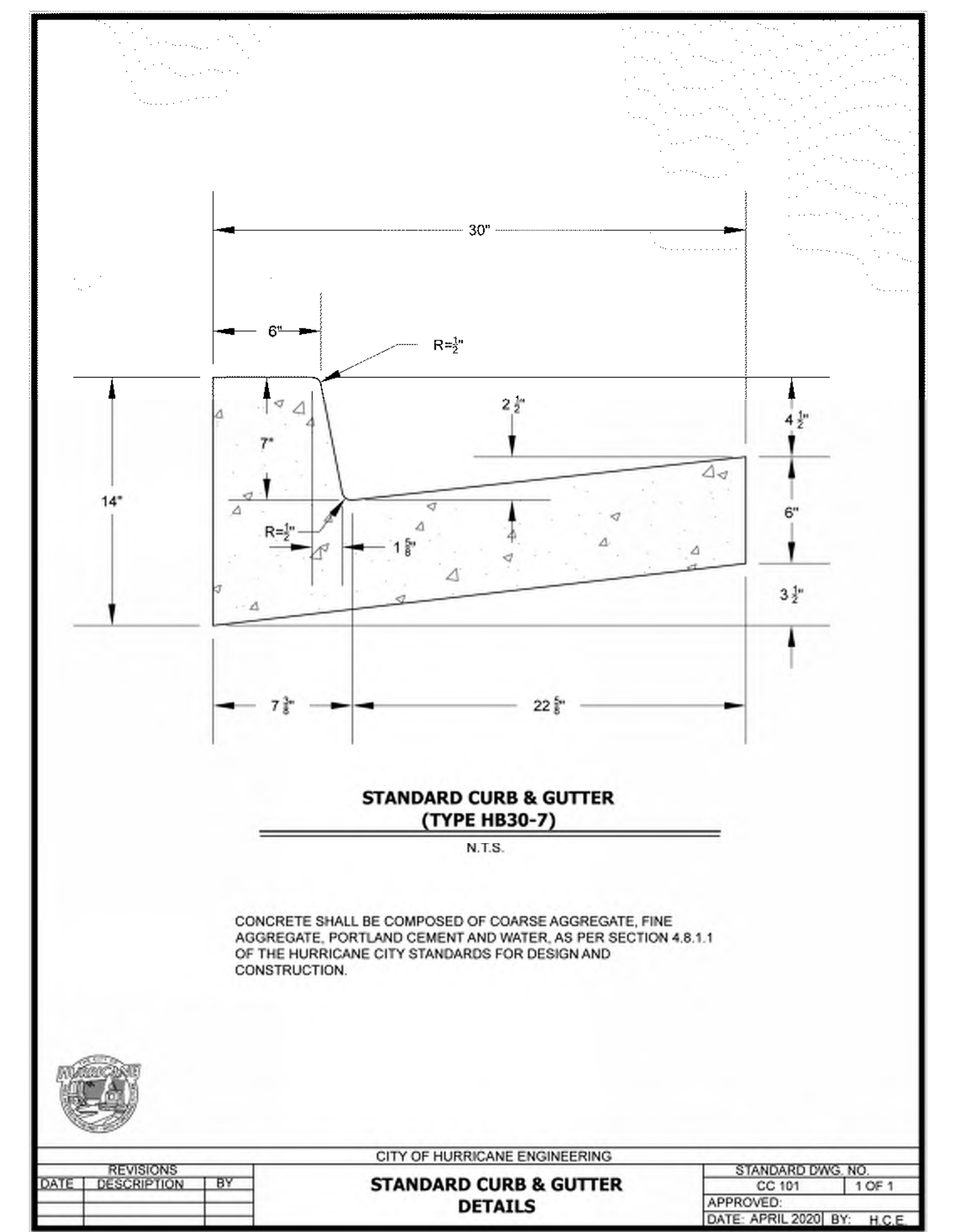
1 PHASE TRANSFORMER PAD
 CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS
 STANDARD DRAWING NO. DR-11



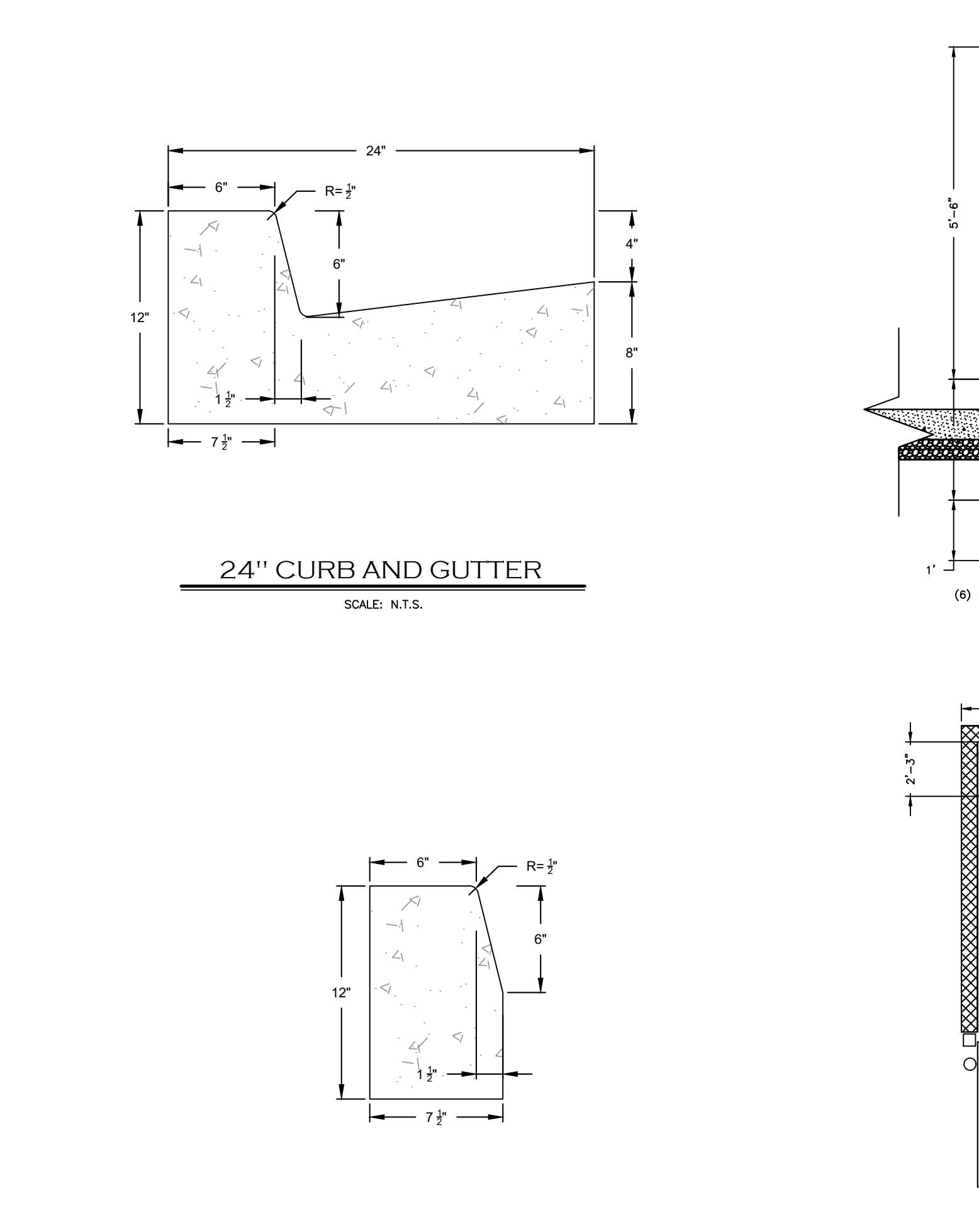
1 PHASE SECTIONALIZING CABINET
 CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS
 STANDARD DRAWING NO. DR-17



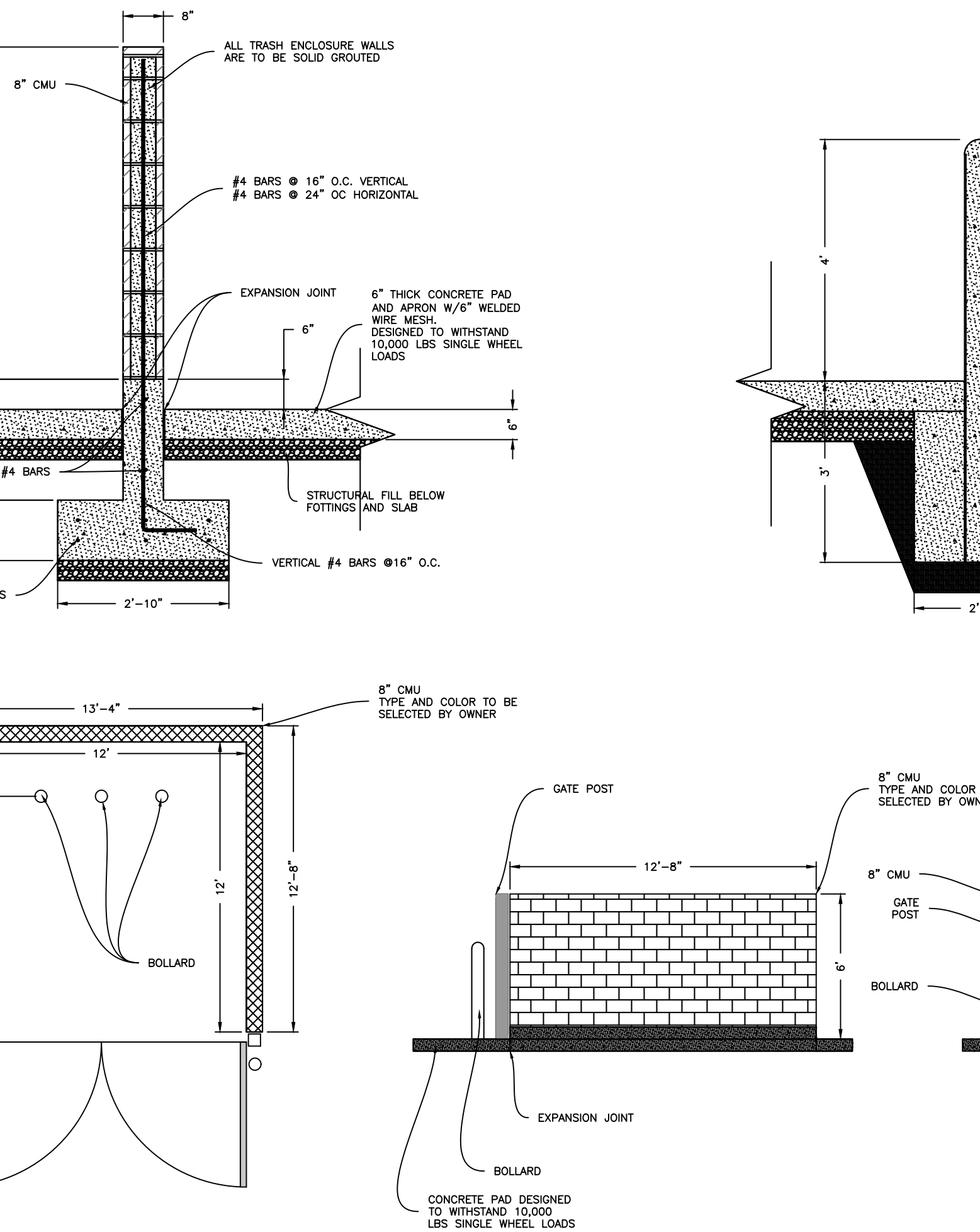
JOINT UTILITY TRENCH
 CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS
 STANDARD DRAWING NO. DR-18



STANDARD CURB & GUTTER (TYPE HB30-7)
 N.T.S.
 CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.



**24\"/>
 SCALE: N.T.S.**



DUMPSTER ENCLOSURE DETAIL
 SCALE: N.T.S.

NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
 TEL: (435) 635-5765 FAX: (435) 635-5765

POWER DETAILS
 DESERT FIELDS COMMERCIAL
 FOR
 JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T 41 S, R 13 W, S 1 E, B 8 W

FILE NAME: _____
 DATE: 12/22/2025
 CHECKED: _____
 SCALE: SHOWN

SHEET
6
 OF 8

HURRICANE CITY WATER DEPARTMENT NOTES

- 1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.

