



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

April 23, 2026
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Text Amendment request on Title 10 Chapter 36 regarding signs.

NEW BUSINESS

1. PP26-06: Discussion and consideration of a possible approval of a preliminary plat for Villas at Sand Hollow Phase 5, a recreation resort development consisting 90 units located at 5150 W Sand Hollow Resort Parkway. GA Homes, Applicant. Brigham McLaws, Agent.
2. FSP26-08: Discussion and consideration of a possible approval of a final site plan for a duplex located at 228 W 100 N. Nate Shaw, Applicant. Irwin Pledger, Agent.

3. PSP26-02: Discussion and consideration of a possible approval of a preliminary site plan for Coral Canyon Echo Suites, a hotel development, located at 6960 W Coral Junction Road. Rob Pitts, Applicant. Tyler Hughes-Rosenberg Associates, Agent.
4. AFP26-05: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant. Barry Thompson, Agent.
5. LUCA26-02: Discussion and consideration of a recommendation to the City Council on a land use code amendment to Title 10 Chapter 36 regarding signs. Hurricane City Planning, Applicant.

Planning Commission Business:

1. Legislative Update

Approval of Minutes:

1. January 8, 2026
2. February 12, 2026
3. February 26, 2026
4. March 12, 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.



STAFF COMMENTS

Agenda Date:	04/23/2026 - Planning Commission
Application Number:	PP26-06
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	GA Homes
Agent:	Brigham McLaws
Request:	Preliminary Plat Approval
Location:	5150 W Sand Hollow Resort Parkway
Zoning:	R1-10(PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for Villas at Sand Hollow Phase 5. This development is part of the Sand Hollow Resort PDO and is part of the “Commercial Residential” section of the overall site plan. The applicant is proposing five additional condominium buildings adjacent to the currently existing Villas at Sand Hollow development along with additional amenity space. Each building will have 18 units for a total of 90 units. This development previously approved preliminary plat approval in 2021 but those approvals have since expired. This property is zoned R1-10 (PDO) as part of the Sand Hollow Resort development.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Dixie Power area.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Will require Ductile Iron Pipe in private drives to the water meters. We will wait for the construction plans to make final changes.
6. **Engineer:** Engineering encourages making this 2.5' eastern strip of common area part of the roadway or gifting it to the neighboring property instead of staying as common area (see HCC 10-39-7(C)(9)). The common area may prevent the neighboring property access to the road (see HCC 10-39-11(A)(1)). Water mains on private property must be ductile iron (HCS 4.4.1.4(C)). Plat fails to provide proposed street cross sections (HCC 10-39-7(C)(5)). Existing conditions and proposed right of way widths are inconsistent with current typical street sections (HCS exhibit B table 1A). Engineering needs direction: must the streets transition to typical construction or has a prior entitlement approved cross sections as shown (HCC 7-2-2(A))? Proposed sidewalks must be protected by public access easement minimum and should be straightened. Sidewalk curves tighter than 200' radii are unkind to the visually impaired community.
7. **Fire:** Must have approved construction drawings. some hydrant locations may change and no FDC was shown.
8. **Cable/Phone:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the 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:** Zoning is R1-10(PDO) and the proposed plat meets the intent of the Sand Hollow Resort master site plan of “Commercial Residential”, meaning it is intended for short-term rentals and other supporting uses. The overall density of the area can be 12.5 units an acre. This development has 8.5 units an acre.
2. **Parking:** The “Commercial Residential” use for the property does not have a listed parking standard. Per HCC 10-34-4(E) the Zoning Administrator can determine the required spaces based on the nearest comparable use, unless the applicant chooses to prepare a parking study. The Zoning Administrator has determined the parking standards within HCC 10-26-6(E) of one space per bedroom and one RV space per five units is sufficient. The site plan shows 308 conventional parking stalls. Although this is probably sufficient for conventional parking stalls (assuming these are two bedroom units as was done in the previous phases) the number of units would require 18 RV/trailer parking stalls to be provided. Current RV/trailer parking is provided on the property planned to be developed. Improved RV/trailer parking was a condition of approval for the final site plan for the previous phase and was never constructed.
3. Individual business licenses will be required for each unit.
4. Proposed pools and amenities will need to meet water efficiency standards in HCC 10-32-12.
5. A final site plan and plat will be required.
6. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have 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 (“RWSA”), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD’s 20-year plan to supply water to the growing County. The 90 lots contemplated by this application were previously reported to WCWCD as part of the Sand Hollow Resort development agreement.

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

March 13, 2025

Hurricane City Planning and Zoning Department
147 N 870 W
Hurricane, UT 84737
435-635-2811

Dear Commissioners,

Sand Hollow Vacation Villas LLC, GA Homes INC, and Sand Hollow Development Group LLC are pleased to submit this preliminary plat application for the Villas at Sand Hollow Phase 5. The proposed plat establishes the lot layout, street access, utility services, and subdivision design for the next phase of Commercial Residential development within the Sand Hollow Resort PDO.

The preliminary plat consists of seven new Commercial Residential lots:

- Lot 1: Location for a new Resort Reception Building.
- Lot 2: Location for a new Resort Pool.
- Lots 3–7: Future sites for the next five Vacation Villa Buildings.

Each Vacation Villa Building is anticipated to be three stories tall, featuring six nightly rental units per level for a total of 18 units per building. Each Vacation Villa Building will include a nearby amenity area.

We appreciate your consideration of this application.

Sincerely,

Brigham McLaws
Project Manager
5662 W. Clubhouse Drive
Hurricane, UT 84737
435-668-7812



February 27, 2026

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

Subject: North Villas Road / Sand Hollow Resort Villas Ph. 5

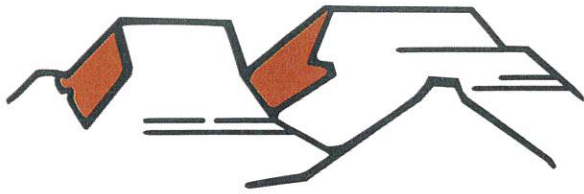
Gary,

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

Kory Wright, Superintendent

March 19, 2026

To Whom It May Concern:

GA Homes (the "Developer") has requested a culinary water will serve letter for the subdivision known as Sand Hollow Resort, located at approximately 5000 N Villas Drive 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 90 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.

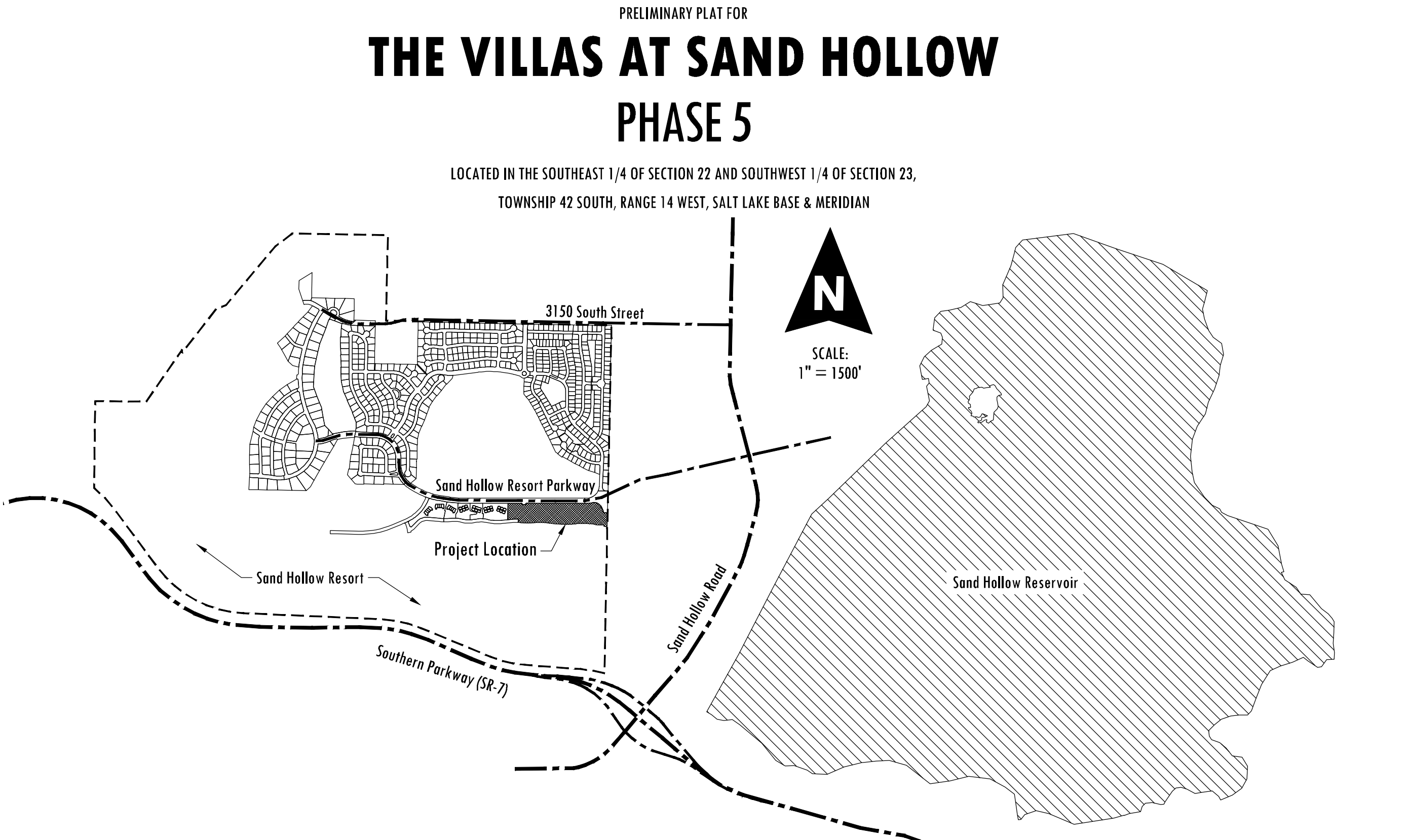
General Requirements

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,

Kory Wright

Water Department Superintendent



BOUNDARY DESCRIPTION

Beginning at a point North 0°04'33" East, 897.95 feet along the East Line of Section 22 from the Southeast Corner of said Section 22, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point also being the Northeasterly Corner of Parcel Number H-4-2-22-211 as recorded in the Washington County, Utah, Recorder Office Document No. 20230027584 and said point also being on the Southerly Line of a 50 foot wide Public Utilities Easement as recorded in the Washington County, Utah, Recorder Office Document No. 20080043993 and the beginning of a non-tangent curve concave northerly, said curve has a radius of 1,025.00 feet, to which a radial line bears North 4°15'16" East;

Thence along the Southerly Line of said 50 foot wide Public Utilities Easement the following three (3) courses:

Thence Westerly along said curve through a central angle of 0°07'22" an arc distance of 2.20 feet to a point of tangency;

Thence North 85°37'21" West, 25.09 feet to the beginning of a curve concave southerly, said curve has a radius of 475.00 feet;

Thence westerly along said curve through a central angle of 2°03'42" an arc distance of 17.09 feet to the Southeastery Corner of The Villas at Sand Hollow Phase 2 as recorded in the Washington County, Utah, Recorder Office Document No. 20150002926;

Thence along the Easterly and Northeasterly Line of said The Villas at Sand Hollow Phase 2 the following three (3) courses:

Thence North 2°18'56" East, 50.00 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 525.00 feet, to which a radial line bears South 2°18'56" West;

Thence westerly along said curve through a central angle of 8°44'00" an arc distance of 80.02 feet to a point of tangency;

Thence South 83°34'56" West, 86.40 feet to the Southeastly Corner of The Villas at Sand Hollow Phase 4 as recorded in the Washington County, Utah, Recorder Office Document No. 20190008472;

Thence along the Easterly Line of said The Villas at Sand Hollow Phase 4 the following course:

Thence North 0°00'00" East, 253.90 feet to the Southerly Right of Way line of Sand Hollow Resort Parkway as recorded in the Washington County, Utah, Recorder Office Document No. 20080027515;

Thence along the Southerly Right of Way Line of said Sand Hollow Resort Parkway the following five (5) courses:

Thence North 88°52'58" East, 200.29 feet to the beginning of a curve concave southwesterly, said curve has a radius of 20.00 feet;

Thence southeasterly along said curve through a central angle of 90°00'00" an arc distance of 31.42 feet to a point of non-tangency;

Thence North 88°52'58" East, 50.00 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 20.00 feet, to which a radial line bears North 88°52'58" East;

Thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 31.42 feet to a point of tangency;

Thence North 88°52'58" East, 896.05 feet to the beginning of a curve concave northerly, said curve has a radius of 690.00 feet, and to the Southwesterly corner of the Sand Hollow Resort Parkway and Retreat Drive Roundabout Right of Way as recorded in the Washington County, Utah, Recorder Office Document No. 20080018988;

Thence along the Southwesterly Right of Way Line of said Roundabout the following five (5) courses:

Thence easterly along said curve through a central angle of 9°33'19" an arc distance of 115.07 feet to a point of reverse curvature, said curve is concave southerly and has a radius of 150.00 feet;

Thence easterly along said curve through a central angle of 28°41'22" an arc distance of 75.11 feet to a point of compound curvature, said curve is concave southwesterly and has a radius of 100.00 feet;

Thence southeasterly along said curve through a central angle of 38°36'17" an arc distance of 67.38 feet to a point of compound curvature, said curve is concave southwesterly and has a radius of 370.00 feet;

Thence southeasterly along said curve through a central angle of 17°33'57" an arc distance of 113.43 feet to a point of non-tangency;

Thence South 89°55'53" East, 64.00 feet the West 1/16 line of Section 23, Township 42 South, Range 14 West, Salt Lake Base and Meridian;

Thence along the said West 1/16 Line the following course:

Thence South 0°04'06" West, 213.49' feet;

Thence North 89°55'54" West, 52.50 feet to the southwesterly line of a 50 foot wide Public Utilities Easement as recorded in the Washington County Utah Recorder Office Document No. 20080043993 and the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 20.00 feet, to which a radial line bears North 89°55'54" West;

Thence along the Southerly Line of said 50 foot wide Public Utilities Easement the following nine (9) courses:

Thence westerly along said curve through a central angle of 89°59'59" an arc distance of 31.42 feet to a point of tangency;

Thence North 89°55'54" West, 46.36 feet to the beginning of a curve concave northerly, said curve has a radius of 225.00 feet;

Thence westerly along said curve through a central angle of 6°30'58" an arc distance of 25.59 feet to a point of tangency;

Thence North 83°24'56" West, 40.73 feet to the beginning of a curve concave southerly, said curve has a radius of 1475.00 feet;

Thence westerly along said curve through a central angle of 11°39'51" an arch distance of 300.27 feet to a point of tangency;

Thence South 84°55'13" West a distance of 48.24 feet to the beginning of a curve concave northerly, said curve has a radius of 1525.00 feet;

Thence westerly along said curve through a central angle of 9°31'14" an arch distance of 253.40 feet to a point of tangency;

Thence North 85°33'33" West a distance of 124.01 to the beginning of a curve concave southerly, said curve has a radius of 1475.00 feet;

Thence westerly along said curve through a central angle of 1°46'27" an arch distance of 45.67 feet to the Northeasterly corner of Parcel H-4-2-23-330 as recorded in the Washington County Utah Recorder Office Document No. 20150019989 and continuing on the preceding curve concave southerly, said curve has a radius of 1,475.00 feet, to which a radial line bears South 2°40'01" West;

Thence along the Northerly Parcel Line of said Parcel H-4-2-23-330 and the Southerly Line of said 50 foot wide Public Utilities Easement the following three (3) courses:

Thence westerly along said curve through a central angle of 6°19'27" an arch distance of 162.80 feet to a point of tangency;

Thence South 86°20'34" West a distance of 71.01 feet to the beginning of a curve concave northerly, said curve has a radius of 1025.00 feet;

Thence westerly along said curve through a central angle of 7°54'43" an arch distance of 141.54 feet to the Point of Beginning.

Contains 10.53 Acres more or less.

PARCELS AFFECTED

H-4205-D-3-A, H-4205-H, and H-4205-H-5.

GEOLOGICAL CONDITIONS, HAZARDS, AND RECOMMENDATION

For geological information regarding Lot 1 see the geotechnical report prepared by Applied Geotechnical Engineering Consultants, Inc. dated January 18, 2022 (Project No. 2212704).
For geological information regarding Lot 2-7 see the geotechnical report prepared by Applied Geotechnical Engineering Consultants, Inc. dated March 16, 2026 (Project No. 2251386).

SITE DATA

This project will be a Commercial Residential development within the Sand Hollow Resort PDO.

Proposed Commercial Residential lot uses:

Lot 1: Location for a new Resort Reception Building.

Lot 2: Location for a new Resort Pool.

Lots 3-7: Future sites for the next five Vacation Villa Buildings.

Each Vacation Villa Building is planned to be three stories tall, featuring six nightly rental units per level for a total of 18 units per building (90 Units Total). Each Vacation Villa Building will include a nearby amenity area.