- 13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

INFOWEST, CATV/FIBER OPTIC NOTES

- 1. DEVELOPER IS TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED THE PROJECT WILL BE DEVELOPED TO THE DEVELOPER.
2. INFOWEST WILL PROVIDE ALL CONDUITS, CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 JUC@INFOWEST.COM
5. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF THE COSTS FOR THE WORK DONE.

FIRE DEPARTMENT NOTES:

- 1. Construction of roads must be complete with all weather surface prior to sign off for building permit.
2. Fire Hydrant must produce a minimum of 1000 gpm. (2021 IFC appendix B)
3. Hydrant spacing per 2021 IFC appendix C
4. Burning of construction material is prohibited
5. Hydrants must be charged and working before combustible material can be delivered
6. Knox box required on all commercial buildings
7. FDC must be remote. Out of the collapse zone of the building and within 50' of a fire hydrant and equipped with Knox caps
8. Underground flush must be witnessed by HVFSSD
9. Fire hydrants must maintain 3' clear around hydrant. No fences or shrubs shall be within 3'
10. Buildings built in accordance with 2021 IFC 903 may require suppression.
11. Gates will require knox openers or locks.

TDS TELECOM NOTES

- 1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

- CENTURYLINK TELEPHONE NOTES (COMMERCIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-8553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4X8 PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

POWER NOTES

- 1. DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. EQUIPMENT PLACEMENT TO BE HURRICANE POWER SPECS DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY.
3. PRE-APPROVED CONTRACTOR TO REVIEW PLANS WITH HURRICANE POWER. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS ARE RESPONSIBLE THAT EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDES OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
10. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
11. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
12. HURRICANE CITY POWER WILL NEED TO KNOW THE MAIN PANEL SERVICE SIZE/SERVICE VOLTAGE NEED TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
13. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2", 3" AND 4" PVC. THE SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500CM ALUMINUM.
14. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
15. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
16. IMPACT FEES TO BE COLLECTED BY THE BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
17. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
18. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS OR METALLIC STICKERS TO THE APPROPRIATE UNIT.
20. HURRICANE POWER WILL WORK WITH A PREQUALIFIED ELECTRICIAN OF DEVELOPER CHOICE TO DEENERGISE LINE. CONTRACTORS WILL THEN CUT IN NEW VAULT AND RUN NEW POWER LINE TO DESIGNATED AREA.

ASH CREEK SSD NOTES

- 1. Sewer is to meet the current Ash Creek Special Service District (District) Construction Standard.
2. Prior to completion of the project provide a copy of the geotechnical report and the compaction test results to the District.
3. Prior to completion of the project provide a PDF and a 2'x3' plan sheet Drawing of Record to the District. The Drawing of Record should include a distance from the near side property line to the sewer lateral marker, also include any changes to sewer main line slopes and depths.
4. The contractor will be responsible to clean and test the sewer lines after all utilities have been installed but prior to asphalt placement. The following tests will need to be completed by the contractor; mandrel test, air test and closed-circuit camera inspection. Camera inspection if provided by the District can be scheduled with the District representative. Tuesdays or Thursdays are generally when the District can perform this camera work.
5. During construction all sewer lines will need to be capped or sealed to protect the sewer system from flooding or rain events.
6. Any floor drains, utility sinks and or anything other than sanitary sewer shall have an interceptor and sample manhole.
7. Clean out to be located 5' from building.

HURRICANE CITY PARKS DEPT. NOTES

- 1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

DOMINION ENERGY NOTES:

- 1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH (435) 231-9971
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N--ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435)210-0729 AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE**GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

DESERT FIELDS COMMERCIAL

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

GENERAL NOTE: UTILITY LINES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. ALL UTILITIES MUST BE INSTALLED WITHIN GIVEN EASEMENTS AND MAINTAIN PROPER SEPARATIONS.

REVISIONS

Table with columns for NO., DATE, and APPROVED BY.

PRATT ENGINEERING P.C. CIVIL ENGINEERING AND LAND SURVEYING. 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737. FAX: (435) 635-5765. TEL: (435) 635-2329.

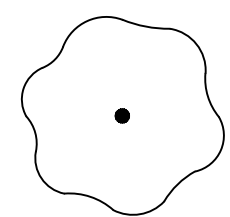
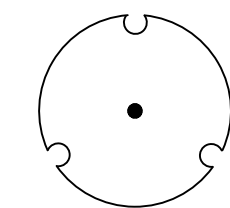







UTILITY NOTES FOR DESERT FIELDS COMMERCIAL. JAMES CHENEY. CITY OF HURRICANE, WASHINGTON COUNTY, UTAH. LOCATED IN SECTION 32, T. 41 S. R. 13 W. S. 1E & 2E.

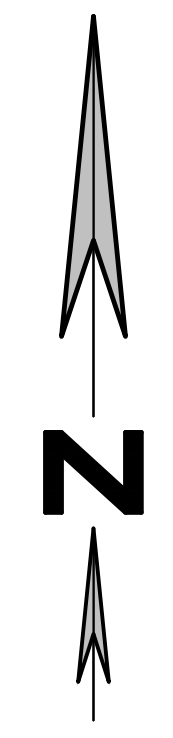
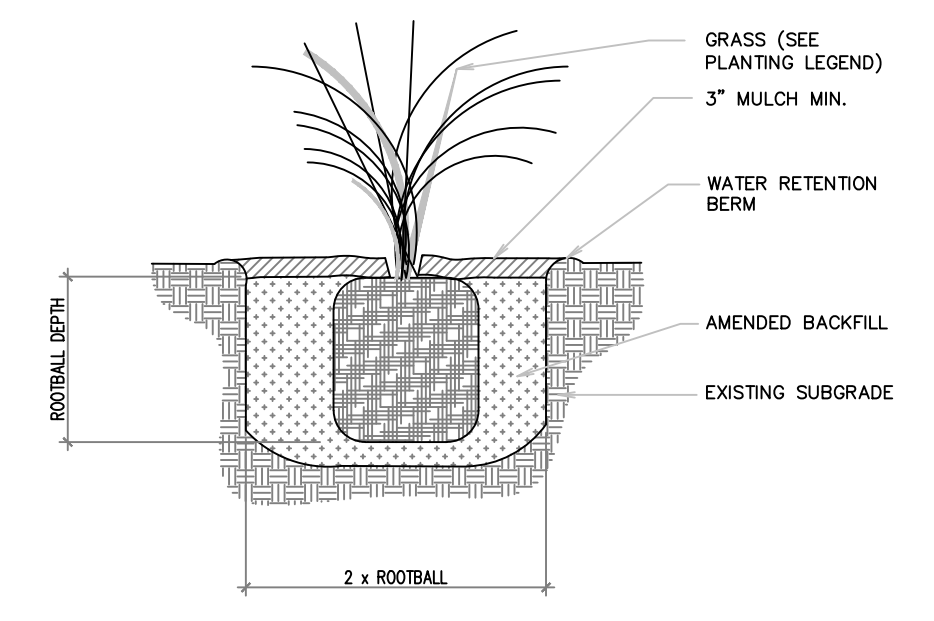
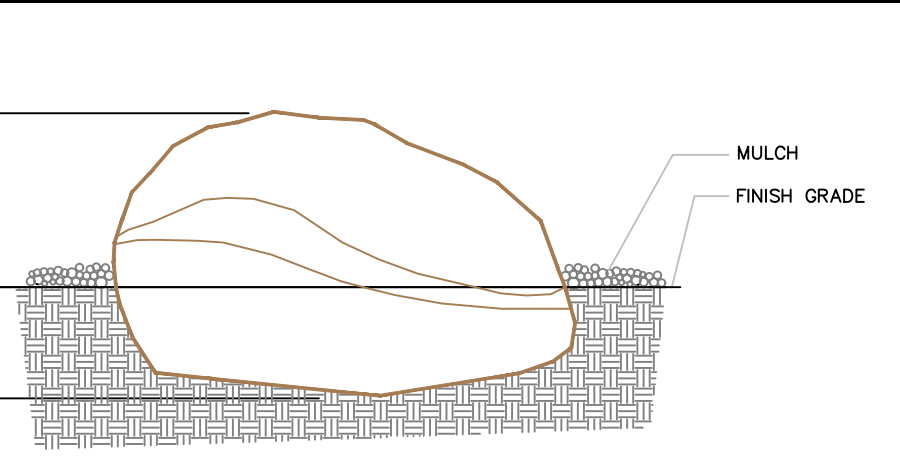
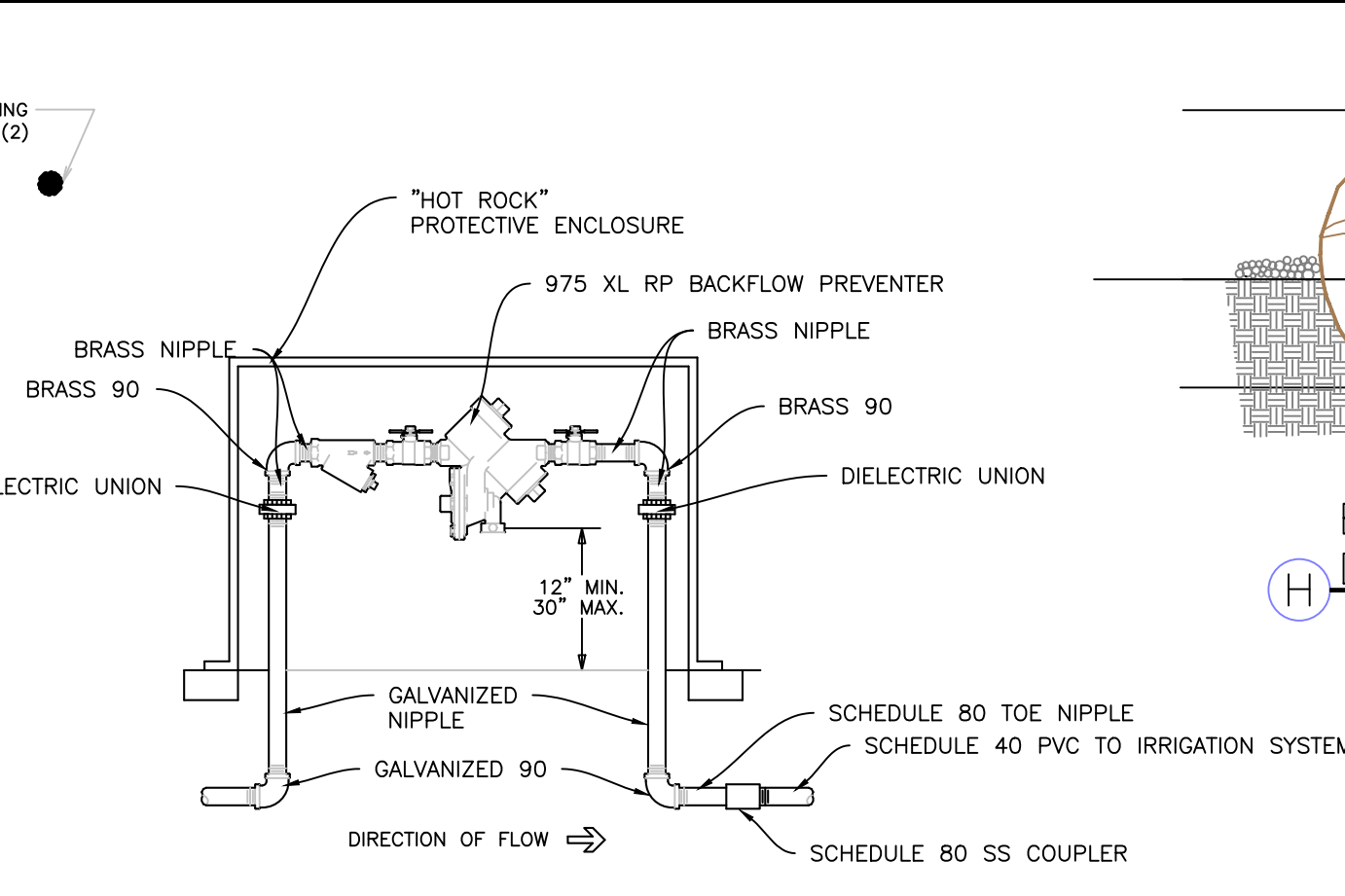
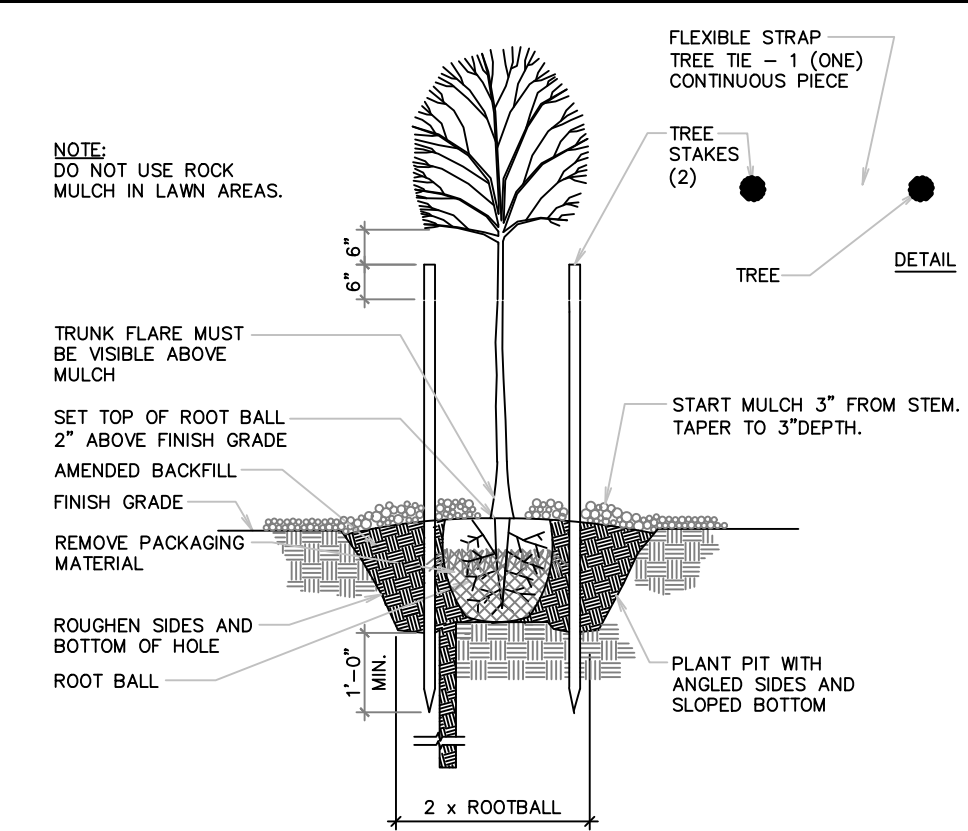
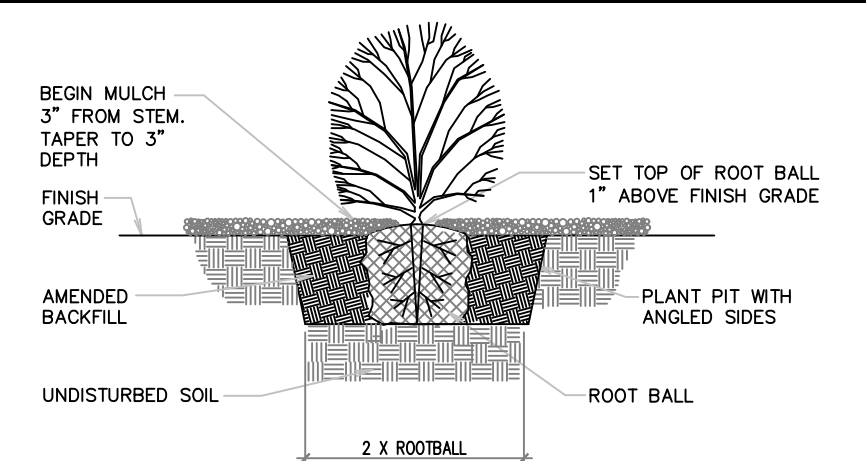
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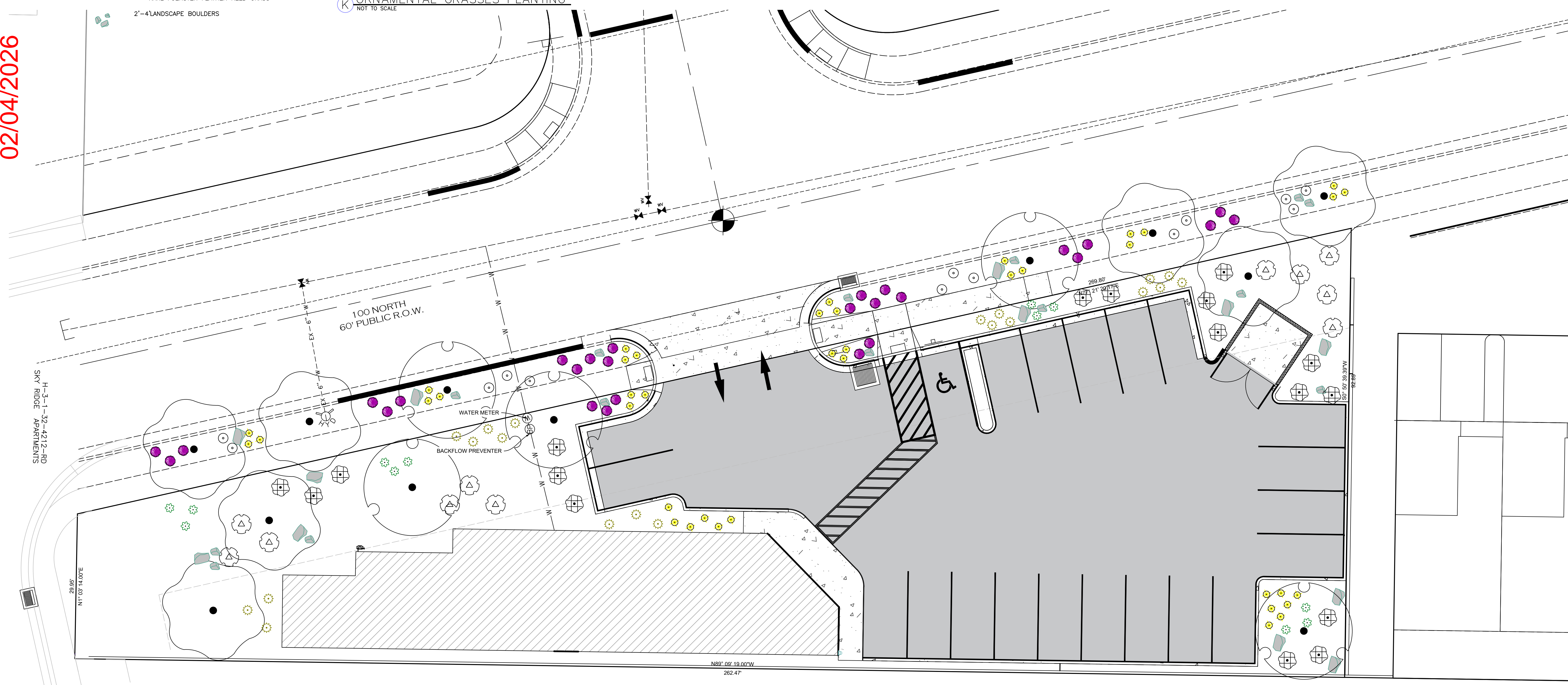
APPROVED 02/04/2026

PLANTING LEGEND

-  24" BOX PISTACIA 'RED PUSH'
RED PUSH PISTACHE
-  24" BOX CERCIS CANADENSIS
EASTERN REDBUD
-  5 GAL. RHAPHIOLEPIS INDICA 'PINKIE'
PINKIE INDIAN HAWTHORN
-  5 GAL. ILEX VOMITORIA 'NANA'
DWARF YAUPON HOLLY
-  5 GAL. CARYOPTERIS CLAUDONENSIS 'DARK KNIGHT'
DARK KNIGHT BLUE MIST
-  5 GAL. MUHLENBERGIA CAPILLARIS
PINK MUHLY
-  1 GAL. SALVIA NEMOROSA
MAY NIGHT SALVIA
-  1 GAL. HYMENOXIS ACAULIS
PERKY SUE
-  5 GAL. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
KARL FOERSTER FEATHER REED GRASS
- 2'-4" LANDSCAPE BOULDERS



APPROVED
02/04/2026



NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5229

LANDSCAPING
DESERT FIELDS COMMERCIAL
FOR
JAMES CHENEY
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 32, T41 S, R 13 W, S 16&M

FILE NAME: _____
DATE: 12/22/2025
CHECKED: _____
SCALE: 1"=10'
SHEET
8
OF 8

H-3-1-32-1101-B
UNDEVELOPED
COMMERCIAL ZONED

PARKING REQUIREMENTS

DESCRIPTION	AREA SQ.FT	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
OFFICE @ 1 SPACE/250 SQFT	5024	21	21	21*