PREVIOUS APPROVALS

A Preliminary Site Plan and Preliminary Plat for what is now shown as Lot 1 was previously approved at the Planning Commission Meeting held on 9-22-21. Building Construction Drawings and associated Site Plan for the Resort Reception Building planned to be constructed on Lot 1 was also approved after that time. See the Permit Set of Drawings dated September 29, 2022 titled Sand Hollow Building 8 - Reception.

A Preliminary Plat for what is now shown as Lots 2-7 were previously approved at the Planning Commission Meeting held on 8-25-21.

PARKING DATA

Lot 1 will utilize the parking layout shown on the previously approved Resort Reception Building Construction Drawings.

Lot 2-7 were previously required a minimum of 180 stalls plus 7 ADA parking spaces. The previously approved layout provided 216 parking stalls plus 10 ADA parking spaces. The layout shown on this preliminary plat proposes 238 parking stalls plus 11 ADA parking spaces.

SITE ACCESS

There are four roads that serve the project area. Sand Hollow Parkway runs along the north side of the project and is fully constructed to build out conditions. Retreat Drive runs along the east side of the project and is partially constructed. It will be extended south along the frontage of this project. Check In Way is an existing access toward the west end of the project and will be dedicated as a public right-of-way as part of this project. Villas North Drive runs along the south side of the project and is partially constructed. It will be extended east along the frontage of this project.

EXISTING WATER, SEWER, AND STORM DRAIN

Existing culinary water lines, sanitary sewer lines, and storm sewer lines are already installed in the Villas North Road alignment. These utilities will be fully utilized to serve this project. Additional information about these utilities can be found in the Public Utilities Easement Agreement recorded in the Washington County, Utah, Recorder's Office as Document No. 20080043993.

STORM DRAINAGE PLAN

For storm drainage plan information see the Master Plan Hydrology Study for Sand Hollow Resort dated October 2007.

FIRE PROTECTION NOTE

The Resort Reception Building and the Vacation Villas will each be three stories tall and will need a sprinkler system with remote FDC.

DESERT TORTOISE TAKE AREA

The project is not located in a desert tortoise take area. (per the Red Cliffs Desert Reserve Take Area 10 - S. Hurricane map and Take Area 7 - Hurricane map)

FLOOD INFORMATION

This project lies within Flood Zone "X" as delineated on the Federal Emergency Management Agency FIRM no. 49053C1075G, dated April 2, 2009. Flood Zone "X" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OWNER CONTACT

SAND HOLLOW VACATION VILLAS, LLC
GA HOMES, INC
SAND HOLLOW DEVELOPMENT GROUP, LLC

BRIGHTAM MCCLAWS
PROJECT MANAGER
5662 WEST CLUBHOUSE DRIVE
HURRICANE, UT 84737
435-656-4653

SHEET INDEX	
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REVISIONS

NO.	DATE	BY	DESCRIPTION

PRELIMINARY PLAT FOR THE VILLAS AT SAND HOLLOW PHASE 5

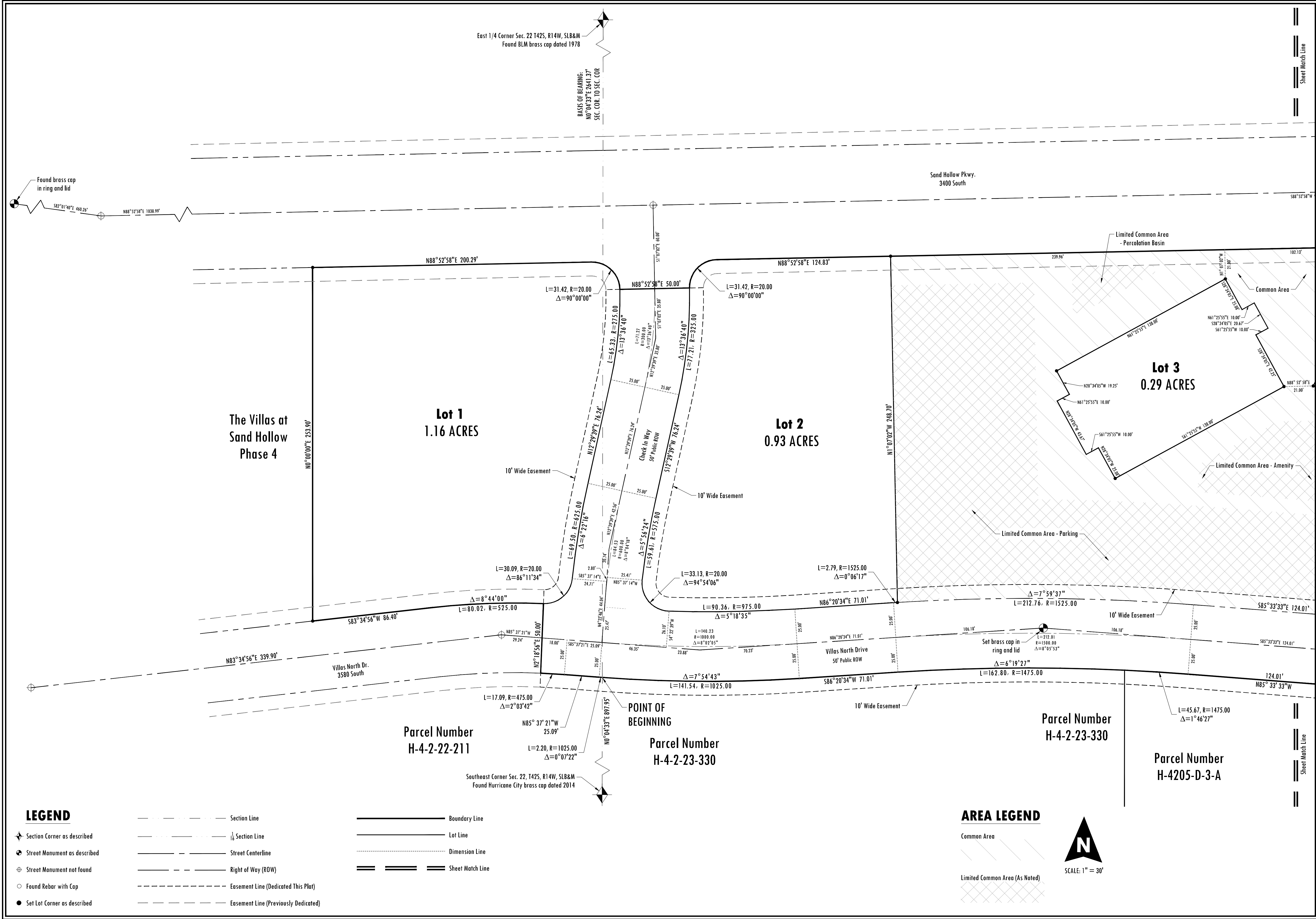
HURRICANE, UTAH TITLE SHEET

PREPARED BY
HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770



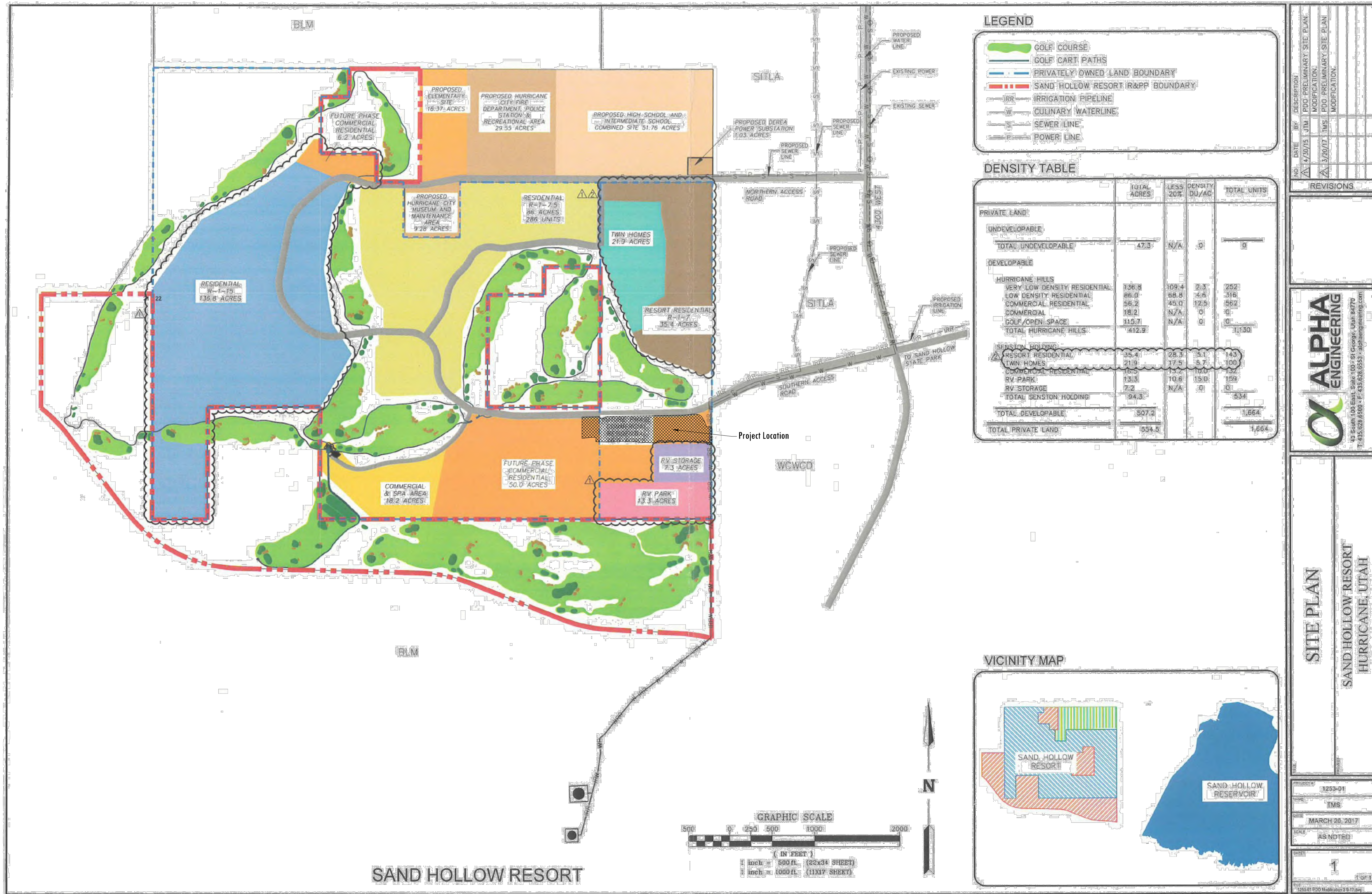
DATE
MAR. 17, 2026

SHEET
1 OF 14



REVISIONS			
NO.	DATE	BY	DESCRIPTION
PRELIMINARY PLAT FOR THE VILLAS AT SAND HOLLOW PHASE 5 HURRICANE, UTAH PRELIMINARY PLAT			
PREPARED BY HG Management, LLC 555 South Bluff Street Suite 101 Saint George, UT 84770			
DATE MAR. 17, 2026			
SHEET 2 OF 14			



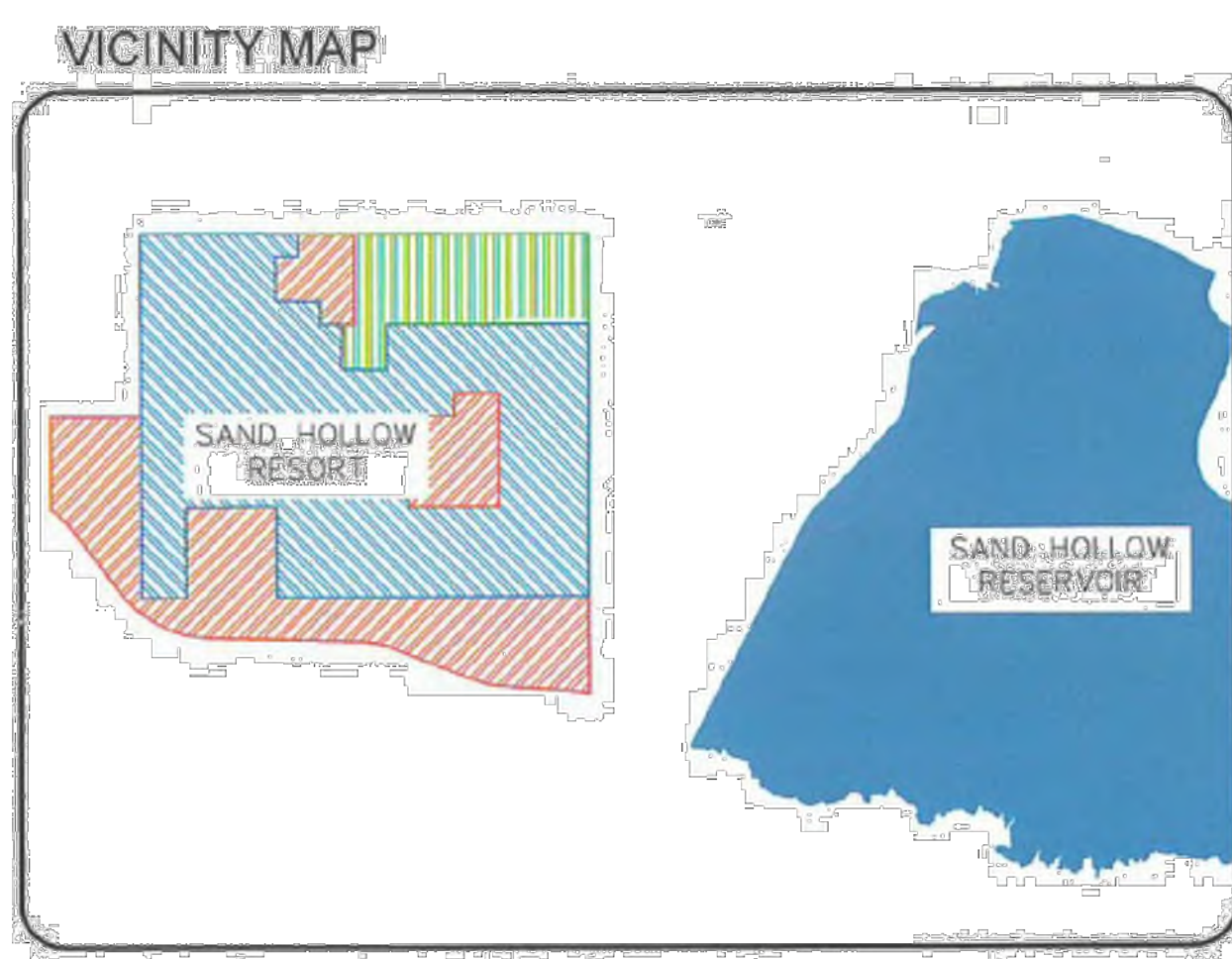


LEGEND

- GOLF COURSE
- GOLF CART PATHS
- PRIVATELY OWNED LAND BOUNDARY
- SAND HOLLOW RESORT R&PP BOUNDARY
- IRRIGATION PIPELINE
- CULINARY WATERLINE
- SEWER LINE
- POWER LINE

DENSITY TABLE

	TOTAL ACRES	LESS 20% DENSITY DU/AC	TOTAL UNITS
PRIVATE LAND			
UNDEVELOPABLE			
TOTAL UNDEVELOPABLE	47.3	N/A	0
DEVELOPABLE			
HURRICANE HILLS			
VERY LOW DENSITY RESIDENTIAL	136.8	109.4	252
LOW DENSITY RESIDENTIAL	86.0	68.8	316
COMMERCIAL RESIDENTIAL	56.2	45.0	562
COMMERCIAL	18.2	N/A	0
GOLF/OPEN SPACE	115.7	N/A	0
TOTAL HURRICANE HILLS	412.9	0	1,130
SENSON HOLDING			
RESORT RESIDENTIAL	35.4	28.3	143
TWIN HOMES	21.9	17.5	100
COMMERCIAL RESIDENTIAL	16.2	13.0	132
RV PARK	13.3	10.6	159
RV STORAGE	7.2	N/A	0
TOTAL SENSON HOLDING	94.3	0	534
TOTAL DEVELOPABLE	507.2		1,664
TOTAL PRIVATE LAND	554.5		1,664