* INCLUDING 1 VAN ACCESSIBLE SPACE

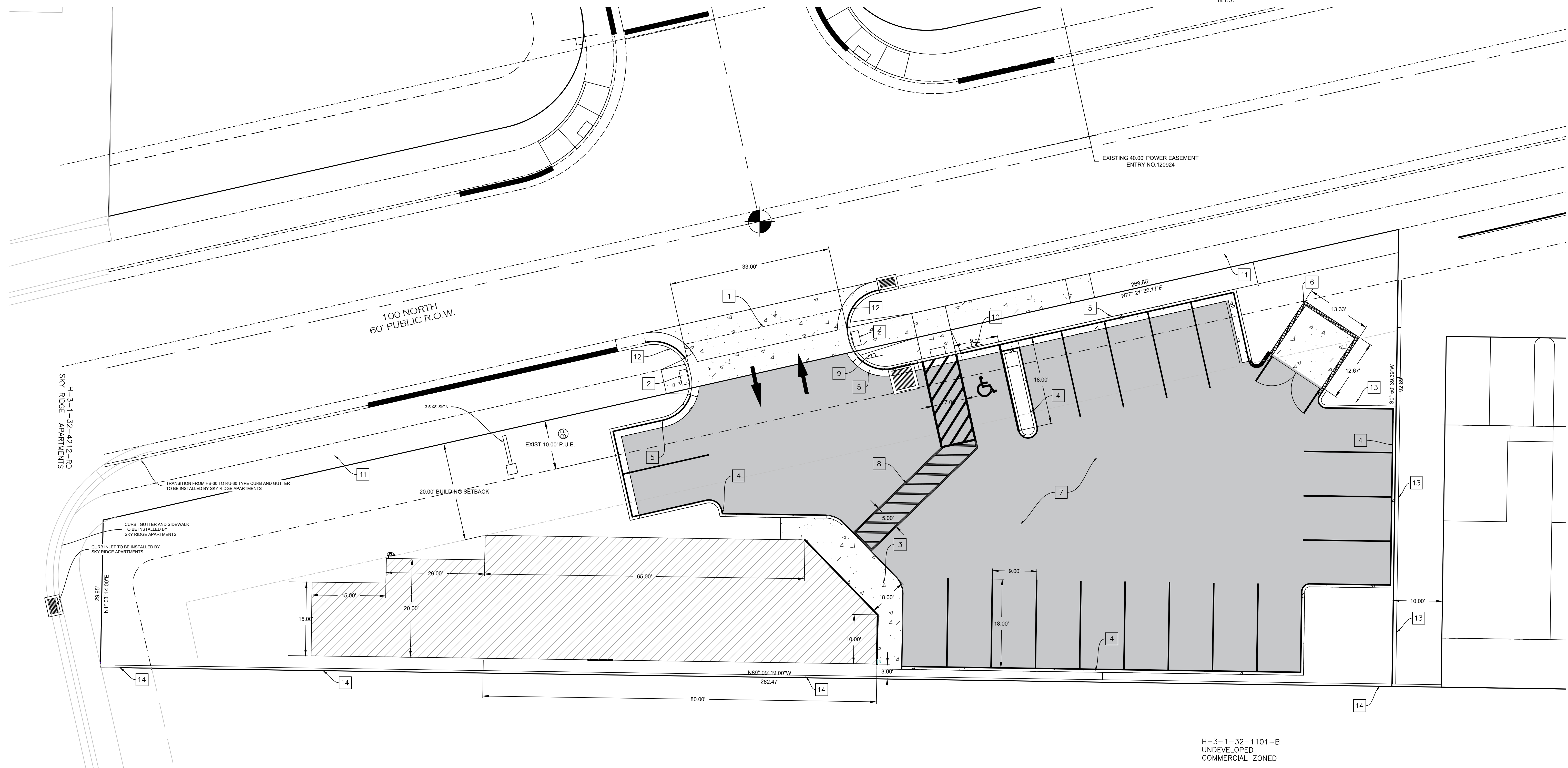
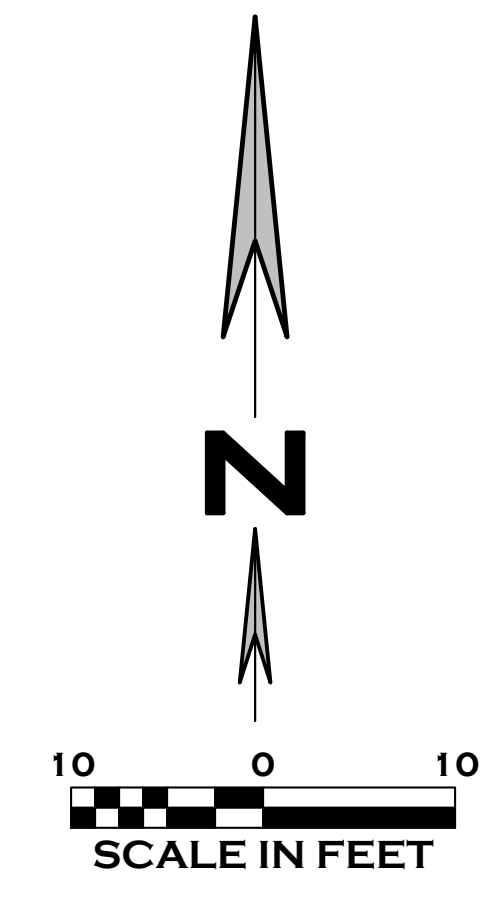
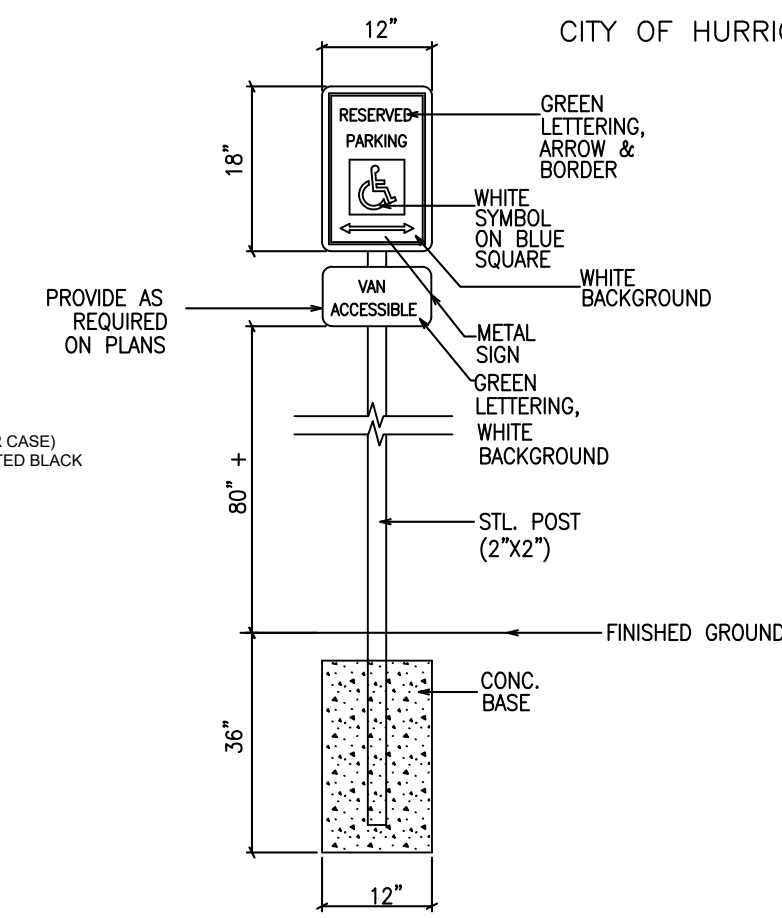
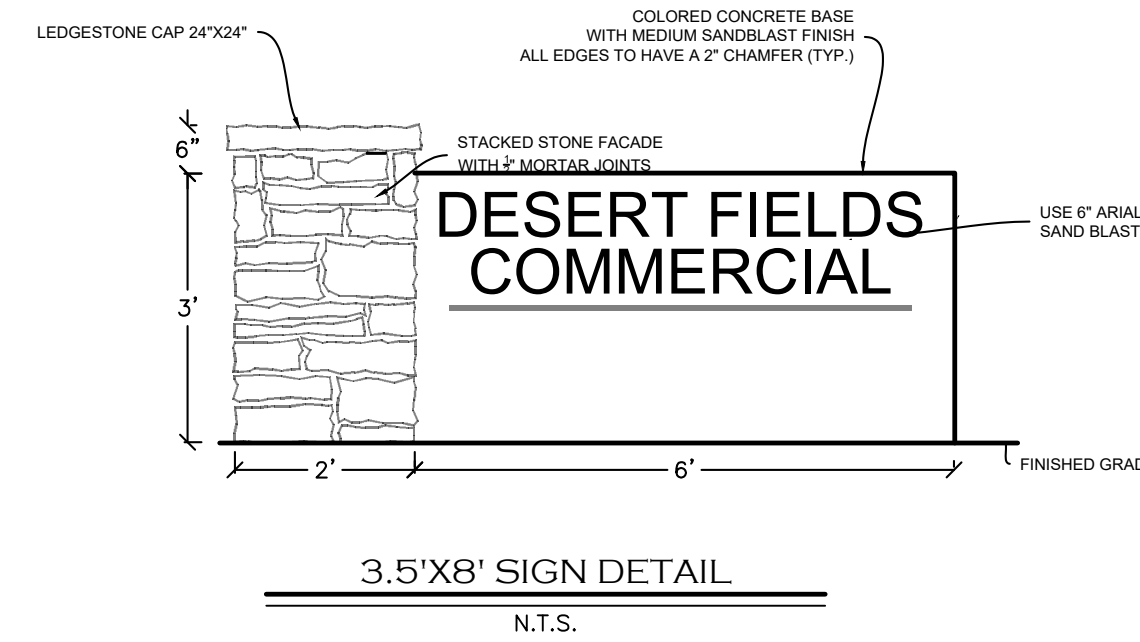
BUILDING USE:	OFFICE SPACE
TOTAL SITE AREA:	.37(ACRES)
TOTAL BLDG. AREA (FOOTPRINT)	16116 SQ. FT.
PARKING/IMPERVIOUS AREA	2912 SQ. FT. 15.56% OF SITE
LANDSCAPE AREA	8582 SQ. FT. 53.27% OF SITE
	5022 SQ. FT. 31.17% OF SITE

CONSTRUCTION NOTES

- 1 INSTALL 8" WATERWAY, STD DWG CG100, SHEET 5
- 2 INSTALL ADA RAMP, STD DWG PED104, SHEET 5
- 3 INSTALL SIDEWALK
- 4 INSTALL 6" STAND-UP CURB, DETAIL SHEET 6
- 5 INSTALL 24" HIGH BACK CURB, DETAIL SHEET 6
- 6 DUMPSTER ENCLOSURE, DETAIL SHEET 6
- 7 ASPHALT 2 1/2" OVER 6" ROADBASE
- 8 ADA ROUTE
- 9 INSTALL STOP SIGN
- 10 INSTALL VAN ACCESSIBLE SIGN, DETAIL THIS PAGE
- 11 EXISTING 5' SIDEWALK
- 12 INSTALL HIGH BACK CURB, STD DWG CC101, SHEET 6
- 13 INSTALL CMU RETAINING WALL 4' MAX HEIGHT, DETAIL SHEET 3
- 14 EXISTING CMU RETAINING WALL WITH 6' CMU FENCE ON TOP

DESERT FIELDS COMMERCIAL

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH



H-3-1-32-1101-B
UNDEVELOPED
COMMERCIAL ZONED

REVISIONS

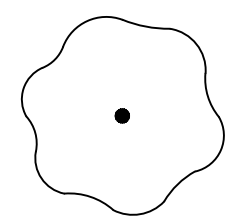
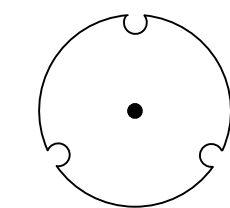







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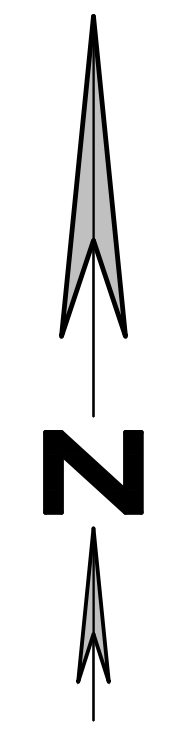
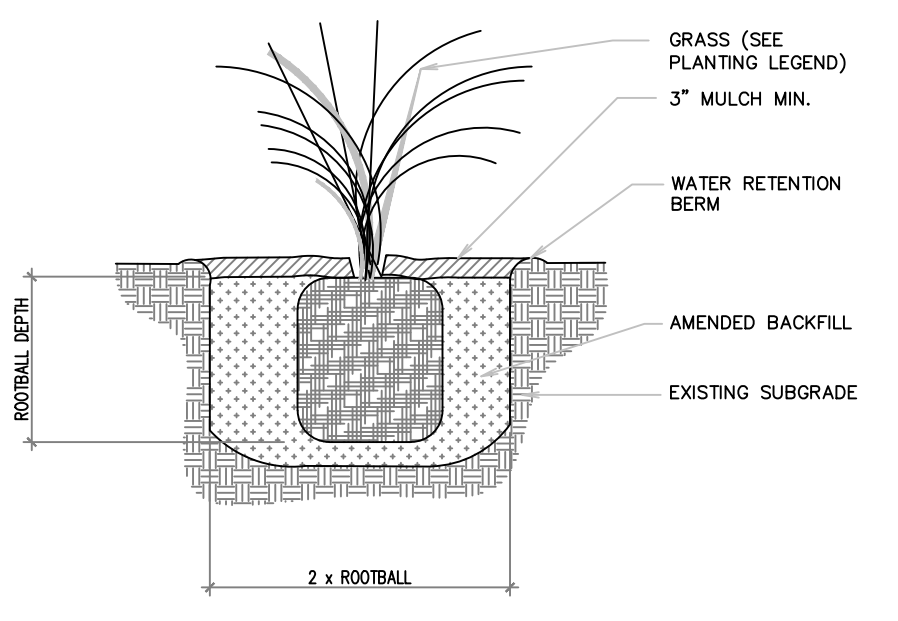
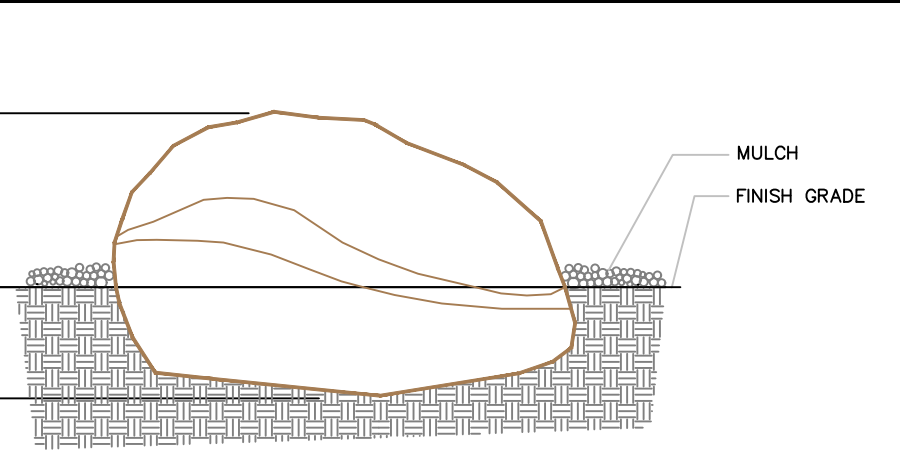
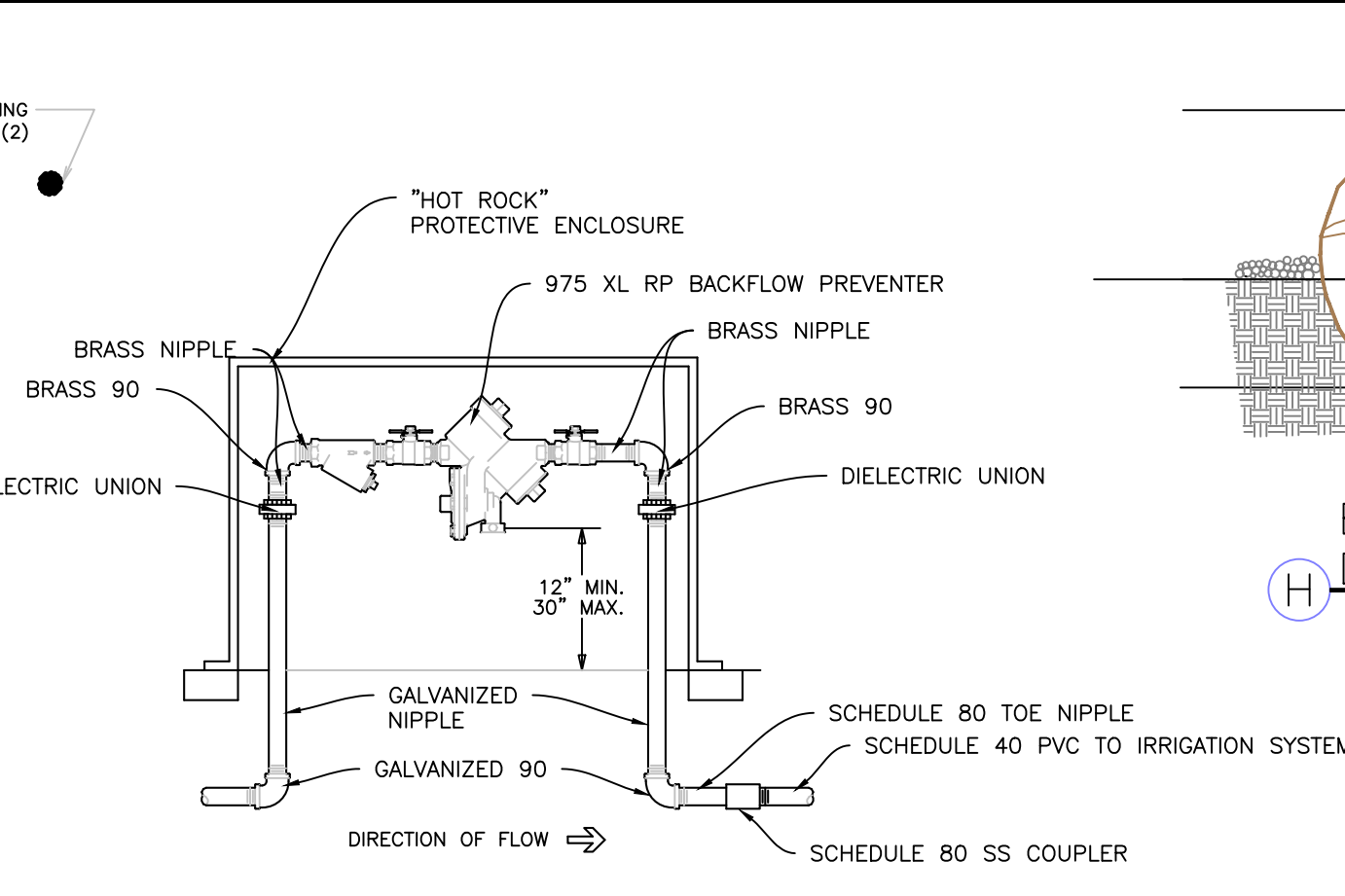
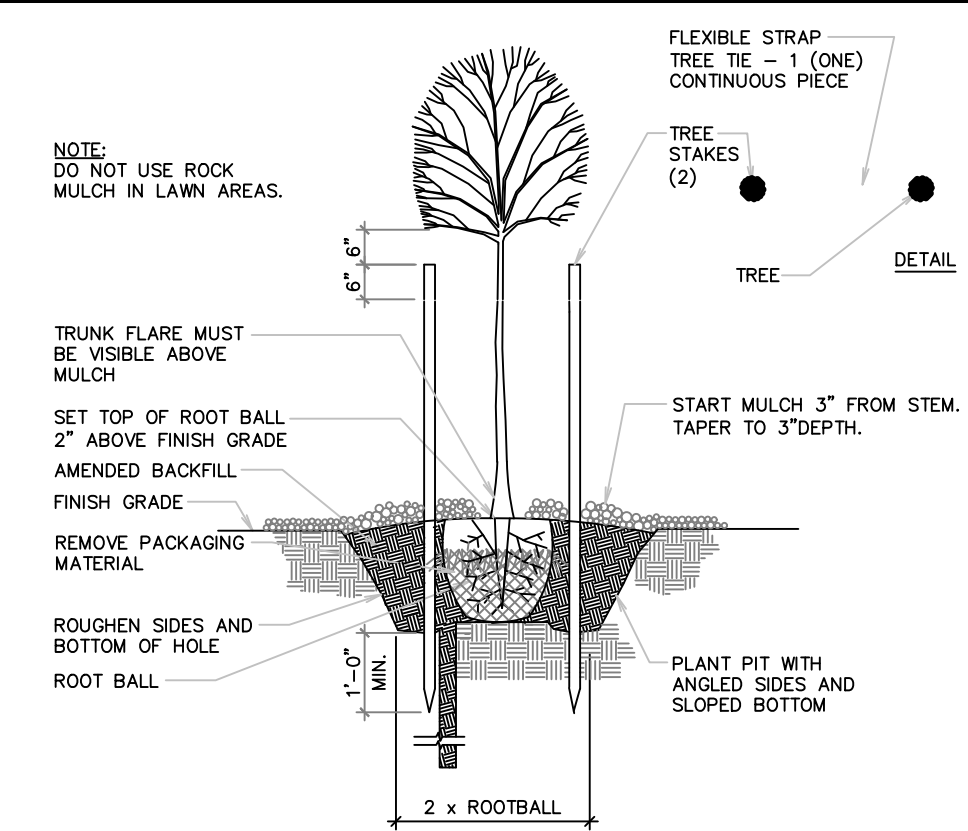
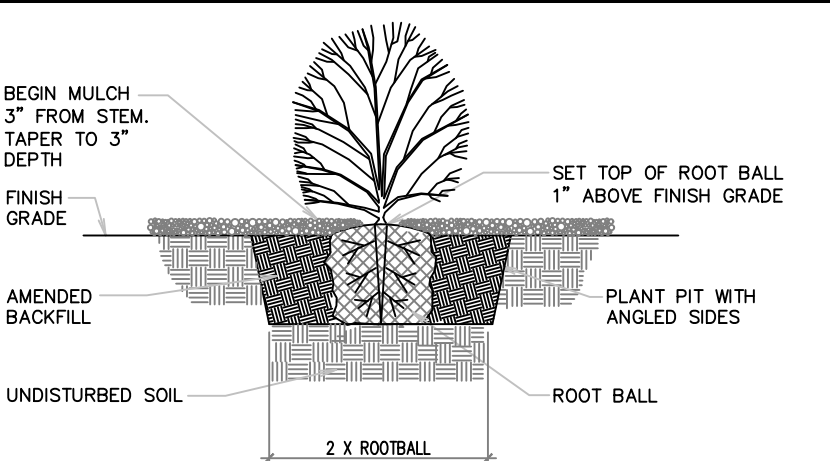
PRATT ENGINEERING P.C.
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 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

SITE & DIMENSION PLAN
 DESERT FIELDS COMMERCIAL
 FOR
JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T41 S, R13 W, S11 E, BMM

FILE NAME:	-
DATE:	2/10/2026
CHECKED:	
SCALE:	1"=10'
SHEET	2
OF	8

PLANTING LEGEND

-  24" BOX PISTACIA 'RED PUSH'
RED PUSH PISTACHE
-  24" BOX CERCIS CANADENSIS
EASTERN REDBUD
-  5 GAL. RHAPHIOLEPIS INDICA 'PINKIE'
PINKIE INDIAN HAWTHORN
-  5 GAL. ILEX VOMITORIA 'NANA'
DWARF YAUPON HOLLY
-  5 GAL. CARYOPTERIS CLANDONENSIS 'DARK KNIGHT'
DARK KNIGHT BLUE MIST
-  5 GAL. MUHLENBERGIA CAPILLARIS
PINK MUHLY
-  1 GAL. SALVIA NEMOROSA
MAY NIGHT SALVIA
-  1 GAL. HYMENOXIS ACAULIS
PERKY SUE
-  5 GAL. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
KARL FOERSTER FEATHER REED GRASS
- 2'-4" LANDSCAPE BOULDERS



APPROVED
 02/04/2026
M. A. Karam



NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

LANDSCAPING
 DESERT FIELDS COMMERCIAL
 FOR
 JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T41 S, R13 W, S1E8M

FILE NAME: _____
 DATE: 12/22/2025
 CHECKED: _____
 SCALE: 1"=10'
 SHEET
8
 OF 8

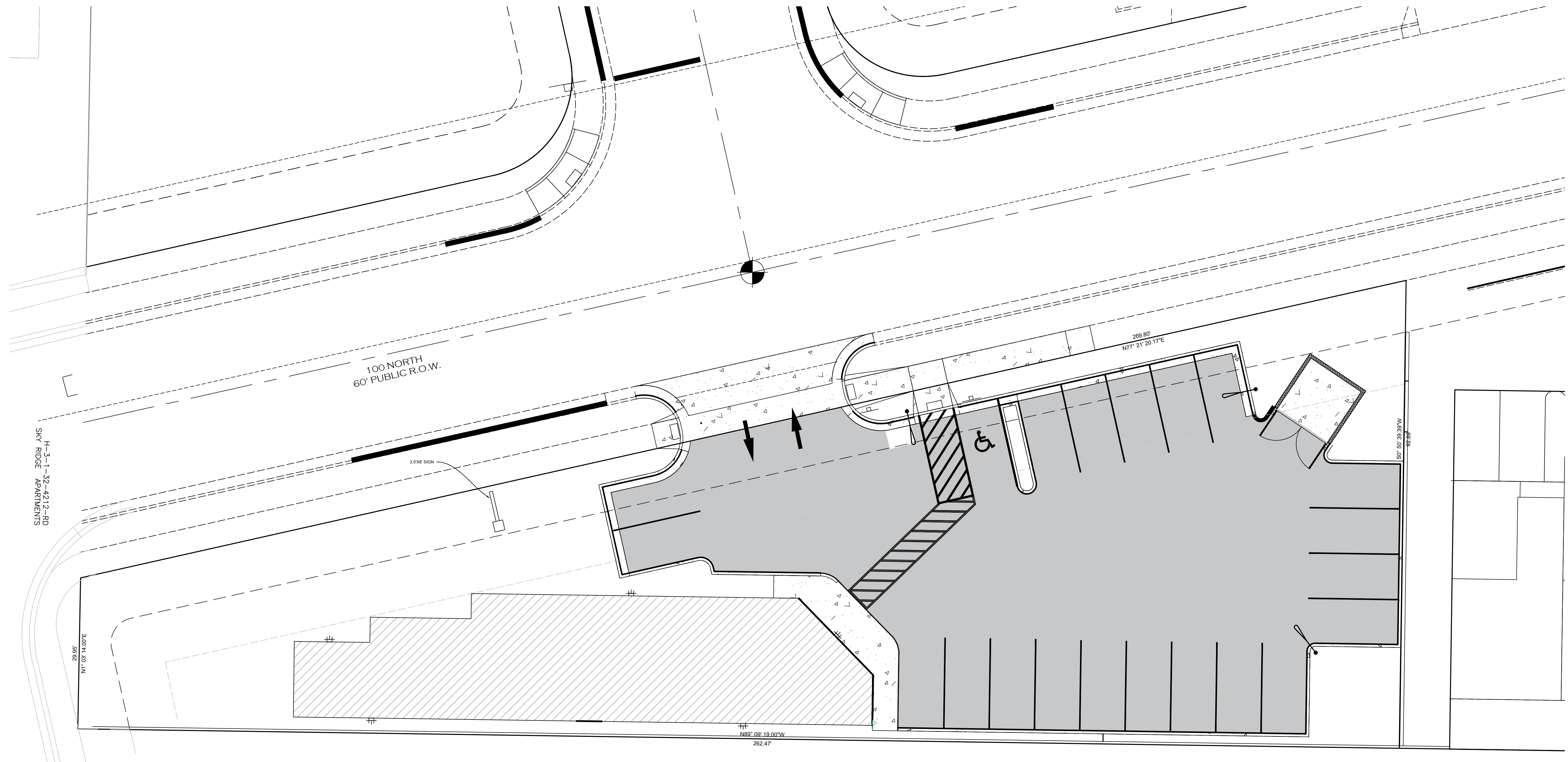
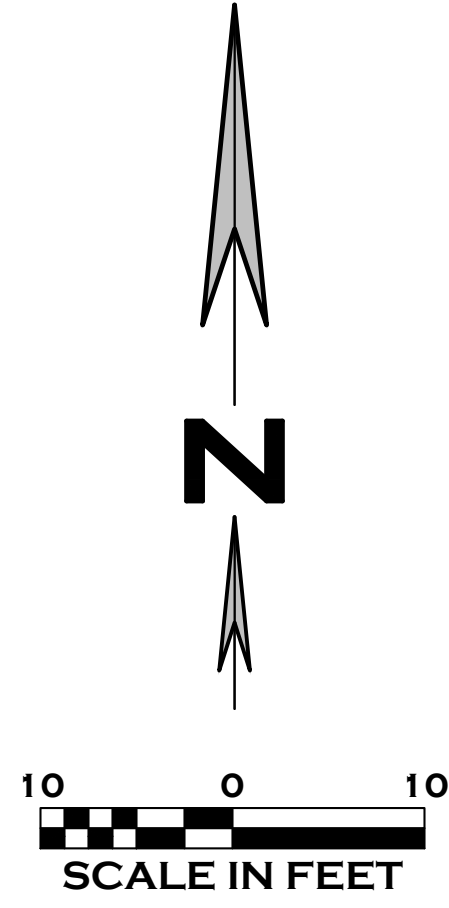
H-3-1-32-1101-B
 UNDEVELOPED
 COMMERCIAL ZONED