ALPHA ENGINEERING

12530 Old Cottonwood Blvd. Suite 101 Saint George, Utah 84770
T: 435.320.6800 F: 435.320.6553 alphaeng.com

SITE PLAN

SAND HOLLOW RESORT
HURRICANE, UTAH

DESIGNED: 1253-01

DRAWN: TMS

CHECKED: MARCH 20, 2017

SCALE: AS NOTED

SHEET: 1 OF 1

1253-01 PDO Modification 5 11/1/2017

PRELIMINARY PLAN FOR

THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

PDO SITE PLAN

PREPARED BY: HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770

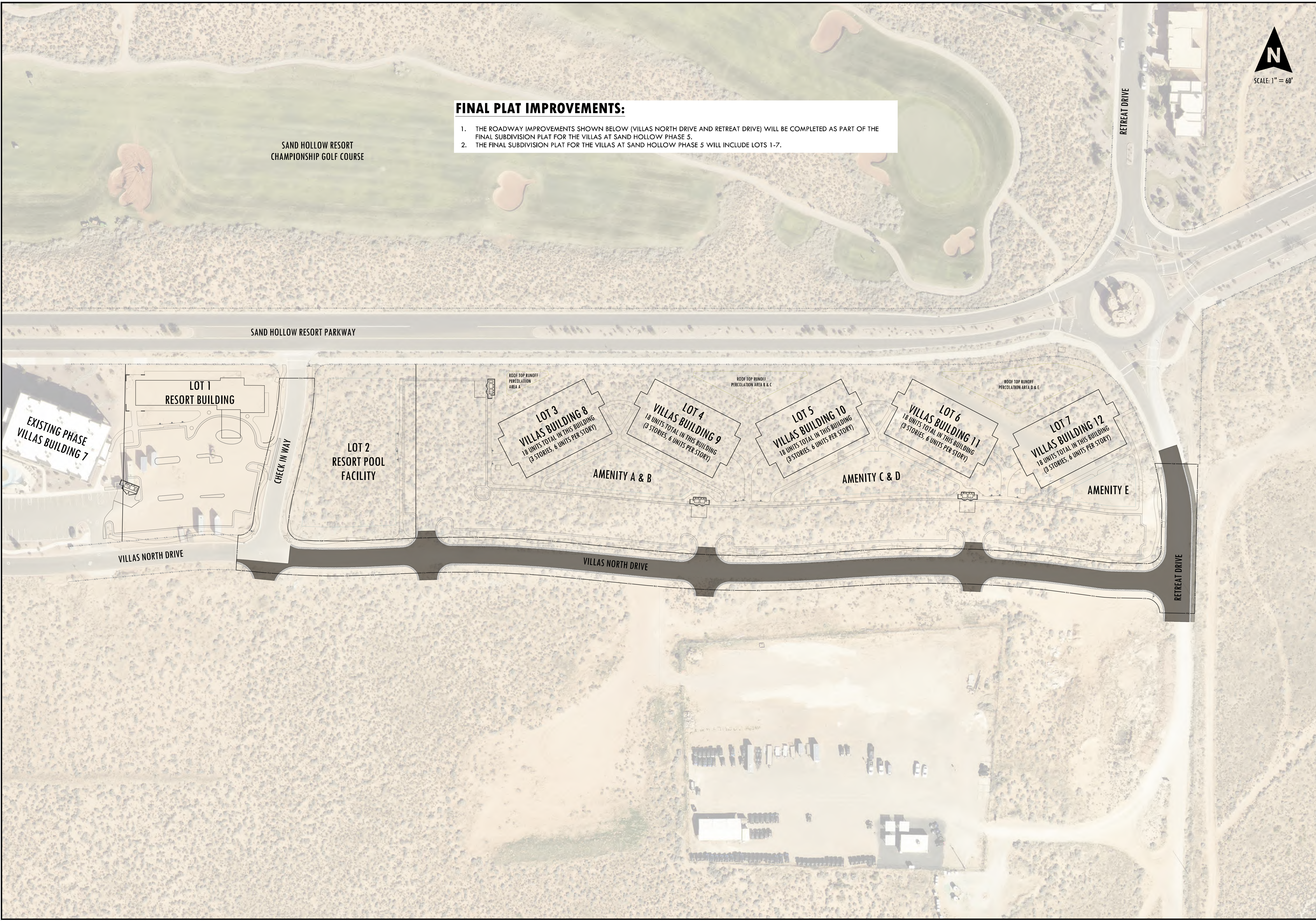
DATE: **MAR. 17, 2026**

SHEET: **4 OF 14**

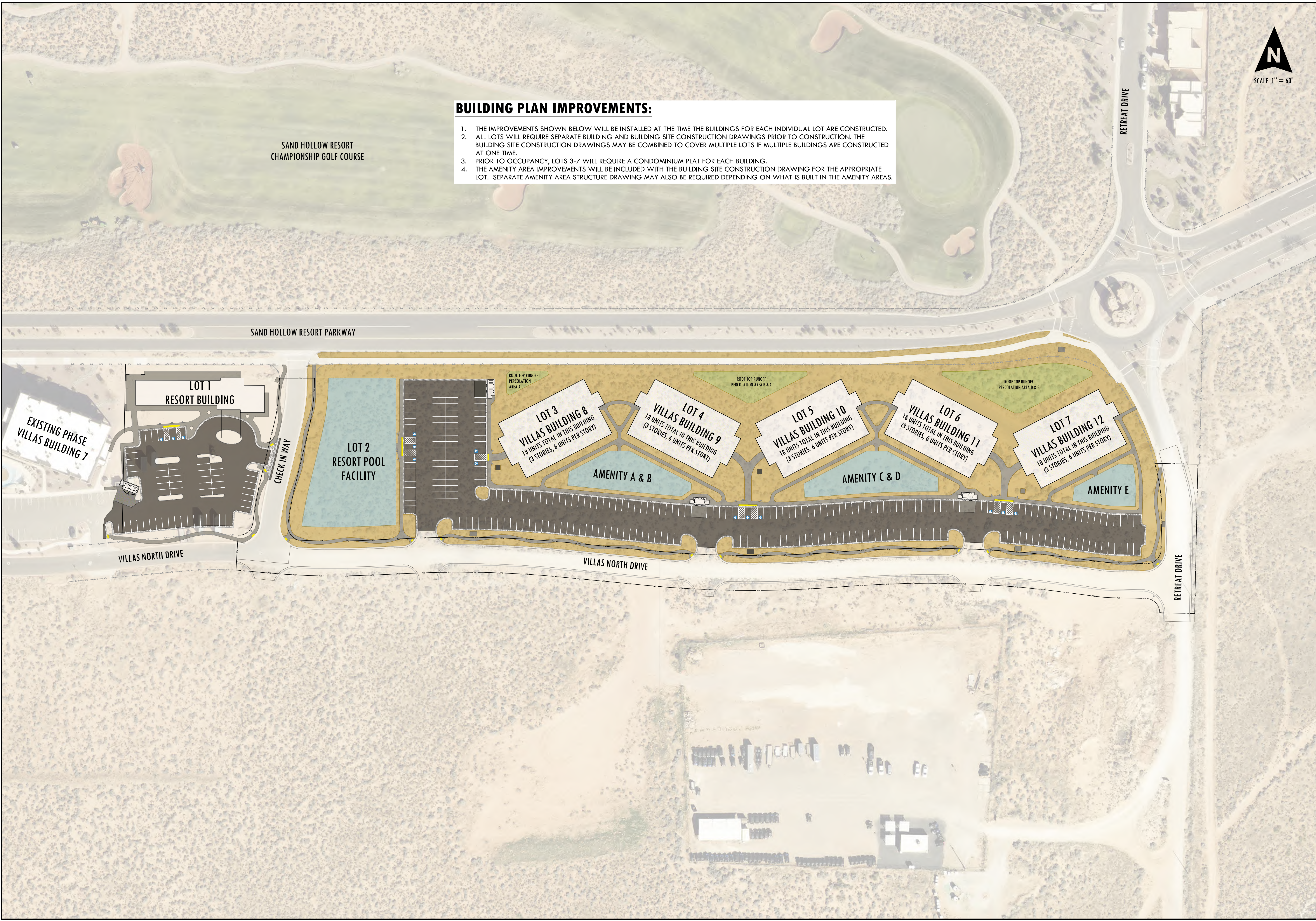
NO. DATE BY DESCRIPTION

REVISIONS

FOR REVIEW ONLY
No. 5550
1253-01
1253-01 PDO Modification 5 11/1/2017
STATE OF UTAH



PREPARED BY HG Management, LLC 555 South Bluff Street Suite 101 Saint George, UT 84770	REVISIONS	
	NO.	DATE
	BY	DESCRIPTION
THE VILLAS AT SAND HOLLOW PHASE 5 HURRICANE, UTAH		
FINAL PLAT IMPROVEMENTS		
DATE MAR. 17, 2026		
SHEET 5 OF 14		

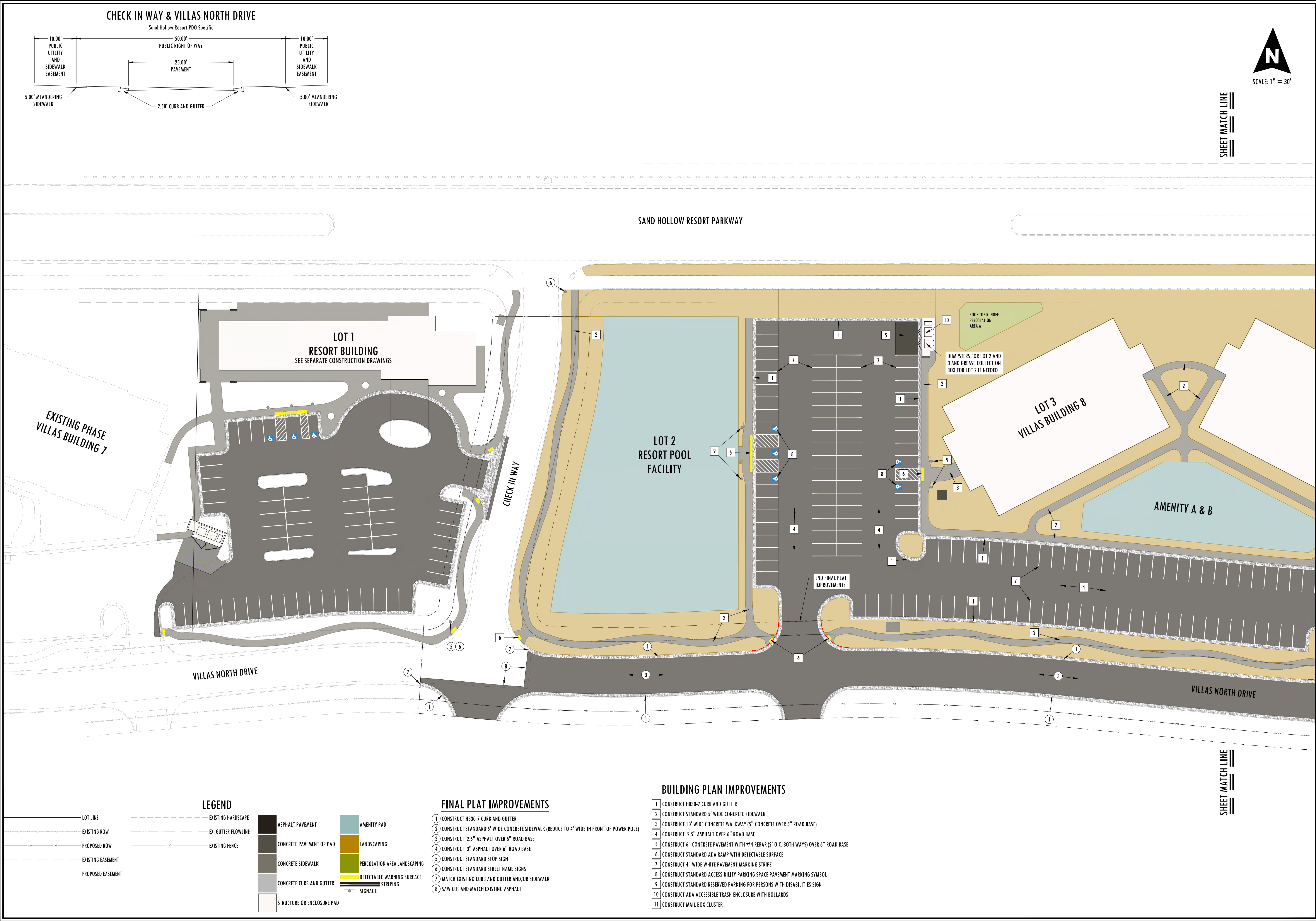


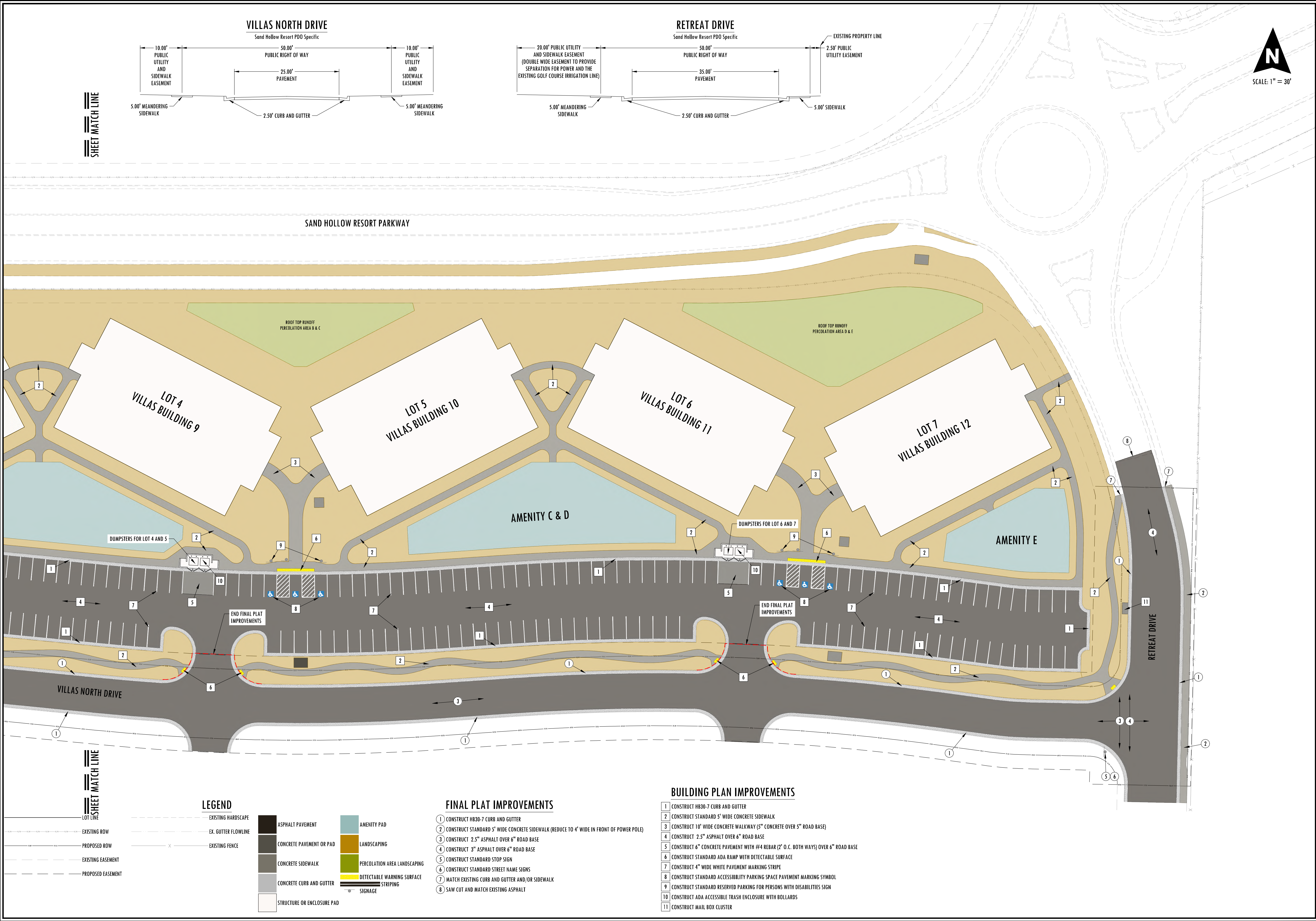
- BUILDING PLAN IMPROVEMENTS:**
1. THE IMPROVEMENTS SHOWN BELOW WILL BE INSTALLED AT THE TIME THE BUILDINGS FOR EACH INDIVIDUAL LOT ARE CONSTRUCTED.
 2. ALL LOTS WILL REQUIRE SEPARATE BUILDING AND BUILDING SITE CONSTRUCTION DRAWINGS PRIOR TO CONSTRUCTION. THE BUILDING SITE CONSTRUCTION DRAWINGS MAY BE COMBINED TO COVER MULTIPLE LOTS IF MULTIPLE BUILDINGS ARE CONSTRUCTED AT ONE TIME.
 3. PRIOR TO OCCUPANCY, LOTS 3-7 WILL REQUIRE A CONDOMINIUM PLAT FOR EACH BUILDING.
 4. THE AMENITY AREA IMPROVEMENTS WILL BE INCLUDED WITH THE BUILDING SITE CONSTRUCTION DRAWING FOR THE APPROPRIATE LOT. SEPARATE AMENITY AREA STRUCTURE DRAWING MAY ALSO BE REQUIRED DEPENDING ON WHAT IS BUILT IN THE AMENITY AREAS.