#

RAB WPTLED12Y/D10/PC2 WALL PACKS 1259 LUMENS TALLPACK 12W 0-10V DIMMING 277V PHOTOCELL BRONZE



RAB ALED3T150Y 150 WATT LED TYPE III AREA LIGHT FIXTURE, BRONZE, 120-277V, 3000K, 70 CRI, 15966 LUMENS, BRONZE W/8 INCH POLE MOUNTING ARM, 100,000 HOUR MOUNT ON 20'X4" POLE WITH 5'X2' PRECAST CONCRETE BASE.



H-3-1-32-4212-RD
SKY RIDGE APARTMENTS

100 NORTH
60' PUBLIC R.O.W.

3.0' X 3' SIGN

269.80'
N77° 21' 20.17"E

59' 59" 09.89"W
42.82'

29.95'
N1° 03' 14.00"E

N88° 09' 19.00"W
262.47'

H-3-1-32-1101-B
UNDEVELOPED
COMMERCIAL ZONED

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

OUTDOOR LIGHTING PLAN
 DESERT FIELDS COMMERCIAL
 FOR
 JAMES CHENEY
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 32, T 41 S, R 13 W, S 1, E 8 W

FILE NAME: _____
 DATE: 2/11/2026
 CHECKED: _____
 SCALE: 1"=10'

SHEET
4
 OF 8

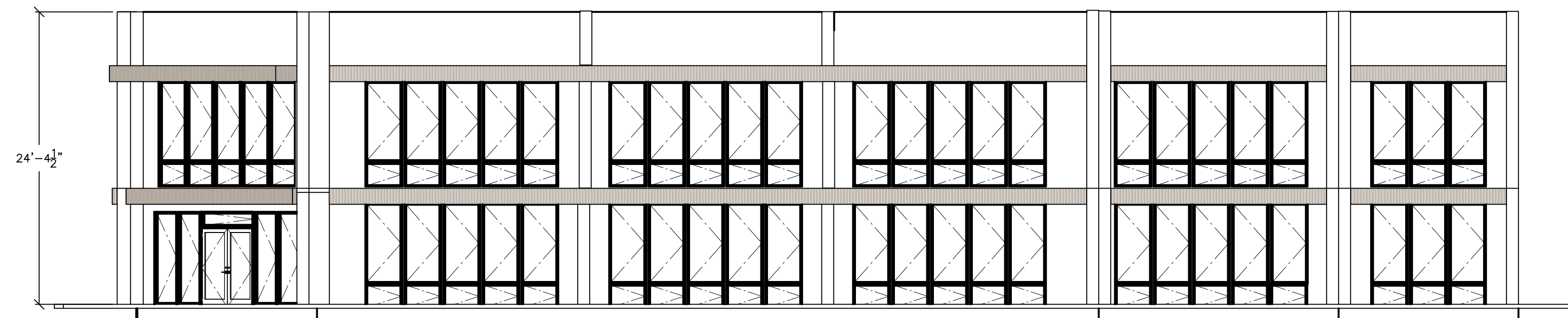
ELEVATIONS

SCALE: 1/8" = 1'-0"

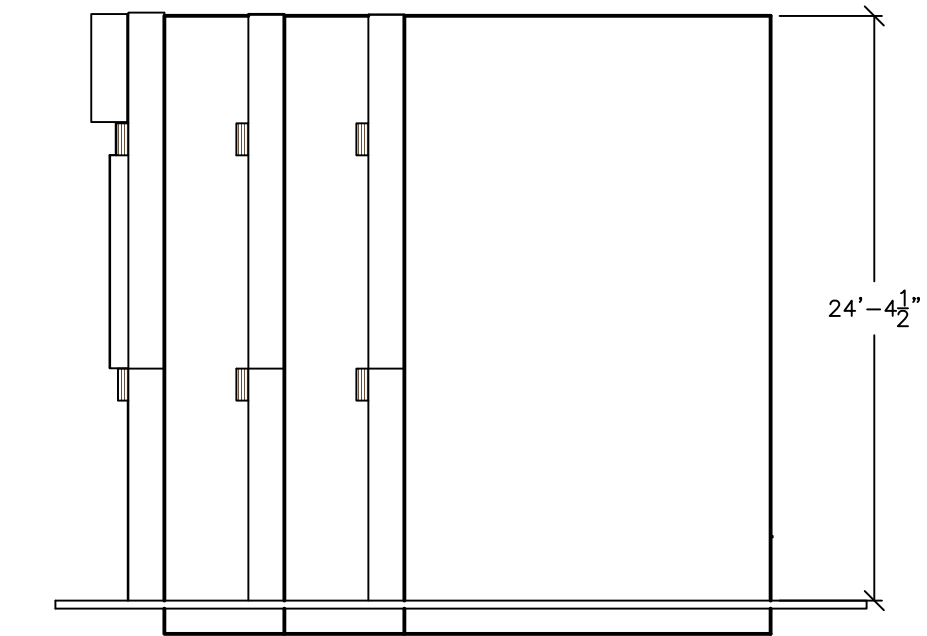
JAMES CHENEY
DESERT FIELDS COMMERCIAL
2480 W 40 N
HURRICANE, UTAH



EAST

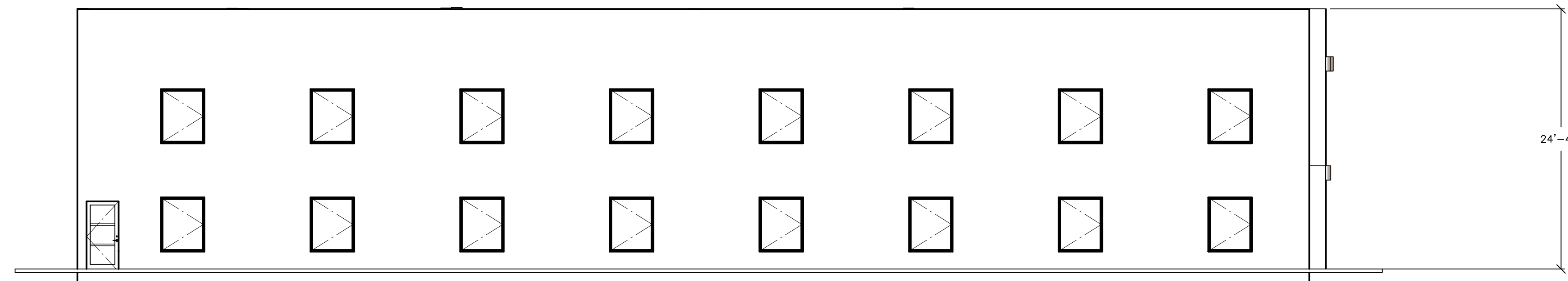


NORTH



WEST

EXTERIOR TO BE STUCCO FINISH (LIGHT TONES)
SIMILAR TO EXISTING TOWNHOMES IN SUBDIVISION



SOUTH

ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2329

ELEVATIONS
DESERT FIELDS COMMERCIAL
FOR
JAMES CHENEY
2480 W 40 N
HURRICANE, UTAH

FILE NAME:
DATE:
2/04/2026
CHECKED:
SCALE:
1/8" = 1'-0"

SHEET
1
OF 1

**Hurricane Planning Commission
Meeting Minutes
11/13/2025**

Minutes of the Hurricane City Planning Commission meeting held on November 13, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, and Amy Werrett.

Members Excused: Michelle Smith, Kelby Iverson, and Amy Werrett

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, and Water Department Representative Kory Wright..

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Ralph Ballard

Paul Farthing motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest – Brad Winder disclosed that he lives within the noticing boundary for new business item #2 but he will still vote.

Public Hearings

1. A Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.

Comment submitted and is at the end of these minutes.

Gary Cupp explained that the current zoning is R1-8 and the general plan shows this area as single-family zoning. They are requesting RM-1 for a single-family development.

Harval Bryan, who lives at the corner of this development, stated he is not in favor of the proposal. He said the area does not need apartments and that his views will be blocked.

A resident from Canyon Ridge read a letter he prepared voicing his concerns regarding traffic, property values, and views being restricted.

Cheryl Allen said she is worried about traffic but even more concerned about the zoning designation. She has spoken with the city and the property owner and understands a development agreement may

50 be possible, but she feels RM-1 is the wrong zoning. She said R1-4 or R1-8 would be more appropriate
51 and noted the owner's willingness to help the city with the water that runs along Park View Drive.
52

53 Robert Poulson said "ditto" to the previous comments. He explained that he and his family moved here
54 13 years ago expecting to stay long-term, but multi-family development would make them reconsider
55 because they value the single-family feel of the area.
56

57 Brad Dewey shared that this property is in his backyard and said he believes the proposal is wrong,
58 adding that anyone in his position would oppose it.
59

60 **2. A Zone Change Amendment Request on approximately 0.33 acres located at 804 S**
61 **180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one**
62 **unit per 10,000 square feet. Parcel H-3-2-3-1221.**

63 No comments
64

65 **3. A General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b), Hurricane City**
66 **proposes to adopt and add a Water Element to the city's General Plan. The new Water Element**
67 **will address:**

- 68 • **The effect of permitted development on water demand and infrastructure.**
- 69 • **Water use reduction strategies for existing development.**
- 70 • **Water use reduction strategies for future development.**
- 71 • **Operational changes to reduce wasteful municipal practices.**

72 Harvel Bryan stated that on his street in Canyon Ridge, the first five homes have lawns and water their
73 grass every day, causing water to run down the street and be wasted. He stated he has reported this to
74 the city multiple times and nothing has been done.
75

76 **Short Recess**
77

78 **NEW BUSINESS**
79

80 **1. ZC25-22: Discussion and consideration of a possible recommendation to the City**
81 **Council on a Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single**
82 **family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.**
83 **PM Dev Corp, Applicant. Chase Stratton, Agent.**

84 Chase Stratton explained that he originally wanted to apply for R1-4 zoning but was unable to do so
85 because the property is not adjacent to R1-6, as required by city code. As a result, he applied for RM-1
86 and plans to enter into a development agreement that would restrict the project to single-family homes
87 with specific standards, including a 10' rear setback, 5' side yard setbacks providing 10' between homes,
88 a 50' frontage, and an average lot size of 4,800 square feet. He stated anticipated home prices of
89 \$325,000–\$350,000, requiring an approximate income of \$85,000 to qualify for a mortgage. Brad Winder
90 asked whether Chase owned the nearby storage units; Mr. Stratton confirmed they do not, as they sold
91 them to a new owner who has since improved the property. Mr. Winder then asked about the lot on the
92 corner of Park View Drive and 360 North. Mr. Stratton explained that he has been discussing stormwater
93 concerns with the city, as water flow in that area needs to be slowed to prevent flooding along 3600
94 West.
95

96 Mr. Winder asked whether a development agreement could restrict the type of housing allowed in a
97 multi-family zone. Dayton Hall confirmed that such restrictions are legal. Gary Cupp clarified that the
98 applicant intends to build single-family homes, not multi-family, and a development agreement would
99 ensure the RM-1 zone could not be used to build apartments. Mark Sampson asked whether the city
100 was comfortable with that approach. Mr. Cupp explained that while the RM-1 zoning designation does

101 not match the general plan, the proposed development does, and the general plan is advisory rather
102 than mandatory. Mr. Hall added that development agreements may include additional restrictions or
103 allowances beyond the ordinance, provided they are processed as a land-use amendment and run with
104 the property. He noted it may make more sense to rezone to R1-4 with a development agreement
105 allowing the deviation from adjacency requirements.
106

107 Mr. Stratton reiterated that he has no interest in building multi-family and only applied for RM-1 as a
108 workaround to allow the single-family layout he wants, since the code prevents him from directly
109 applying for R1-4. Paul Farthing stated that he would prefer R1-4 zoning and felt RM-1 was too dense.
110 Mr. Sampson asked what size homes would be built, and Mr. Stratton stated they would be 3-bedroom,
111 2-bath, 2-car-garage homes. He also expressed willingness to incorporate R1-4 height restrictions into
112 the development agreement, still allowing two-story construction. Shelley Goodfellow questioned why
113 R1-6 adjacency is required before approving R1-4, and Mr. Cupp explained the ordinance is designed to
114 buffer lower-density areas from abrupt density increases. Mrs. Goodfellow stated that although the
115 proposal is single-family, she would prefer fewer homes and noted the four standards for evaluating
116 zone changes: the request is consistent with the general plan and public facilities are adequate, but it is
117 not harmonious and would alter the existing neighborhood character. She emphasized that the R1-4
118 adjacency requirement exists to protect surrounding neighborhoods from this exact situation.
119

120 Ralph Ballard asked if elevation differences could minimize impacts. Mr. Stratton responded that while
121 building elevations could vary, the final product would be similar regardless. He noted the RM-1
122 configuration produces about eight more lots than an R1-8 layout and he questioned whether buyers
123 would want R1-8-sized lots next to storage units. He expressed support for mixed-density
124 neighborhoods, stating they create stronger community integration. Mr. Ballard replied that any type of
125 household can live successfully on any lot size and emphasized the need to consider water restrictions
126 and broader resource impacts. He noted that this is a newer area of the city, and decisions made now
127 will affect future development patterns.
128

129 Mr. Farthing asked if alternative setbacks had been considered. Mr. Cupp stated that a 22' front setback
130 is being proposed but staff would prefer 25', though RM-1 allows 22'. Mr. Sampson asked how setbacks
131 are measured and Mr. Cupp confirmed they are measured from the back of sidewalk, which is the
132 property line. He added that RM-1 allows 5' side setbacks on both sides, while R1-4 requires 5' on one
133 side and 10' on the other. Mr. Farthing asked how many lots could be achieved under R1-6 and Mr.
134 Stratton estimated approximately 18 lots compared to the 22 proposed, noting the difference is roughly
135 four homes. Mr. Ballard commented that R1-6 would be a smaller deviation from surrounding zoning
136 than R1-4. Mrs. Goodfellow agreed with mixed zoning in appropriate locations but reiterated that
137 adjacent requirements exist so high-density transitions do not overwhelm established neighborhoods.
138 Mr. Cupp pointed out that the Stratton property sits lower than the adjacent R1-10 zoning, reducing
139 visual impact. Mr. Ballard added that the lower elevation and the presence of storage units help justify
140 considering a different zoning designation. The commissioners continued discussing options and how to
141 form a motion that would address city code requirements while still allowing the applicant to move
142 forward with a compatible single-family development.
143

144 *Brad Winder motioned a recommendation of denial of ZC25-22 to the City Council with the consideration*
145 *that they look into changing the zoning to R1-4 with certain development agreements with reduced*
146 *setbacks and allowed lots. Mark Sampson seconded the motion. Ralph Ballard, Shelley Goodfellow,*
147 *Paul Farthing – nay. Mark Sampson and Brad Winder – aye. Motion fails.*
148

149 *Ralph Ballard motioned a recommendation of approval of ZC25-22 to the City Council that they consider*
150 *R1-6 as an alternative zone. Shelley Goodfellow seconded the motion. Roll call. Unanimous.*
151

152 Dayton Hall stated that as a general rule, it is best to follow the ordinance and avoid relying on
153 development agreements. While there are situations where they are appropriate, the ordinance should
154 typically guide land-use decisions.

155
156 **2. ZC25-20: Discussion and consideration of a recommendation to the City Council**
157 **on a Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from**
158 **RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per**
159 **10,000 square feet. Parcel H-3-2-3-1221 Maag Family Trust, Applicant. Kyson Spendlove, Agent.**
160 Kyson Spendlove explained that there is an existing home on 180 West and the proposal is to split this
161 property off onto its own lot while keeping the adjacent field intact. The intent is to apply a zone change
162 to the house so that it matches the surrounding homes. The staff report noted that this is a home with a
163 garage, but the garage is not included in the proposed split. Staff felt that access to the farmland off of
164 180 West was necessary. Ralph Ballard asked what the total acreage is and Mr. Spendlove provided
165 clarification. Shelley Goodfellow stated that the proposal meets the goals and objectives of the general
166 plan, is harmonious with the surrounding area, will not negatively affect anything since no new
167 development is proposed, and that the existing facilities are adequate. Paul Farthing noted that the
168 property owners are completing this legally rather than simply filing a quitclaim deed. Brad Winder asked
169 whether the split would meet the required setbacks. Mr. Spendlove confirmed that there are two
170 driveways, and the split will be located between them making sure the existing home still met setback
171 requirements.

172
173 *Paul Farthing motioned a recommendation of approval of ZC25-20 to the City Council with the caveat*
174 *that only the 0.33 acres be changed. Ralph Ballard seconded the motion. Unanimous.*

175
176 **3. PP25-10 HIL25-02: Discussion and consideration of a recommendation to the City**
177 **Council on a preliminary plat and sensitive lands application for Paraiso Phase 15-18, an 80 lot**
178 **single family subdivision located at 400 N 2800 W. JP Excavating, Applicant. American Land**
179 **Consulting-Tony Carter, Agent.**
180 Fred Resch III shared that this application originally came forward for a PDO zone change in 2022. At
181 that time, the property was reliant on infrastructure from the adjacent Paraiso project; however,
182 adequate infrastructure is now in place. Shelley asked for clarification regarding sensitive lands, noting
183 concerns about some of the proposed lots being located on 30% slopes. Tony explained that several
184 lots have since been removed and the subdivision layout has been reconfigured to address those
185 concerns. Fred stated that staff is comfortable with the revised proposal and confirmed that the lots
186 previously identified as problematic have been eliminated. Ralph raised questions regarding water
187 pressure in the area, and Tony responded that while the City may need to review the applicable
188 pressure zone, the project should be adequately served.

189
190 *Shelley Goodfellow motioned a recommendation of approval of PP25-10 and HIL25-02 to the City*
191 *Council subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.*

192
193 **4. PP25-33 PSP25-25: Discussion and consideration of a possible approval of a**
194 **preliminary site plan and preliminary plat for Zion's Gate Condominiums, a 127 unit multifamily**
195 **development located at 3700 W 1120 S. Vince Blackmore, Applicant. Karl Rasmussen, Agent.**
196 Kyle Rasmussen shared that they are proposing a two-phase multi-family development consisting of 127
197 units. The project includes three-story 10-plex buildings with garages and breezeways, along with a
198 pool, BBQ area, and additional parking. Fred Resch stated that the updated site plan has addressed
199 staff's concerns sufficiently to allow for a recommendation of approval. Paul Farthing asked whether the
200 amenities would be constructed with Phase One. Mr. Rasmussen responded that most amenities will be
201 included in Phase One; however, there may be a park located within the open space area shown on the

202 map that would be developed during Phase Two. Mark Sampson asked whether the units would be
203 recreational, and Kyle clarified that the units will be individually owned.

204
205 *Shelley Goodfellow motioned to approve PP25-33 and PSP25-25 subject to staff and JUC comments.*
206 *Paul Farthing seconded the motion. Unanimous.*
207

208 **5. FSP25-36: Discussion and consideration of a possible approval of a final site plan**
209 **for Pecan Apartments, a duplex located at 126 S 850 W. Interstate Homes, Applicant.**

210 Amanda Pectol shared that they have a small little spot right here perfect for a duplex. It'll match the
211 existing units that are already there. No comments from the commission.

212
213 *Paul Farthing motioned to approve FSP25-36 subject to staff and JUC comments. Ralph Ballard*
214 *seconded the motion. Unanimous.*
215

216 **6. FSP25-37: Discussion and consideration of a possible approval of a final site plan**
217 **for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Goldenwest Federal Credit Union,**
218 **Applicant. Eric Malmberg, Agent.**

219 Eric Malmberg explained that Goldenwest Credit Union is prepared to establish a branch in Hurricane.
220 Mark Sampson inquired about any potential access issues. Fred Resch responded that there were
221 overall site concerns identified during the construction drawing review process, but those issues have
222 since been resolved. There were no additional comments from the Commission.

223
224 *Paul Farthing motioned to approve FSP25-37 subject to staff and JUC comments. Shelley Goodfellow*
225 *seconded the motion. Unanimous.*
226

227 **7. Discussion and consideration of a recommendation to the City Council on a**
228 **General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b); Hurricane City proposes to**
229 **adopt and add a Water Element to the city's General Plan. The new Water Element will address:**

- 230 • **The effect of permitted development on water demand and infrastructure.**
231 • **Water use reduction strategies for existing development.**
232 • **Water use reduction strategies for future development.**
233 • **Operational changes to reduce wasteful municipal practices.**

234 Mark Sampson asked whether this was the final draft from the consultants. Gary Cupp responded that it
235 is a working draft and that the City is required by the State to adopt a water element into the General
236 Plan by the end of the year. He stated it has been reviewed by the Water Department and the City
237 Attorney. Ralph Ballard asked about the effect of the water reduction. Dayton Hall said it is not binding
238 and serves as a guide and that the State Legislature requires cities to adopt four criteria into their
239 General Plans. Mr. Ballard stated that water is now being metered and expressed concern about
240 existing development and reallocating water from current residents. He said once numbers are adopted,
241 it can lead toward mandates.

242
243 Ryker Steglich stated the draft numbers are based on the WCWCD 2023 Regional Plan and its
244 projection targets. Mr. Ballard asked whether the issue is supply or infrastructure. Mr. Steglich said both
245 and that the purpose is to inform decision-makers about demand to align decisions with projections.
246 Kory Wright said the City must comply with State requirements, including metering all secondary water.
247 The State offered funding for meters and the City accepted rather than shift costs to residents. He said
248 the City is implementing conservation measures but is not monitoring individual usage. He reported
249 approximately 150 million gallons of culinary water and 20 million gallons of secondary water have been
250 saved in Hurricane Valley this year and that the City has the lowest water rates in Washington County.
251

252 Shelley Goodfellow cited draft language prohibiting high water usage and expressed concern about
253 retrofit costs. She suggested requesting funding from the WCWCD, noting they are funding secondary
254 water systems and have additional resources. She referenced amenities in resort areas and language
255 restricting water parks for tourists and suggested modifying the ordinance to allow one community water
256 amenity rather than multiple resort amenities. Mr. Hall stated that developments using more than nine
257 million gallons annually must go before the advisory committee for approval based on District criteria.
258 Mrs. Goodfellow asked whether this would affect Southern Shores where they have their own water. Mr.
259 Hall stated the lake is supplied by a well, but the homes are connected to City water and the requirement
260 applies to any development receiving District water.

261
262 Brad Winder commented on future potable and reuse water balance and asked about clustering
263 language. Mr. Steglich stated the clustering statement has been amended. Mr. Winder mentioned using
264 a smart irrigation controller that reduced his water use. Mr. Ballard stated the Lake Powell Pipeline is
265 dead and suggested shifting costs to developers would make it viable. Mrs. Goodfellow said the water
266 element should not be rushed and noted it does not address agricultural activities. Mr. Steglich stated
267 the State only requires inclusion of the four specified criteria.

268
269 *Paul Farthing motioned a recommendation of approval to the City Council as presented. Brad Winder*
270 *seconded the motion. Roll call. Brad Winder, Paul Farthing, Mark Sampson, Shelley Goodfellow – aye.*
271 *Ralph Ballard – nay, he would like the Council to consider the implications of this later on. Motion carries*
272

273 **8. Discussion and recommendation to the City Council on an economic development**
274 **policy**

275 The Commission discussed being tasked with creating a gauge to determine when to incentivize large
276 “big box” companies to locate in the City, including options such as delayed or reduced fees. The intent
277 would be to establish an internal staff tool rather than pursue a formal code update. Paul Farthing noted
278 that many cities use similar incentive structures. Brad Winder stated that when Costco came in, local
279 small businesses did not receive similar considerations and cautioned against treating large chains
280 differently than local businesses. Mark Sampson stated that additional land inventory may be needed to
281 effectively negotiate such opportunities. Mr. Farthing acknowledged that many residents support large
282 retailers but stated they often negatively impact small businesses.