PREPARED BY HG Management, LLC 555 South Bluff Street Suite 101 Saint George, UT 84770	REVISIONS	
	NO.	DATE
	BY	DESCRIPTION
DATE MAR. 17, 2026		
SHEET 6 OF 14		

PROFESSIONAL SEAL
No. 5560
STATE OF UTAH
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THE VILLAS AT SAND HOLLOW PHASE 5
HURRICANE, UTAH
BUILDING PLAN IMPROVEMENTS





REVISIONS			
NO.	DATE	BY	DESCRIPTION

PREPARED BY	THE VILLAS AT SAND HOLLOW PHASE 5	
	HURRICANE, UTAH	
DATE	MAR. 17, 2026	
	SHEET	
8 OF 14		

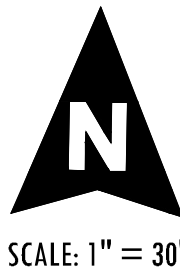
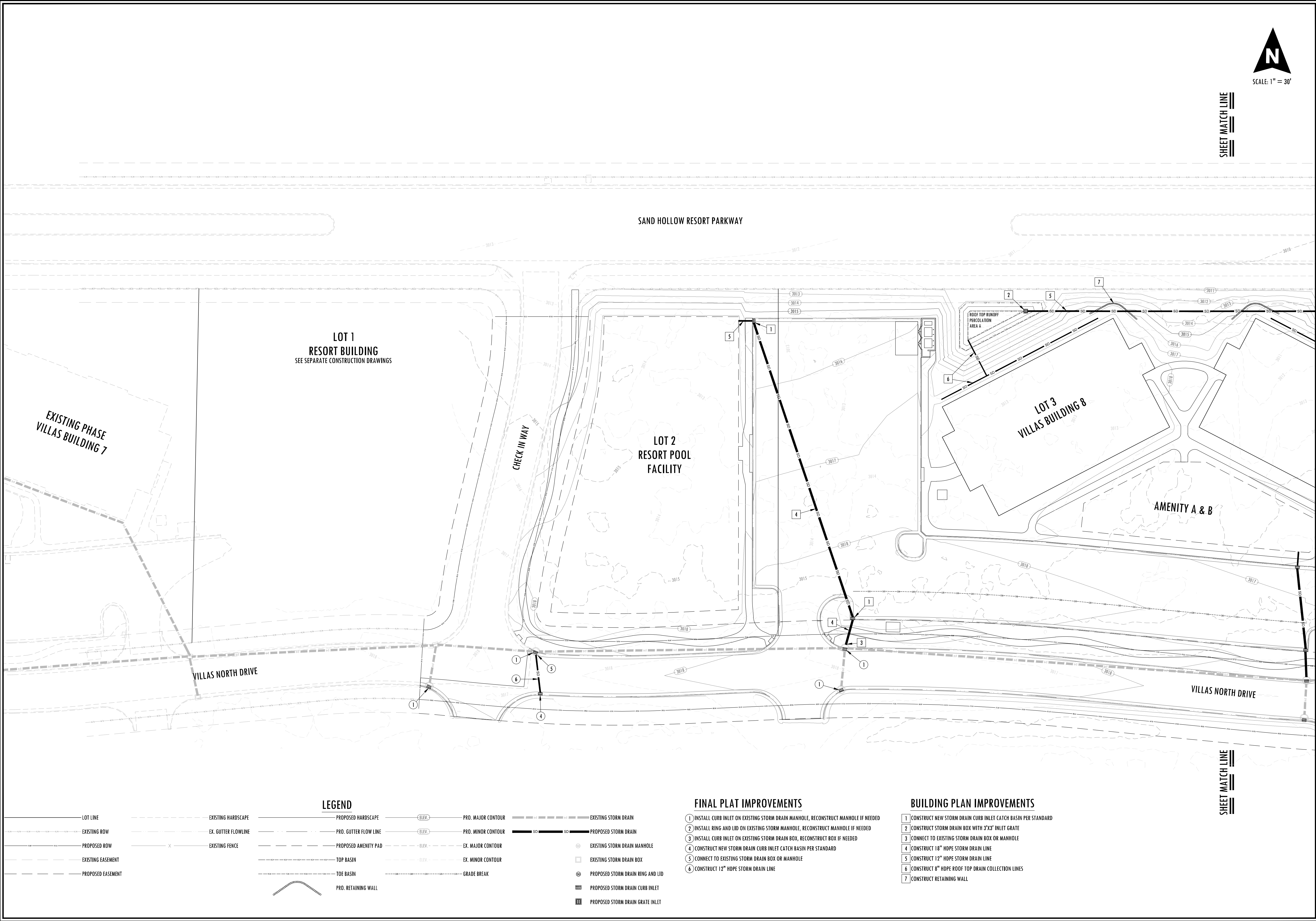
PREPARED BY

HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770

PROFESSIONAL SEAL

FOR REVIEW ONLY

STATE OF UTAH



SHEET MATCH LINE

SHEET MATCH LINE

- LOT LINE

EXISTING ROW

PROPOSED ROW

EXISTING EASEMENT

PROPOSED EASEMENT
- EXISTING HARDSCAPE

EX. GUTTER FLOWLINE

EXISTING FENCE
- PROPOSED HARDSCAPE

PRO. GUTTER FLOW LINE

PROPOSED AMENITY PAD

TOP BASIN

TOE BASIN

PRO. RETAINING WALL
- ELEV.

ELEV.

ELEV.

ELEV.

ELEV.
- PRO. MAJOR CONTOUR

PRO. MINOR CONTOUR

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

GRADE BREAK
- EXISTING STORM DRAIN

PROPOSED STORM DRAIN

EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN BOX

PROPOSED STORM DRAIN RING AND LID

PROPOSED STORM DRAIN CURB INLET

PROPOSED STORM DRAIN GRATE INLET

FINAL PLAT IMPROVEMENTS

1. INSTALL CURB INLET ON EXISTING STORM DRAIN MANHOLE, RECONSTRUCT MANHOLE IF NEEDED
2. INSTALL RING AND LID ON EXISTING STORM MANHOLE, RECONSTRUCT MANHOLE IF NEEDED
3. INSTALL CURB INLET ON EXISTING STORM DRAIN BOX, RECONSTRUCT BOX IF NEEDED
4. CONSTRUCT NEW STORM DRAIN CURB INLET CATCH BASIN PER STANDARD
5. CONNECT TO EXISTING STORM DRAIN BOX OR MANHOLE
6. CONSTRUCT 12" HDPE STORM DRAIN LINE

BUILDING PLAN IMPROVEMENTS

1. CONSTRUCT NEW STORM DRAIN CURB INLET CATCH BASIN PER STANDARD
2. CONSTRUCT STORM DRAIN BOX WITH 3'x3' INLET GRATE
3. CONNECT TO EXISTING STORM DRAIN BOX OR MANHOLE
4. CONSTRUCT 18" HDPE STORM DRAIN LINE
5. CONSTRUCT 12" HDPE STORM DRAIN LINE
6. CONSTRUCT 8" HDPE ROOF TOP DRAIN COLLECTION LINES
7. CONSTRUCT RETAINING WALL

REVISIONS

NO.	DATE	BY	DESCRIPTION

PRELIMINARY PLAT FOR

THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

GRADING AND DRAINAGE PLAN

PREPARED BY

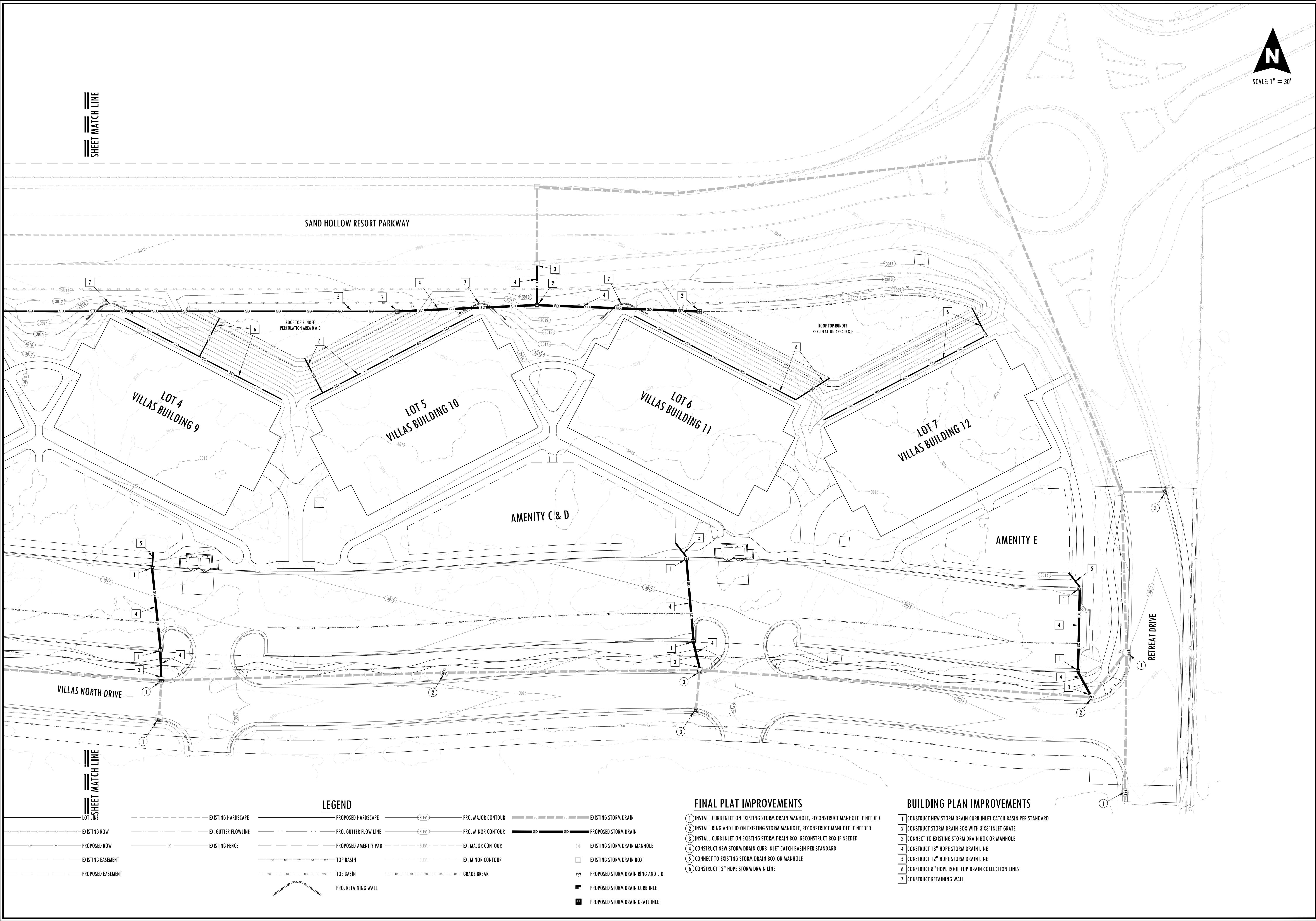
HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770

DATE

MAR. 17, 2026

SHEET

9 OF 14



PRELIMINARY PLAT FOR

THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

GRADING AND DRAINAGE PLAN

PREPARED BY

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Suite 101
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DATE

MAR. 17, 2026

SHEET

10 OF 14

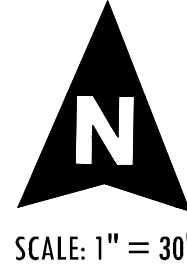
REVISIONS		
NO.	DATE	BY DESCRIPTION

FINAL PLAT IMPROVEMENTS

- 1 ADJUST EXISTING SEWER MANHOLE RING AND LID TO GRADE
- 2 CONNECT TO EXISTING WATER LINE
- 3 CONSTRUCT 8" C900 WATER LINE
- 4 CONSTRUCT 8" GATE VALVE
- 5 CONSTRUCT FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE
- 6 CONSTRUCT WATER LINE SERVICE LATERAL AND 2" METER
- 7 CONSTRUCT 6" C900 IRRIGATION LINE
- 8 CONSTRUCT 6" GATE VALVE
- 9 CONSTRUCT IRRIGATION SERVICE LATERAL AND 1" METER
- 9 LOCATE EXISTING GOLF COURSE IRRIGATION LINE AND PLACE TRACER WIRE AND WARNING TAPE ABOVE THE LINE (MAX 5' OF LINE EXPOSED AT A TIME) INSTALL LANDSCAPE IRRIGATION BOX AT EITHER END TO DAYLIGHT LOCATING WIRES INTO.

BUILDING PLAN IMPROVEMENTS

- 1 CONNECT TO EXISTING SEWER MANHOLE
- 2 CONSTRUCT 6" SDR SEWER LINE
- 3 CONSTRUCT SEWER CLEAN OUT
- 4 ADJUST EXISTING SEWER MANHOLE RING AND LID TO GRADE
- 5 CONSTRUCT 8" C900 WATER LINE
- 6 CONSTRUCT 8" GATE VALVE
- 7 CONSTRUCT WATER LINE SERVICE LATERALS AND BANK OF EIGHTEEN 3/4" METERS (ONE PER UNIT)
- 8 CONSTRUCT WATER LINE SERVICE LATERAL AND 3/4" METER
- 9 CONSTRUCT 4" FIRE RISER
- 10 CONSTRUCT 4" FDC AND FDC LINE
- 11 CONSTRUCT IRRIGATION SERVICE LATERAL AND 1" METER
- 12 CONSTRUCT 4" IRRIGATION SLEEVE (TO CONNECT PLANTING AREAS)



SHEET MATCH LINE

SAND HOLLOW RESORT PARKWAY

LOT 1
RESORT BUILDING
SEE SEPARATE CONSTRUCTION DRAWINGS

LOT 2
RESORT POOL
FACILITY

LOT 3
VILLAS BUILDING 8

AMENITY A & B

VILLAS NORTH DRIVE

SHEET MATCH LINE

LEGEND

- | | | | | | | | |
|-------------------|---------------------|-----------------------|-----------|-----------|------------------------------------|-----------------------|------------------------------|
| LOT LINE | EXISTING HARDSCAPE | PROPOSED HARDSCAPE | ISO | SD | PROPOSED STORM DRAIN | EXISTING STORM DRAIN | EXISTING ELECTRIC PHASE A |
| EXISTING ROW | EX. GUTTER FLOWLINE | PRO. GUTTER FLOW LINE | SS | SS | PROPOSED SEWER | EXISTING SEWER | EXISTING CONDUIT |
| PROPOSED ROW | EXISTING FENCE | PROPOSED AMENITY PAD | W | W | PROPOSED WATER | EXISTING WATER | EXISTING COMMUNICATIONS LINE |
| EXISTING EASEMENT | | TOP BASIN | IRR | IRR | PROPOSED IRRIGATION | EXISTING IRRIGATION | EXISTING TRANSFORMER |
| PROPOSED EASEMENT | | TOE BASIN | FIRE | FIRE | PROPOSED FDC LINE | EX. OVERHEAD ELECTRIC | EX. SWITCH GEAR BASEMENT |
| | | PRO. RETAINING WALL | 750 - MCM | 750 - MCM | PRO. ELEC. 750 MCM | 750 - MCM | 750 - MCM |
| | | | ABC | ABC | PRO. ELEC. THREE PHASE | ABC | ABC |
| | | | | | PRO. FIRE HYDRANT | | |
| | | | | | PRO. STORM DRAIN GRATE | | |
| | | | | | PRO. STREET LIGHT AND JUNCTION BOX | | |
| | | | | | PRO. COMMUNICATIONS BOX | | |
| | | | | | PRO. STORM DRAIN CURB INLET | | |
| | | | | | PRO. FIRE HYDRANT | | |
| | | | | | PRO. STORM DRAIN GRATE | | |
| | | | | | PRO. METER AS NOTED | | |
| | | | | | EX. IRR. OR WATER VALVE | | |
| | | | | | EX. MANHOLE AS NOTED | | |
| | | | | | EX. STORM DRAIN CURB INLET | | |
| | | | | | EX. FIRE HYDRANT | | |
| | | | | | EX. COMMUNICATIONS BOX | | |
| | | | | | EX. IRR. OR WATER VALVE | | |
| | | | | | EX. MANHOLE AS NOTED | | |
| | | | | | EX. STORM DRAIN BOX | | |
| | | | | | EX. STREET LIGHT AND JUNCTION BOX | | |
| | | | | | EX. FIRE HYDRANT | | |

REVISIONS

NO.	DATE	BY	DESCRIPTION

PRELIMINARY PLAT FOR
THE VILLAS AT SAND HOLLOW PHASE 5
HURRICANE, UTAH
WATER, SEWER AND FIRE PLAN

PREPARED BY
HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770



DATE
MAR. 17, 2026

SHEET
11 OF 14

- ① ADJUST EXISTING SEWER MANHOLE RING AND LID TO GRADE
- ② CONNECT TO EXISTING WATER LINE
- ③ CONSTRUCT 8" C900 WATER LINE
- ④ CONSTRUCT 8" GATE VALVE
- ⑤ CONSTRUCT FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE
- ⑥ CONSTRUCT WATER LINE SERVICE LATERAL AND 2" METER
- ⑦ CONSTRUCT 6" C900 IRRIGATION LINE
- ⑧ CONSTRUCT 4" VALVE
- ⑨ CONSTRUCT IRRIGATION SERVICE LATERAL AND 1" METER
- ⑩ LOCATE EXISTING GOLF COURSE IRRIGATION LINE AND PLACE TRACER WIRE AND WARNING TAPE ABOVE THE LINE (MAX 5' OF LINE EXPOSED AT A TIME) INSTALL LANDSCAPE IRRIGATION BOX AT EITHER END TO DAYLIGHT LOCATING WIRES INTO.