283
284 Shelley Goodfellow asked for clarification on tax increment financing, authority infrastructure bank loans,
285 and expressed concern that Public Infrastructure Districts (PIDs) are becoming common practice. She
286 noted that three PIDs were approved several years ago and that additional developers are now applying,
287 stating concern that future generations will bear the cost through property taxes. Fred Resch responded
288 that PIDs were relatively new when first approved but are now being used by other cities. Mrs.
289 Goodfellow stated that PIDs now total in the millions statewide. Mr. Farthing commented that similar
290 districts are frequently used in California and noted infrastructure can last 50 years or more.

291
292 Mrs. Goodfellow suggested adding a proposal to annex a large area for development of an industrial
293 park to attract businesses relocating from California, stating that if land is provided, businesses will
294 come. Mr. Farthing responded that if businesses are leaving Las Vegas due to negative conditions,
295 bringing them to Hurricane could create similar issues. Ralph Ballard characterized incentives as unfair
296 competition with small businesses and questioned who would fund them, stating there should be a level
297 playing field.

298
299 Kelby Iverson stated Hurricane is not in need of accelerated development and that he does not support
300 treating businesses differently. He stated all businesses should be treated the same under City code and
301 raised ethical and constitutional concerns. Mrs. Goodfellow responded that without employment
302 opportunities, younger residents may leave. Gary Cupp clarified that the discussion focuses on business

303 size rather than business type. Steve Nation stated that attracting specific types of businesses requires
304 deliberate recruitment and that retail development does not typically generate high-paying jobs.

305
306 *Shelley Goodfellow motioned a recommendation of approval to the City Council with some*
307 *recommendations that we annex or rezone a large scale area for the purpose of an*
308 *industrial/commercial park and that we do not make PID's the norm; they are the exception to the rule.*
309 *Paul Farthing seconded the motion. Roll call. Brad Winder and Ralph Ballard – nay, we need to address*
310 *the incentive parts. Paul Farthing, Shelley Goodfellow, Mark Sampson – aye. Motion carries.*

311
312 **Approval of Minutes:**

313
314 1. December 12, 2024

315 Mark – not there.

316
317 *Mark Sampson motioned to approve the minutes from December 12, 2024 as amended. Unanimous.*

318
319 2. April 10, 2025

320 Trinity stout is a male

321
322 *Shelley Goodfellow motioned to approve the minutes from April 10, 2025 as amended. Unanimous.*

323
324 3. September 11, 2025

325 *Paul Farthing motioned to approve the minutes from September 11, 2025. Shelley Goodfellow seconded*
326 *the motion. Unanimous*

327
328 *Shelley Goodfellow seconded the previous minute approval motions.*

329
330 4. September 25, 2025

331 *Shelley Goodfellow motioned to approve the minutes from September 25, 2025. Brad Winder seconded*
332 *the motion. Unanimous.*

333
334 **Adjournment at 8:35pm**

**Hurricane Planning Commission
Meeting Minutes
January 22, 2026**

Minutes of the Hurricane City Planning Commission meeting held on January 22, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Kelby Iverson (online), Michelle Smith, and Amy Werrett.

Members Excused: Brad Winder

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Amy Werrett

Prayer and/or thought by invitation given by Mark Sampson

Paul Farthing motioned to approve the agenda as presented. Michelle Smith seconded the motion. Unanimous.

Declaration of any conflicts of interest – none.

Public Hearings

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

No comments.

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.

Brad Brown stated that the development was approved approximately three years ago with a development agreement outlining how it would be built, and the applicant is requesting several amendments based on market changes. He said the goal remains creating a good community and identified three requested changes. First, the project originally received a density bonus in exchange for providing affordable housing. Since approval, market conditions have changed and affordable housing has become dependent on government funding. He stated that applications increased significantly after COVID and the affordable housing application for this project was denied. The applicant is requesting to remove the affordable housing component and instead provide attainable housing at a lower density. Second, the applicant is requesting to increase the apartment buildings from three stories to four stories. Third, the applicant is requesting a reduction in side yard setbacks on the single-family lots to five feet

51 on both sides due to a misinterpretation of the original setbacks, stating this would allow for a better
52 product.

53
54 Gary Cupp stated the request is to amend the development agreement. Mark Sampson asked what
55 would happen if the amendment is not approved and Mr. Cupp responded that the developer would be
56 required to build under the existing agreement with no alternative. James Jessop of Sunwood Homes
57 stated they are requesting five-foot side yard setbacks on 20 lots, explaining that current setbacks limit
58 entry and interior layout once garages are placed and that reduced setbacks would allow for additional
59 living space. Fred Resch stated the applicant is requesting five-foot interior side yard setbacks and ten-
60 foot street side yard setbacks. Dayton Hall stated the amendment would remove the affordable housing
61 requirement. Mr. Brown acknowledged that removing affordable housing would result in the loss of the
62 density bonus. Mr. Hall clarified that the agreement allowed 17 units per acre instead of 15 in exchange
63 for designating 10% of units as affordable housing and removing that requirement would eliminate the
64 negotiated density bonus. It was confirmed that approving the amendment would also allow four-story
65 apartment buildings.

66
67 Amy Werrett stated she is not opposed to the setback change but is concerned about allowing four-story
68 apartments and removing the affordable housing component. Mr. Sampson suggested applying R1-4
69 setbacks to the single-family lots. Paul Farthing asked how removal of the affordable housing affects the
70 City's state-mandated requirements. Mr. Resch stated the project had been reported to the state as
71 progress toward affordable housing goals, and the City is required to make progress on three goals
72 annually. Mr. Sampson asked whether there is recourse if the goal is no longer met and Mr. Resch
73 stated there is currently no penalty, though state law may change. Mr. Hall stated the City is meeting
74 state requirements as it continues working toward its goals.

75
76 Shelley Goodfellow stated that R1-4 setbacks most closely align with the request and may be the most
77 appropriate option. Mr. Resch clarified that R1-4 zoning allows five feet on one side and ten feet on the
78 other. Mrs. Goodfellow stated the City cannot grant a variance outside the code. Mr. Brown stated this is
79 a request intended to improve the community and that the development agreement allows for
80 amendments. Mr. Jessop stated the side yard setback is the most critical issue to allow additional
81 building width. Mrs. Goodfellow stated that if the applicant is willing to forgo the density bonus, allowing
82 R1-4 setbacks could be an option but she does not support four-story apartments, noting the City has
83 not approved any four-story residential buildings. Ralph Ballard stated the request removes affordable
84 housing while increasing unit size, raising affordability concerns. He stated significant concessions were
85 made by the City in the original agreement and does not support amending it. Mr. Farthing stated the
86 changes appear driven by increased profitability. Mrs. Goodfellow reiterated opposition to four-story
87 apartments and expressed concern with deed restrictions but stated affordable housing should not be
88 required if the density bonus is removed.

89
90 Michelle Smith stated that although market conditions have changed, the agreement was approved four
91 years ago with a clear vision for development and should be honored. Mr. Brown responded that funding
92 for affordable housing is not currently available and without changes the project would remain
93 undeveloped until conditions change. He stated the applicant is attempting to get as close to affordable
94 housing as possible under current conditions. Mr. Hall stated there is nothing in the development
95 agreement or code requiring federal funding for affordable housing and clarified that the requirement is
96 that 10% of units are deed restricted and occupied by households at or below 80% of Washington
97 County area median income.

98
99 *Paul Farthing motioned a recommendation of GA26-01 that they deny changes to the affordable housing*
100 *and the request to have four story apartments but approve the R1-4 setback standards to the housing*
101 *components. Amy Werrett seconded the motion. Roll call. Michelle Smith – aye, Amy Werrett – aye,*

102 *Paul Farthing – aye, Mark Sampson – aye, Shelley Goodfellow – nay, she feels the developer should be*
103 *able to choose the R1-4 or the commercial setback standards and the affordable housing should be*
104 *optional if they forgo the density bonus. Ralph Ballard – aye. Motion carries.*
105

106 **2. PSP26-01: Discussion and consideration of a possible approval of a preliminary site plan**
107 **for Black Ridge Apartments, a 289 unit multifamily development located at 920 S and Mountain**
108 **View Drive. WPP Hurricane Land LLC-Austin Overman, Applicant. Focus Engineering-Wade**
109 **Edwards, Agent.**

110 This item is part of the former Colina Tinta project and represents a phase of the overall master planned
111 development. Paul Farthing commented that there appears to be significant infrastructure work not yet
112 completed and asked whether all required improvements would be done. Gary Cupp stated that while
113 the preliminary site plan is acceptable, no additional approvals would be granted beyond that stage, and
114 staff is comfortable approving the preliminary site plan only. Amy Werrett asked whether a traffic study
115 was required and Mr. Cupp responded that it is not required at the preliminary stage. Mrs. Werrett also
116 referenced a Fire Department comment regarding townhomes being used as short-term rentals. The
117 applicant stated that all units in this phase will be long-term rentals.
118

119 Michelle Smith asked about power availability. Dayton Hall stated that the development agreement
120 requires construction of a power distribution line from 600 North down 2610 to the site before power
121 capacity can be provided to this phase. Mrs. Smith asked about the timeline for that infrastructure. Josh
122 Lyon stated they are targeting approximately four months to complete the process and intend to proceed
123 with construction while infrastructure work is underway. Mr. Hall added that some work has already been
124 completed, including installation of conduit lines, but the infrastructure is not yet fully in place.
125

126 *Amy Werrett motioned to approve PSP26-01 subject to staff and JUC comments. Ralph Ballard*
127 *seconded the motion. Unanimous.*
128

129 **3. CUP26-01: Discussion and consideration of a possible approval of a conditional use**
130 **permit for a building of greater height located at 150 N Coral Junction Road. MP 16 LLC,**
131 **Applicant. Jared Bates, Agent.**

132 Jared Bates stated the applicant is proposing a four-story Echo Suites hotel with a height of 42 feet. Amy
133 Werrett asked how this proposal differs from the previously discussed project. Fred Resch explained that
134 the code allows increased height provided the building is not more than two stories or 1.5 times taller
135 than immediately adjacent buildings and noted that the other project is constrained by a development
136 agreement limiting apartment height to 35 feet. Mrs. Werrett expressed concern that approval could lead
137 to similar requests from other applicants. Gary Cupp responded that the proposal is site-specific and that
138 code standards may or may not apply to other sites.
139

140 *Paul Farthing motioned to approve subject to staff and JUC comments. Shelley Goodfellow seconded*
141 *the motion. Unanimous.*
142

143 **4. CUP26-02: Discussion and consideration of a possible approval of a conditional use**
144 **permit for a metal building located at 1237 N Main St. Tyler Sandry, Applicant.**

145 Shelley Goodfellow asked whether the color had been determined, stating that bright red is not
146 appropriate in a residential area. Tyler Sandry responded that the proposed color will match his house.
147

148 *Amy Werrett motioned to approve CUP26-02 subject to staff and JUC comments. Paul Farthing*
149 *seconded the motion. Unanimous.*
150

151 **5. FSP26-01: Discussion and consideration of a possible approval of a final site plan for Mad**
152 **Moose Rentals, a vehicle and equipment rental facility located at 3450 S Old Road. Spencer**
153 **Finch, Applicant.**

154 Mark Sampson asked whether the applicant is still operating out of the old facility. Fred Resch stated
155 that despite having approval for a new location, the applicant would like to continue using the existing
156 site, primarily for storage. Gary Cupp stated the use is considered a recreational resort use and that the
157 property owner is agreeable. Ralph Ballard asked whether there is code regulating outdoor lighting. Mr.
158 Cupp responded that if outdoor lighting is installed in the future, the applicable code requirements would
159 apply at that time.

160
161 *Ralph Ballard motioned to approve FSP26-01 subject to staff and JUC comments. Amy Werrett*
162 *seconded the motion. Unanimous.*

163
164 **Approval of Minutes: NONE**

165
166 *Paul Farthing motioned to adjourn. Shelley Goodfellow seconded the motion. Unanimous.*

167
168 **Adjournment at 7:04PM**