- 1 CONNECT TO EXISTING SEWER MANHOLE
- 2 CONSTRUCT 6" SDR SEWER LINE
- 3 CONSTRUCT SEWER CLEAN OUT
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- 7 CONSTRUCT WATER LINE SERVICE LATERALS AND BANK OF EIGHTEEN 3/4" METERS (ONE PER UNIT)
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- 11 CONSTRUCT IRRIGATION SERVICE LATERAL AND 1" METER
- 12 CONSTRUCT 4" IRRIGATION SLEEVE (TO CONNECT PLANTING AREAS)

SHEET MATCH LINE

— LOT LINE

LOT 6
VILLAS BUILDING 11

LOT 7
VILLAS BUILDING 12

VILLAS NORTH DRIVE

AMENITY C & D

AMENITY E

UNKNOWN MANHOLE. BELIEVED TO BE AIR VA FOR CULINARY LINE?

POTENTIAL LOCATION OF OLD CONSTRUCTION CONNECTION TO WATERLINE. RE-CAP AT THE EDGE OF CONSTRUCTION IF ENCOUNTERED.

— UNKNOWN MANHOLE. BELIEVED TO BE AIR VAC FOR IRRIGATION LINE?

RETREAT DRIVE

PROPOSED STORM DRAIN		PROPOSED ELECTRIC PHASE AS NOTED		EXISTING STORM DRAIN		EXISTING ELECTRIC PHASE A	
	PROPOSED STORM DRAIN		PROPOSED ELECTRIC PHASE AS NOTED		EXISTING STORM DRAIN		EXISTING ELECTRIC PHASE A
	PROPOSED SEWER		PROPOSED COMMUNICATIONS LINE		EXISTING SEWER		EXISTING CONDUIT
	PROPOSED WATER		PROPOSED GAS		EXISTING WATER		EXISTING COMMUNICATIONS LINE
	PROPOSED IRRIGATION		PRO. METER AS NOTED		EXISTING IRRIGATION		EXISTING TRANSFORMER
	PROPOSED FDC LINE		PRO. SWITCH GEAR BASEMENT		EXISTING IRRIGATION		EX. COMMUNICATIONS BOX
	PRO. ELEC. 750 MCM		EX. IRR. OR WATER VALVE		EX. OVERHEAD ELECTRIC		EX. SWITCH GEAR BASEMENT
	PRO. ELEC. THREE PHASE		EX. MANHOLE AS NOTED		EX. ELEC. 750 MCM		EX. POWER POLE
	PRO. FIRE HYDRANT		EX. STREET LIGHT AND JUNCTION BOX		EX. ELEC. THREE PHASE		EX. FIRE HYDRANT
	PRO. STORM DRAIN CURB INLET		PRO. STORM DRAIN GRATE				

SCALE: 1" = 30'

PRELIMINARY PLAT FOR

PRELIMINARY PLAT FOR
THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

WATER, SEWER AND FIRE PLAN

PREPARED BY

**HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770**

DATE _____

MAR. 17, 2026

SHEET

12 OF 14

REVISIONS

NO.	DATE	BY	DESCRIPTION
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NOTE

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PRELIMINARY PLAT FOR
THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

WATER, SEWER AND FIRE PLAN

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12 OF 14

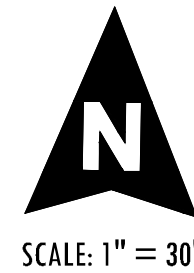
REVISIONS

FINAL PLAT IMPROVEMENTS

- 1 VERIFY THE LOCATION AND DESTINATION OF ALL EXISTING CONDUIT
- 2 INSTALL CONDUIT FOR FUTURE ELECTRICAL LINES
- 3 INSTALL CONDUIT FOR FUTURE COMMUNICATION LINES
- 4 INSTALL SLEEVE FOR FUTURE GAS LINES

BUILDING PLAN IMPROVEMENTS

- 1 CONNECT TO EXISTING GAS MAIN
- 2 CONSTRUCT 4" GAS MAIN
- 3 CONSTRUCT 2" GAS SERVICE LATERAL
- 4 CONSTRUCT TRANSFORMER
- 5 CONSTRUCT SWITCH GEAR
- 6 CONSTRUCT STREET LIGHT WITH JUNCTION BOX
- 7 CONSTRUCT BANK OF 19 POWER METERS (ONE FOR EACH UNIT PLUS ONE FOR THE OVERALL BUILDING)
- 8 CONSTRUCT POWER LINE AS REQUIRED
- 9 PLACE FUTURE USE CONDUIT FOR POWER
- 10 PLACE FUTURE USE CONDUIT FOR COMMUNICATIONS
- 11 CONSTRUCT COMMUNICATION PEDESTAL OR JUNCTION BOX AS REQUIRED
- 12 CONSTRUCT COMMUNICATION LINE



SHEET MATCH LINE

SAND HOLLOW RESORT PARKWAY

LOT 1
RESORT BUILDING
SEE SEPARATE CONSTRUCTION DRAWINGS

EXISTING PHASE
VILLAS BUILDING 7

LOT 2
RESORT POOL
FACILITY

LOT 3
VILLAS BUILDING 8

AMENITY A & B

VILLAS NORTH DRIVE

VILLAS NORTH DRIVE

LEGEND

- | | | | | | |
|-------------------|----------------------|-----------------------|------------------------|----------------------------|-----------------------------------|
| LOT LINE | EXISTING HARDSCAPE | PROPOSED HARDSCAPE | PROPOSED STORM DRAIN | EXISTING STORM DRAIN | EXISTING ELECTRIC PHASE A |
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| PROPOSED ROW | EXISTING FENCE | PROPOSED AMENITY PAD | PROPOSED WATER | EXISTING WATER | EXISTING COMMUNICATIONS LINE |
| EXISTING EASEMENT | | TOP BASIN | PROPOSED IRRIGATION | EXISTING IRRIGATION | EXISTING TRANSFORMER |
| PROPOSED EASEMENT | | TOE BASIN | PROPOSED FDC LINE | EXISTING OVERHEAD ELECTRIC | EXIST. SWITCH GEAR BASEMENT |
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| | | | PRO. ELEC. THREE PHASE | EX. ELEC. THREE PHASE | EX. STREET LIGHT AND JUNCTION BOX |
| | | | | EX. FIRE HYDRANT | |
- PROPOSED TRANSFORMER
PRO. SWITCH GEAR BASEMENT
PRO. STREET LIGHT AND JUNCTION BOX
PRO. COMMUNICATIONS BOX
PRO. FIRE HYDRANT
- PRO. METER AS NOTED
EX. IRR. OR WATER VALVE
EX. MANHOLE AS NOTED
PRO. STORM DRAIN CURB INLET
PRO. STORM DRAIN GRATE
- EXISTING STORM DRAIN
EXISTING SEWER
EXISTING WATER
EXISTING IRRIGATION
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EX. ELEC. THREE PHASE
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EX. SWITCH GEAR BASEMENT
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EX. STREET LIGHT AND JUNCTION BOX
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EX. MANHOLE AS NOTED
EX. STORM DRAIN BOX

REVISIONS

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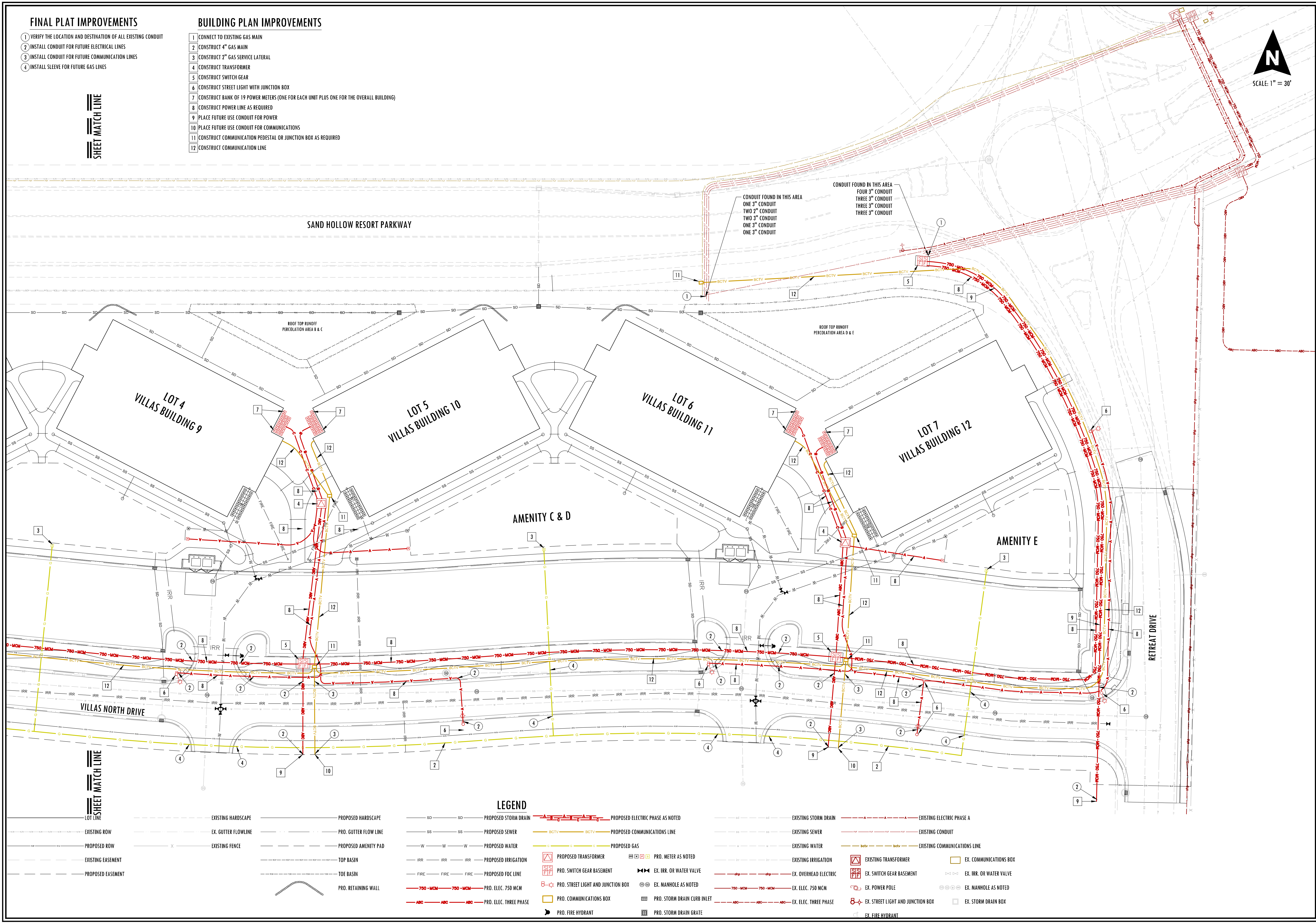
PRELIMINARY PLAT FOR
THE VILLAS AT SAND HOLLOW PHASE 5
HURRICANE, UTAH
POWER, GAS AND COMMUNICATIONS PLAN

PREPARED BY
HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770



DATE
MAR. 17, 2026

SHEET
13 OF 14



FINAL PLAT IMPROVEMENTS

- 1 VERIFY THE LOCATION AND DESTINATION OF ALL EXISTING CONDUIT
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REVISIONS

NO.	DATE	BY	DESCRIPTION

PRELIMINARY PLAT FOR

THE VILLAS AT SAND HOLLOW PHASE 5

HURRICANE, UTAH

POWER, GAS AND COMMUNICATIONS PLAN

PREPARED BY

HG Management, LLC
555 South Bluff Street
Suite 101
Saint George, UT 84770

FOR REVIEW ONLY

Professional Engineer
No. 5550
State of Utah
J.R.

DATE

MAR. 17, 2026

SHEET

14 OF 14

Agenda Date:	04/23/2026 - Planning Commission
Application Number:	FSP26-08
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Nate Shaw
Agent:	Irwin Pledger
Request:	Final Site Plan Approval
Location:	228 W 100 N
Zoning:	Multiple Family RM-1
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has applied for a final site plan for a duplex to be constructed behind an existing single family home along 100 N. The preliminary site plan was approved in November 2021.



Vicinity Map

JUC Comments

1. Construction drawings for this project were approved in February 2026.

Staff Comments

1. **Land Use:** The additional duplex would bring three units to the property which is allowed on a half acre property in an RM-1 zone.
2. **Parking Requirement:** Per HCC 10-34-10, each unit requires two additional parking stalls. Each unit has it's own garage and driveway space.
3. **Landscape:** Existing landscaping on site will be sufficient to meet the standards of one tree and two shrubs per unit per HCC 10-32-6.
4. **Outdoor Lighting:** An outdoor lighting plan has not been provided. The applicant will need to ensure that the lighting fixtures meet the requirements of HCC 10-33-7 with regards to the height, brightness, and potential light trespass of residential areas.
5. Building plans and elevations have been presented. They are proposing a two story building of about 25' 10" which meets the code in the RM-1 zone.

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

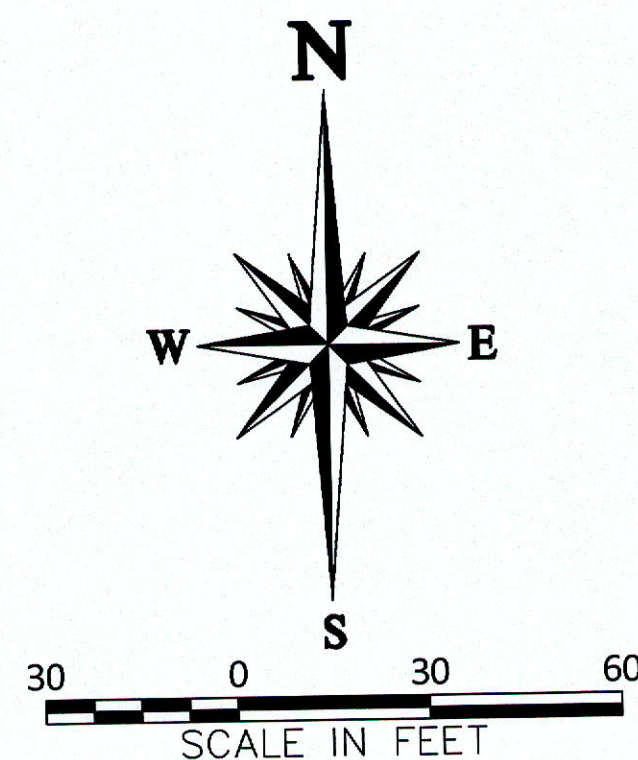
Mike Verinmak

APPROVED

02/26/2026

Note 1. Driveway approach must be ADA compliant.

Note 2. Unaccounted for 100 N City roadway property must be satisfied. (See Jeremy's comments on C-S1)



CITY APPROVAL

Arthur O. LeBaron 4-21-2022
CITY ENGINEER: ARTHUR LeBARON

Kevin Gildea 4/27/22
FIRE DEPARTMENT: KEVIN GILDEA

Mike Ramirez 4-27-22
POWER: MIKE RAMIREZ

Amber M. Little 4/27/22
ASH CREEK SSD: MIKE CHANDLER

Dallan Wadsworth 4-27-22
WATER: DALLAN WADSWORTH

Keily Hiatt 4-28-22
GAS DOMINION ENERGY: KEILY HIATT

Braxton Peterson 4-27-22
CENTURYLINK: BRAXTON PETERSON

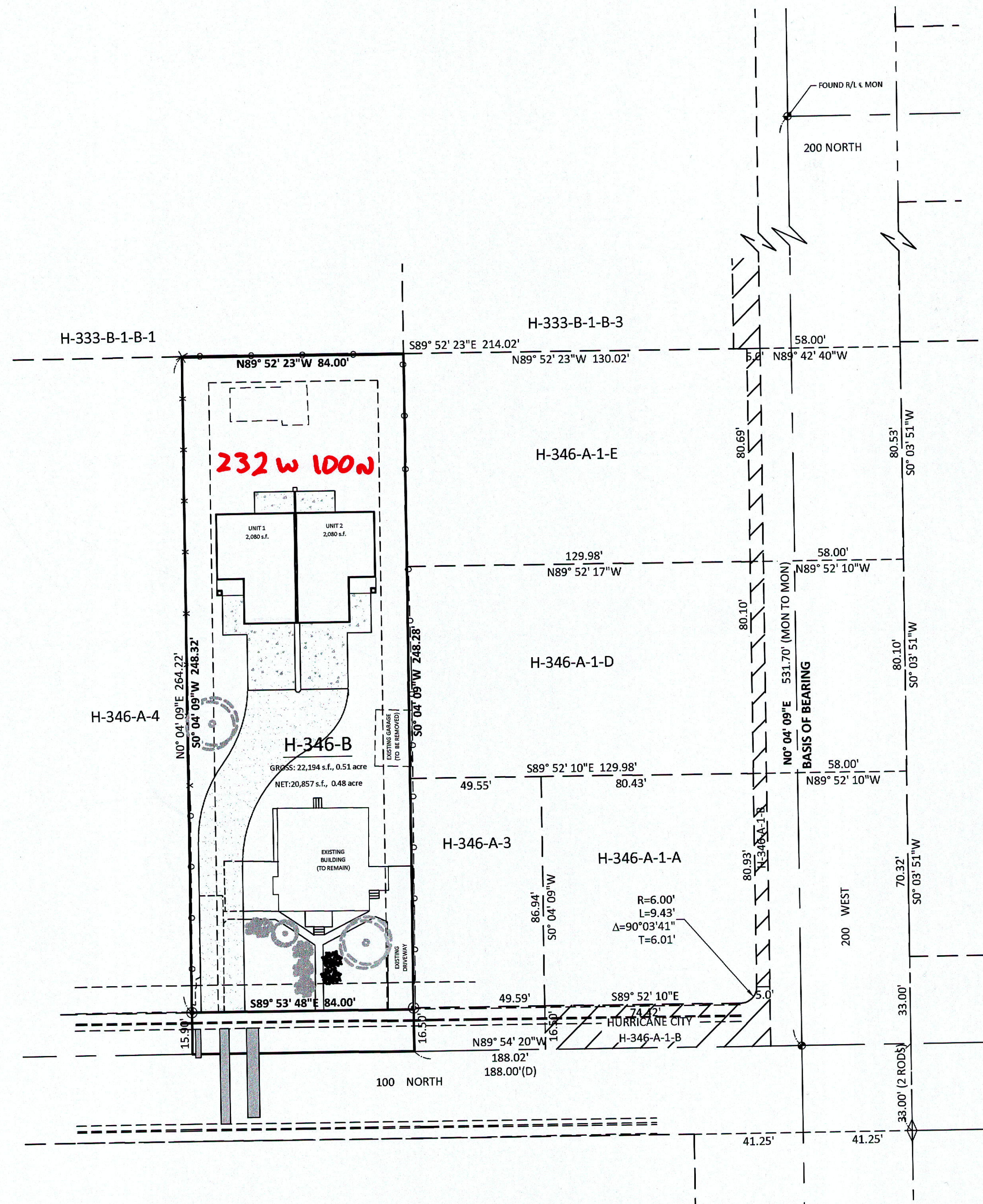
Matt Brann 4/27/22
TDS: MATT BRANN

Mike Verinmak 5/4/22
PUBLIC WORKS: MIKE VERINMAK

Weston 4-27-22
STREETS DEPARTMENT: WESTON

Darren Barney 4/27/22
PARKS DEPARTMENT: DARREN BARNEY

Stephen Neilson 4-28-22
BUILDING OFFICIAL/PLANNING DIRECTOR: STEPHEN NEILSON



LEGEND

- FOUND PK & WASHER
- EXISTING LIGHT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EASEMENT BOUNDARY
- CENTERLINE
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING TREE (TO REMAIN)
- EXISTING BUSH (TO REMAIN)
- NEW BUSH (MIN 5 GALLON)

GENERAL NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- ALL WORK SHALL BE CONTAINED ONTO PROERTY ONLY.
- NO STOCKPIILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBOURNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBOURNE PARTICLES.
- PROVIDE TRACKING PAD FOR REMOVAL OF ONSITE MATERIAL FROM VEHICLE TIRES BEFORE ENTERING SUNLAND DRIVE.
- THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.
- NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING GRADING PERMIT.
- CONTRACTOR MUST REPLACE ANY CONCRETE OR ASPHALT DAMAGED DUE TO CONSTRUCTION.

LANDSCAPING DATA

- AT LEAST 1 TREE AND 2 BUSHES SHALL BE PLANTED/RETAINED FOR EVERY UNIT.
MINIMUM TREES REQ. = 3 PROVIDED = 3
MINIMUM BUSHES REQ. = 6 PROVIDED = 6
- PLANT CHARACTERISTICS
A. DROUGHT TOLERANT;
B. HAVE NON-INVASIVE GROWTH HABITS;
C. LOW MAINTENANCE CHARACTERISTICS;
D. BE COMMERCIALY AVAILABLE;
- TREES PLANTED TO SATISFY CITY STANDARDS SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
- EVERGREEN TREES PLANTED SHALL HAVE A MINIMUM HEIGHT OF 4'.
- SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18" AT THE TIME OF PLANTING.

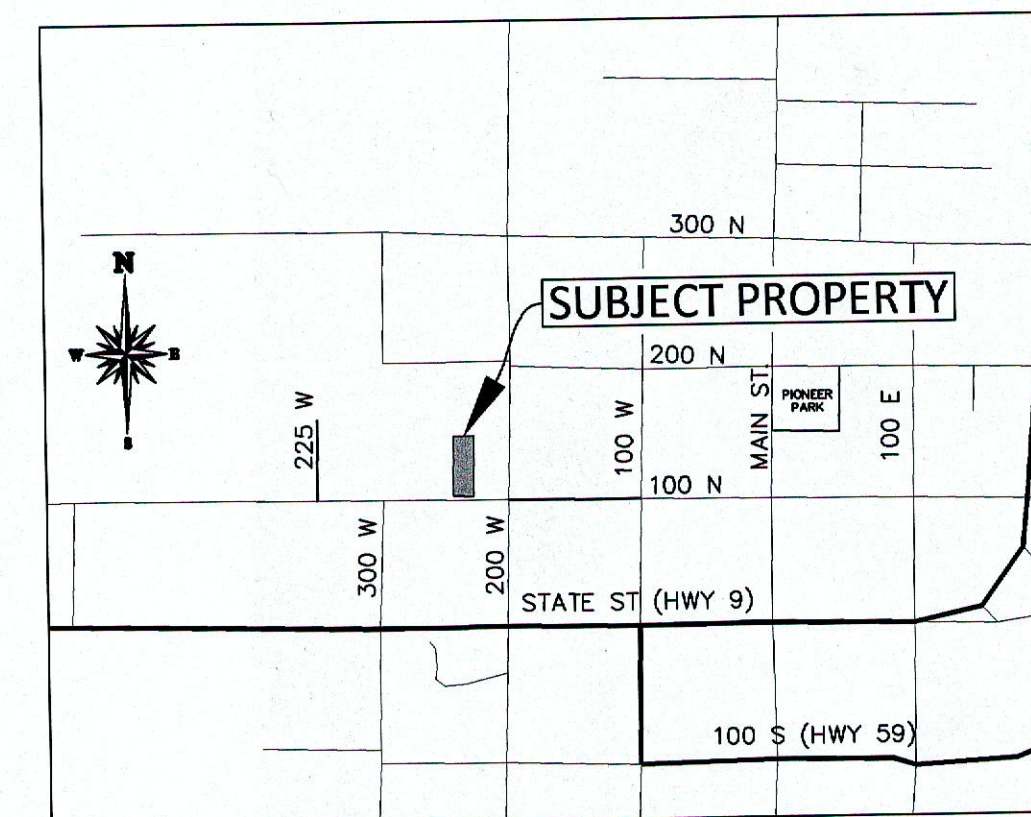
NOTE:
LANDSCAPE SHOWN IS FOR EFFECT ONLY. PLACEMENT OF TREES AND BUSHES IS TO BE DETERMINED BY THE LANDSCAPER AND OWNER. PER ORDINANCE, 1 TREE AND 3 BUSHES EVERY 35 FEET. (ALL LANDSCAPING WILL BE MAINTAINED BY OWNER)

OWNER INFORMATION

LAINE MATTHEWS
1528 SOUTH CARMA STREET
WASHINGTON, UT 84780
(435) 632-0846

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS
STEVE KAMLOWSKY, PE
163 W. 1600 S. #5
ST. GEORGE, UT 84770
(435) 628-4700



VICINITY MAP

NOT TO SCALE

SITE DATA

CURRENT ZONE: RM-1
GENERAL PLAN: MIXED USE
PARCEL ID No: H-346-B
GROSS AREA: 22,194 S.F. (0.51 ACRES)
NET AREA: 20,857 S.F. (0.48 ACRES)
UNITS: 3
DENSITY: 5.88 UNITS/AC
(6 UNITS/AC ALLOWABLE)

SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

BENCHMARK

R/L CENTERLINE MONUMENT AT THE
INTERSECTION OF 100 N AND 200W
ELEVATION = 3250.00

SINGLE OWNERSHIP NOTE

ALL BUILDINGS ON THE SITE WILL BE UNDER A
SINGLE OWNER. BUILDINGS WILL NOT BE
PLATTED SEPARATELY.

SHEET INDEX

SHEET #	DESCRIPTION
C-1	COVER
C-11	SITE PLAN
C-G1	GRADING PLAN
C-U1	UTILITY PLAN
C-E1	EROSION CONTROL SHEET
C-D1	DETAIL SHEET

228 W 100 N

A RESIDENTIAL DUPLEX
LOCATED IN THE NORTHEAST 1/4
OF SECTION 34, T41S, R13W, SLB&M
HURRICANE, UTAH

Call
BEFORE YOU
Dig
1-800-662-4111
UNDERGROUND SERVICE (USA)

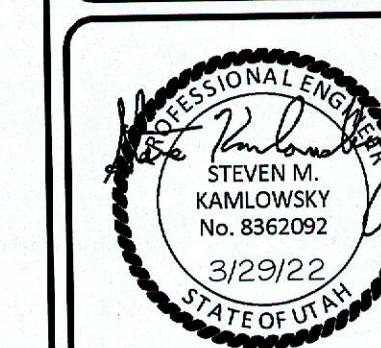
NOTICE!
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR THE LOCATION,
PROTECTION, AND RESTORATION
OF ALL BURIED OR ABOVE
GROUND UTILITIES, SHOWN OR
NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN
ACCORDANCE WITH CURRENT HURRICANE
CITY STANDARDS

REVISIONS	BY	DATE
DESCRIPTION		
NO.		

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

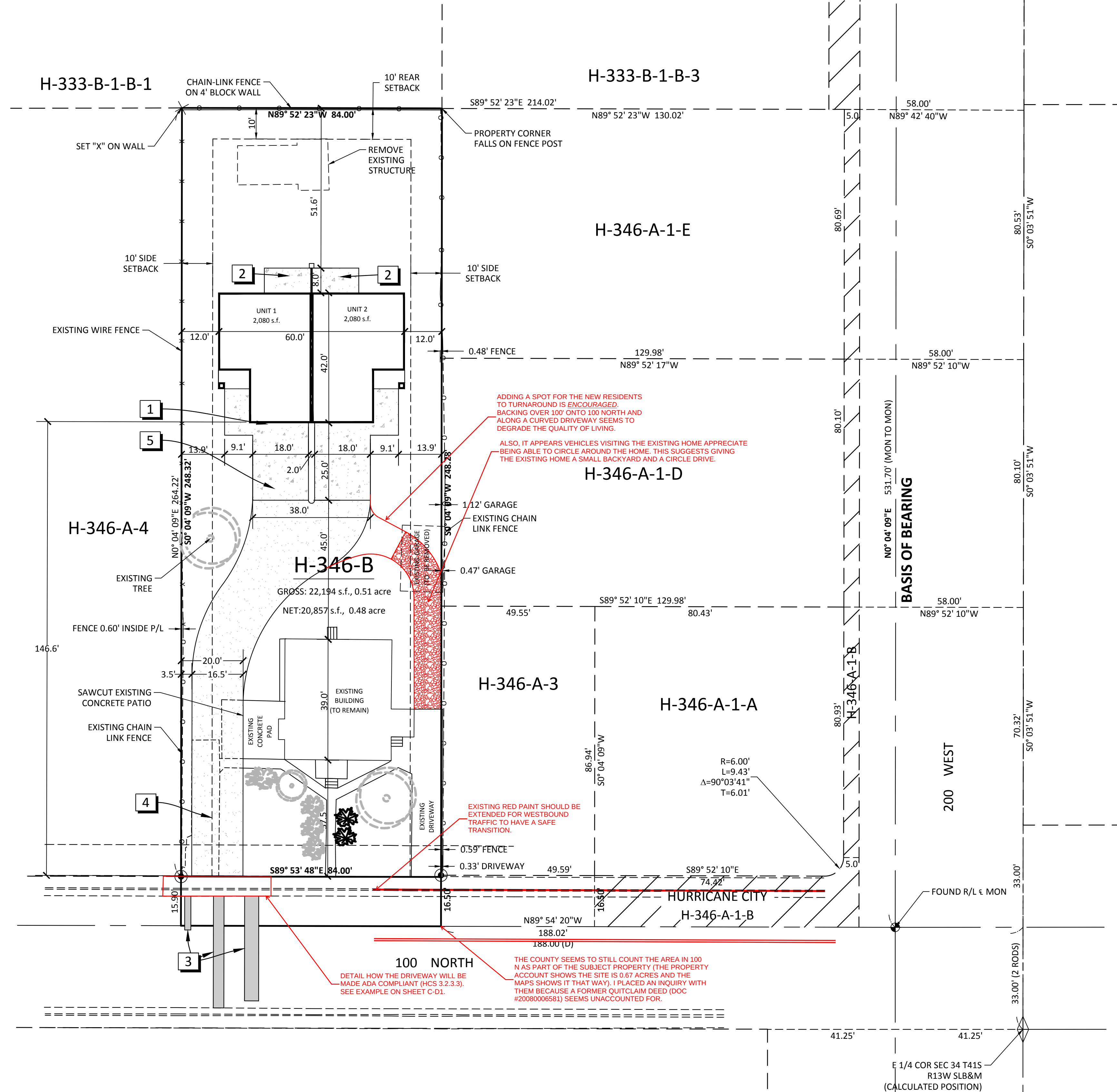
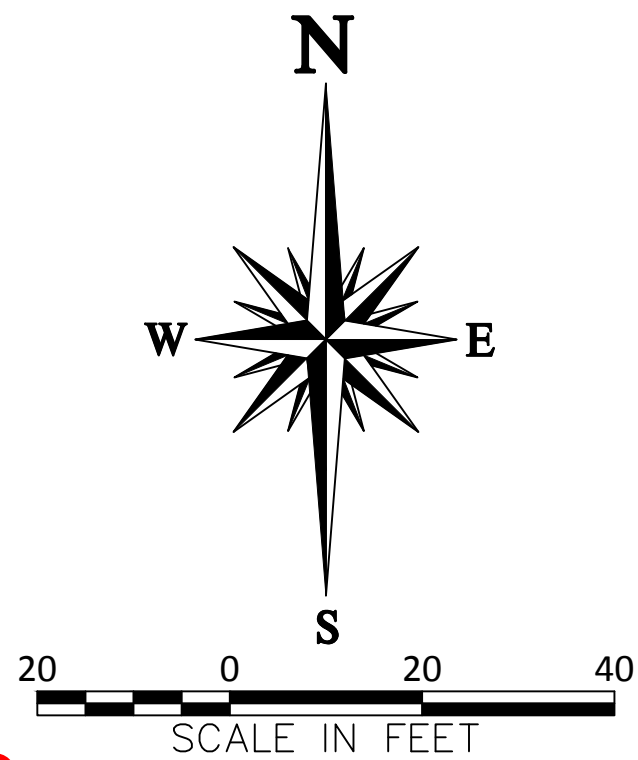
COVER SHEET
228 W 100 N
FOR
LAINE MATTHEWS
LOCATED IN NE 1/4 OF SEC. 34 T41S, R13W, SLB&M
HURRICANE, UTAH



CHECKED BY: SK
DRAWN BY: ADJ
DATE: 3/29/22
JOB NO.: 20-74
SCALE: 1"=30'
SHEET NO.:
MAY 12 2021

ENGINEERING REVIEW JEREMY PICKERING 02/25/2026

M. K. Kaimowitz
APPROVED
02/26/2026



LEGEND

- FOUND PK & WASHER
- EXISTING LIGHT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EASEMENT BOUNDARY
- CENTERLINE
- EXISTING CURB AND GUTTER
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING TREE (TO REMAIN)
- EXISTING BUSH (TO REMAIN)
- NEW BUSH (MIN 5 GALLON)

SITE DATA

CURRENT ZONE: RM-1
GENERAL PLAN: MIXED USE
PARCEL ID No: H-346-B
GROSS AREA: 22,194 S.F. (0.51 ACRES)
NET AREA: 20,857 S.F. (0.48 ACRES)
UNITS: 3
DENSITY: 5.88 UNITS/AC
(6 UNITS/AC ALLOWABLE)
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

BENCHMARK

R/L CENTERLINE MONUMENT AT THE
INTERSECTION OF 100 N AND 200W
ELEVATION = 3250.00

CONSTRUCTION NOTES

- INSTALL NEW 4" THICK CONCRETE DRIVEWAY
- INSTALL NEW CONCRETE PATIO
- SAW-CUT AND INSTALL NEW ASPHALT PAVING TO MATCH EXISTING.
- REMOVE EXISTING DRIVEWAY
- 3/4" GRAVEL DRIVEWAY

LANDSCAPING DATA

- AT LEAST 1 TREE AND 2 BUSHES SHALL BE PLANTED/RETAINED FOR EVERY UNIT.
MINIMUM TREES REQ. = 3
MINIMUM BUSHES REQ. = 6
- PLANT CHARACTERISTICS
A. DROUGHT TOLERANT;
B. HAVE NON-INVASIVE GROWTH HABITS;
C. LOW MAINTENANCE CHARACTERISTICS;
D. BE COMMERCIALY AVAILABLE;
- TREES PLANTED TO SATISFY CITY STANDARDS SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
- EVERGREEN TREES PLANTED SHALL HAVE A MINIMUM HEIGHT OF 4'.
- SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18" AT THE TIME OF PLANTING.

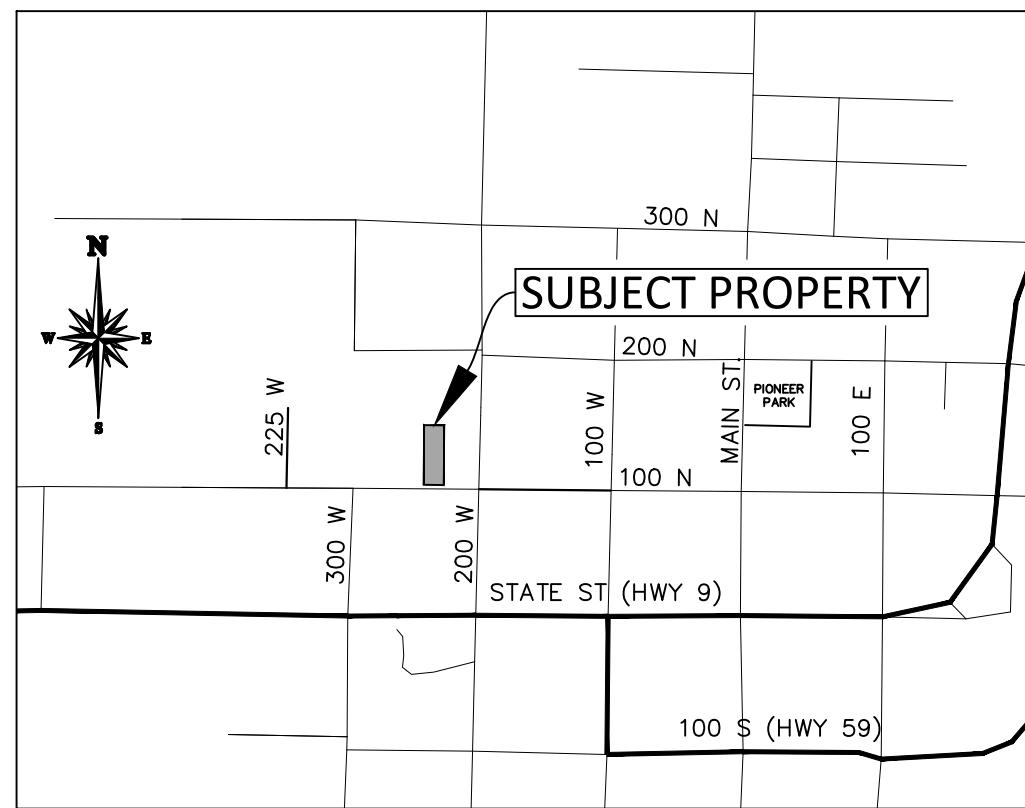
NOTE:
LANDSCAPE SHOWN IS FOR EFFECT ONLY. PLACEMENT OF TREES AND BUSHES IS TO BE DETERMINED BY THE LANDSCAPER AND OWNER. PER ORDINANCE, 1 TREE AND 3 BUSHES EVERY 35 FEET. (ALL LANDSCAPING WILL BE MAINTAINED BY OWNER)

Call
BEFORE YOU
Dig
1-800-662-4111
www.callbeforeyoudig.org

NOTICE!

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NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS



VICINITY MAP

NOT TO SCALE

NO.	REVISIONS	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

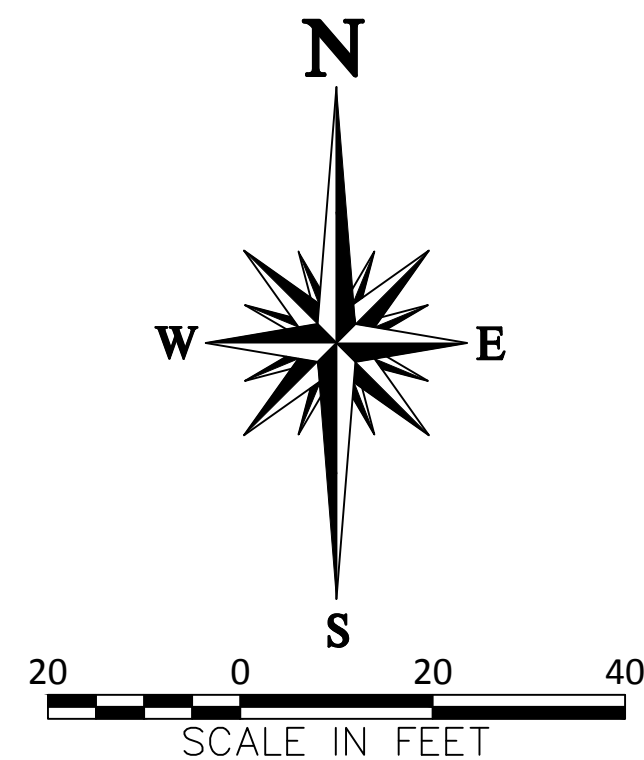
SITE PLAN
228 W 100 N
FOR
LAIN MATTHEWS
LOCATED IN NE 1/4 OF SEC. 34 T41S, R13W, SLB&M
HURRICANE, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
3/29/22
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : ADJ
DATE : 3/29/22
JOB NO. : 20-74
SCALE : 1"=20'
SHEET NO. : C-S1

ENGINEERING REVIEW JEREMY P. CECILIO 02/26/2026

APPROVED
02/26/2026

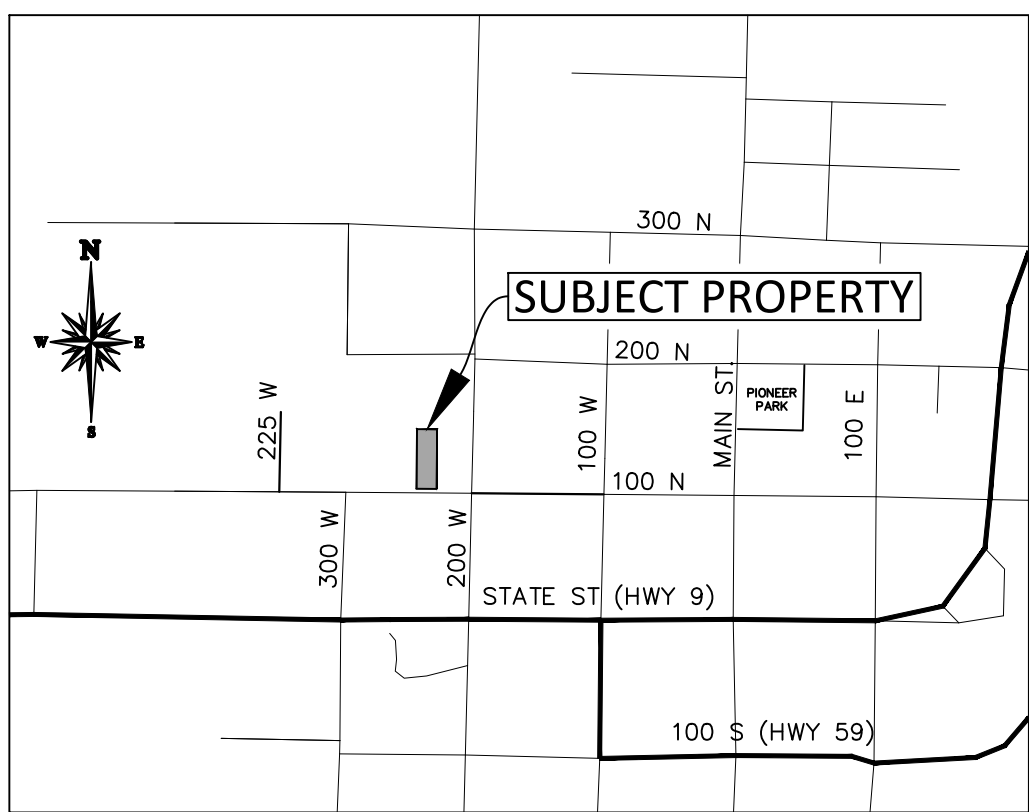


CONSTRUCTION NOTES

- 1 INSTALL NEW 4" THICK CONCRETE DRIVEWAY
- 2 INSTALL NEW CONCRETE WALKWAY
- 3 SAW-CUT AND INSTALL NEW ASPHALT PAVING TO MATCH EXISTING.
- 4 REMOVE EXISTING DRIVEWAY
- 5 REMOVE COVERED PARKING STRUCTURE
- 6 3/4" GRAVEL DRIVEWAY

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EXIST CURB & GUTTER
- FLOW LINE
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- NEW CONCRETE
- NEW ASPHALT
- PROPOSED GRAVEL



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
2. ALL WORK SHALL BE CONTAINED ONTO PROPERTY ONLY.
3. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
4. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
5. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
6. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.
7. NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING GRADING PERMIT.
8. CONTRACTOR TO REPAIR OR REPLACE ANY ONSITE ASPHALT OR CONCRETE DAMAGED DURING CONSTRUCTION.
9. CONTRACTOR MUST REPLACE ANY CONCRETE OR ASPHALT DAMAGED DUE TO CONSTRUCTION.

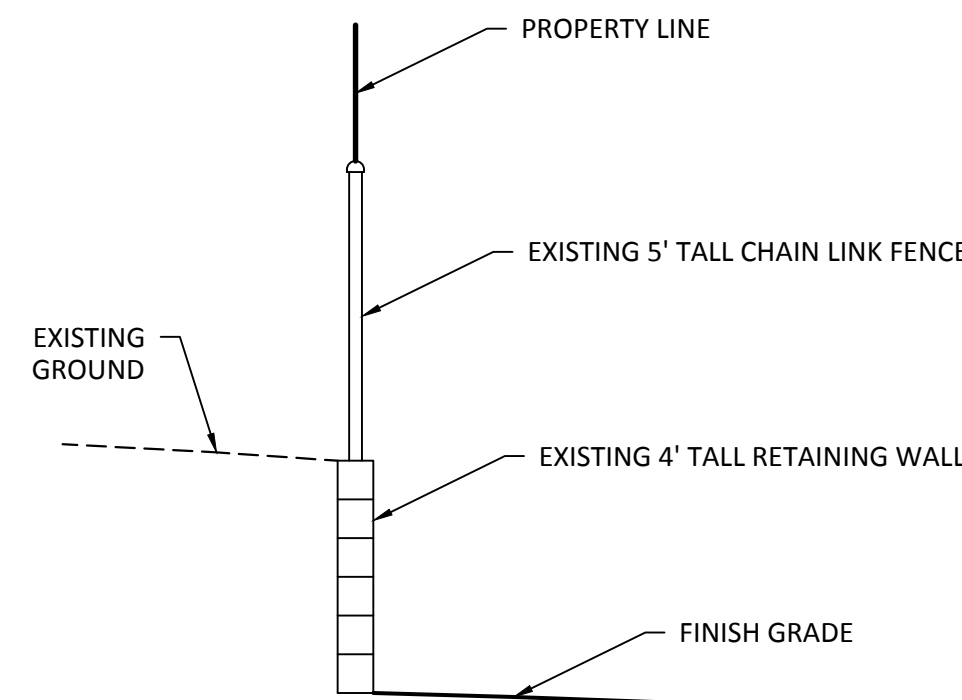
EARTHWORK

ESTIMATED EARTHWORK VOLUMES:
CUT = 0.33 c.y.
FILL = 380.59 c.y.
NET = 380.27 c.y. (FILL)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT ESTIMATED VOLUMES BETWEEN EXISTING AND FINISHED SURFACES.

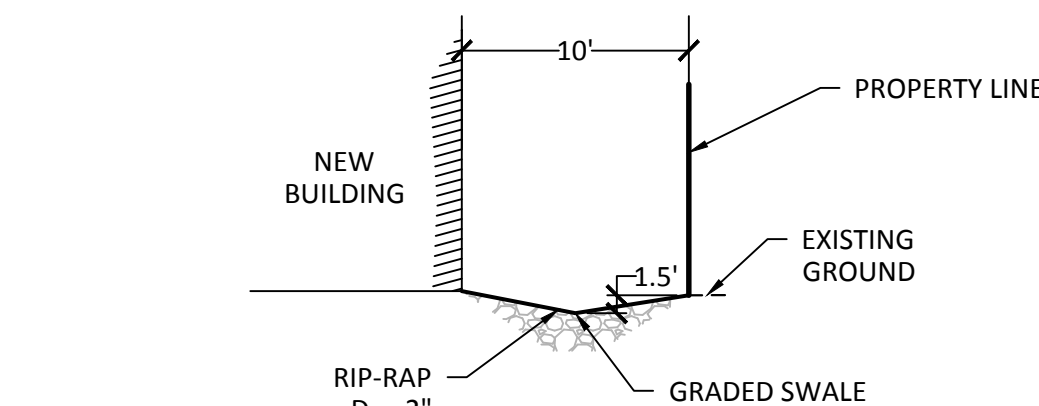
ALL GRADING ACTIVITY SHALL COMPLY WITH APPENDIX "K" SECTION 33 GUIDELINES.

NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMIT.



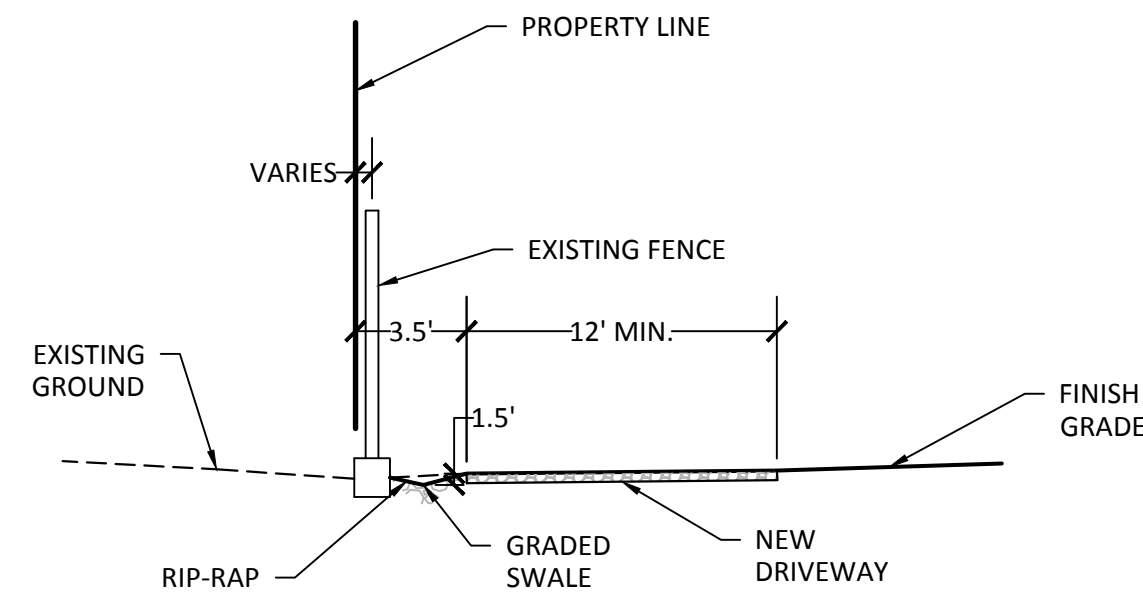
SECTION A

N.T.S.



SECTION B

N.T.S.



SECTION C

N.T.S.

Call
BEFORE YOU
Dig
1-800-662-4111
www.800dig.com

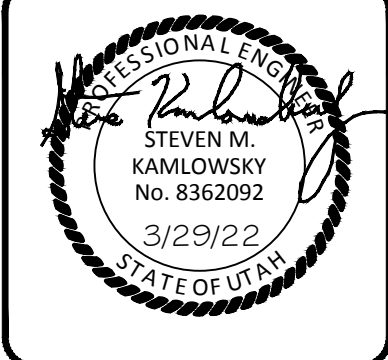
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NO.	DESCRIPTION	DATE	BY

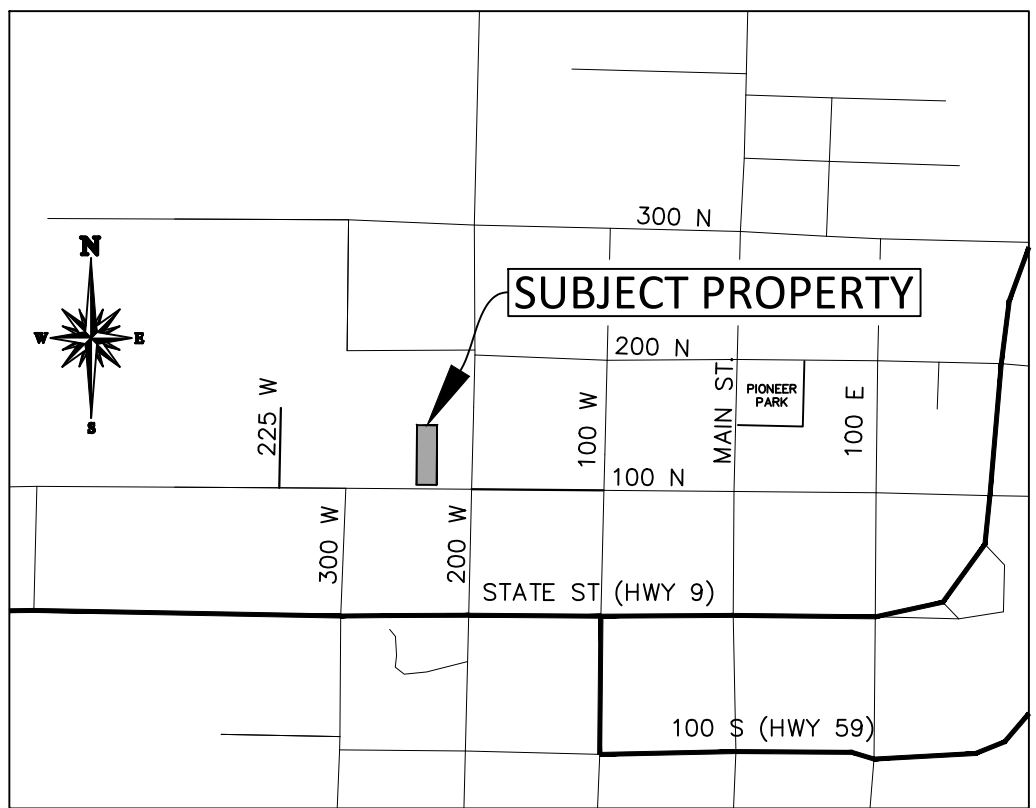
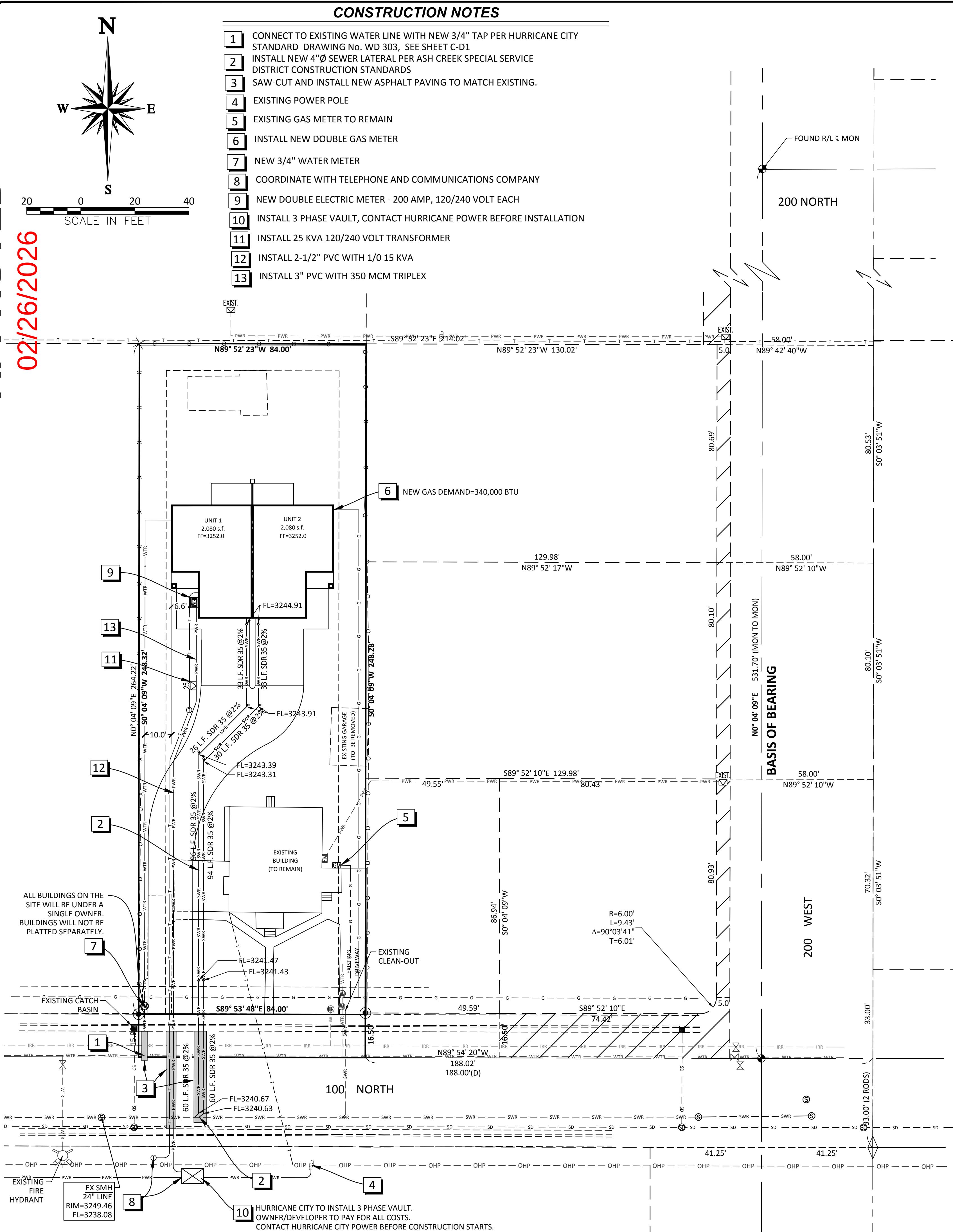
BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

GRADING PLAN
228 W 100 N
FOR
LAIN MATTHEWS
LOCATED IN NE 1/4 OF SEC. 34 T41S, R13W, SLB&M HURRICANE, UTAH



CHECKED BY : BK
DRAWN BY : ADJ
DATE : 3/29/22
JOB NO. : 20-74
SCALE : 1"=20'
SHEET NO. : C-G1

M. B. Karamant
APPROVED
02/26/2026



VICINITY MAP

NOT TO SCALE

TDS 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 PROVIDE CONDUITS. PLEASE CONTACT MATT AT 435-817-0180 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO MATT BRANN WITH TDS AT 435-817-0180
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.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
8. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

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 DEVELOPER'S 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 CASINGS LOCATIONS (1155 E 350 N -- ST GEORGE)
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED AT FULL 10 FOOT WIDTH TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED.
5. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
6. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
7. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
8. POWER, WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
9. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THIS PROJECT.
10. CONTACT J C HALL, (435)210-0729 TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
11. **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 10 FOOT UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
12. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435)559-6547

UTILITY CONTACTS

HURRICANE VALLEY FIRE - KEVIN GILDEA (435) 635-9562
ASH CREEK SSD: MIKE CHANDLER - (435) 635-2348
GAS: DOMINION ENERGY - JAKE BOZARTH (435) 231-9971
TDS: MATT BRANN (435) 703-8932
LUMEN TELEPHONE: BRAXTON PETERSON (385) 479-7339
POWER: MIKE RAMIREZ (435) 635-5536
WATER: DALLAN WASDSWORTH- (435) 635-9442



NOTICE!

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NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS SERVICE
	EXISTING UNDERGROUND POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED GAS SERVICE
	PROPOSED UNDERGROUND POWER LINE
	PROPOSED OVERHEAD TELEPHONE LINE
	PROPOSED STORM DRAIN
	EXISTING / PROPOSED WATER METER (SIZE IN KW)
	EXISTING / PROPOSED ELECT. METER(S)
	EXISTING / PROPOSED GAS METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	4" SEWER CLEAN OUT
	TELEPHONE BOX

LUMEN TELEPHONE NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND LUMEN WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ (435) 632-6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. CONTACT LUMEN ENGINEER AT (385) 479-7339 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
4. ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

WATER NOTES

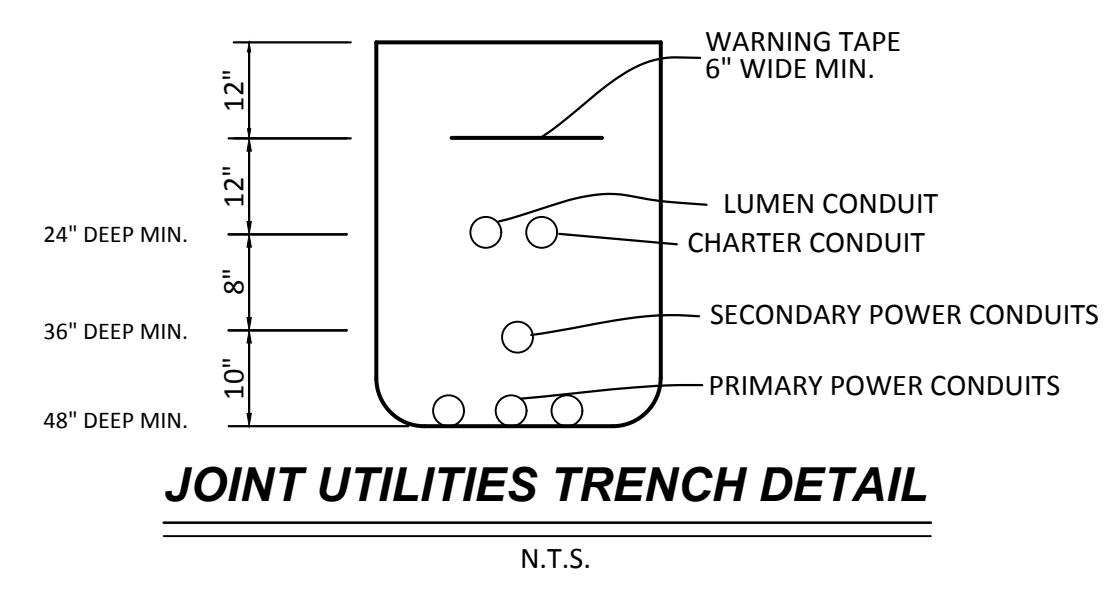
1. MUST USE PRE-APPROVED CONTRACTOR.
2. ALL WATERLINES WITHIN PRIVATE ROADS ARE TO BE MAINTAINED BY PROPERTY OWNER.
3. ALL FIRE HYDRANTS WITHIN PRIVATE ROADS ARE TO BE MAINTAINED BY PROPERTY OWNER.
4. HYDRANTS MUST BE OPERABLE BEFORE DELIVERY OF COMBUSTIBLE MATERIALS.

SEWER NOTES

1. USE STANDARD 24" X 4" OR 8" X 8" X 4" WYE AS APPLICABLE FOR ALL LATERAL CONNECTIONS OR GLUE SADDLE WITH BANDS
2. INCLUDE PROPERTY LINE CLEANOUT
3. 4-INCH MAIN IS SLOPED AT 2% MIN.
4. CLEAN OUTS ARE TO BE NO MORE THAN 100' FEET APART.
5. AS THE SEWER LATERAL IS INSTALLED, CALL ASHCREEK SSD FOR INSPECTION OF LINE. 435-6352348, EXT 0 EXISTING SEWER CLEAN-OUTS ARE NOT TO BE USED AS RV DRAINAGE POINTS.

SEWER GENERAL NOTES

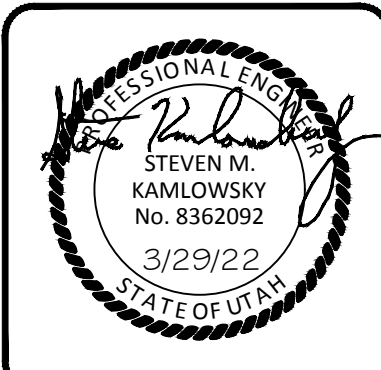
1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET 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.



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183 WEST 800 SOUTH, UNIT 5
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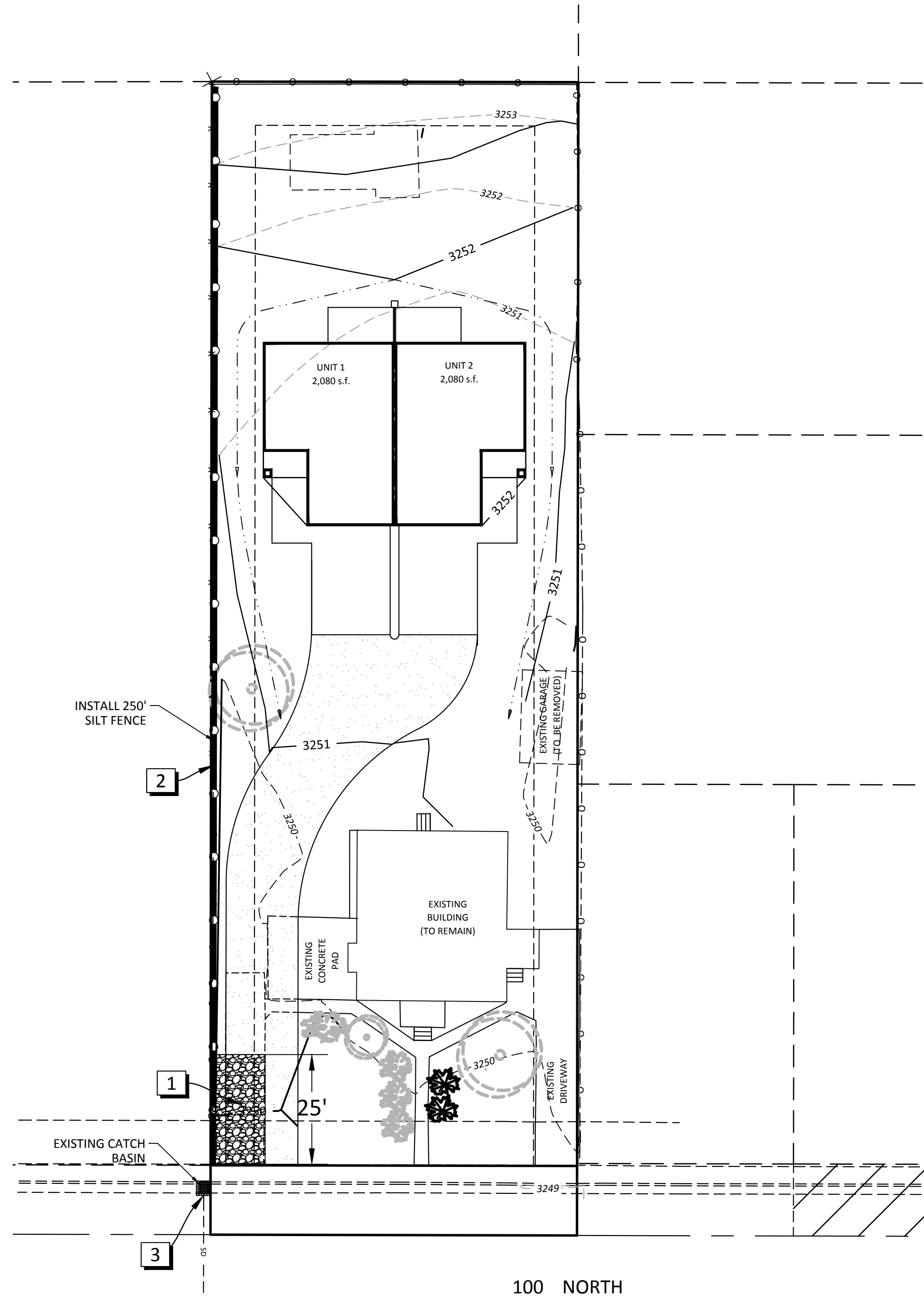
UTILITY PLAN
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ENGINEERING REVIEW - JEREMY PICKERING 02/25/2026

02/26/2026



PROPERTY LINE

ADJACENT PROPERTY

CENTERLINE

EXIST CURB & GUTTER

EXIST MAJOR CONTOUR

EXIST MINOR CONTOUR

12' X 25' x 12" AGGREGATE TRACKING PAD 3'-6" ROCK

SILT FENCING

- 1 INSTALL GRAVEL TRACKING PAD PER
DETAIL THIS SHEET
- 2 INSTALL SILT FENCE PER DETAIL THIS SHEET
- 3 INSTALL FILTER SOCK
PER DETAIL THIS SHEET

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

The diagram illustrates a diversion ridge design. The top portion is a cross-section labeled 'SECTION A - A', showing a diversion ridge with a 'FILTER FABRIC' at its base, situated between an 'EXISTING PAVED ROADWAY' and a 'DRAINAGE DITCH'. The ridge is designed to divert water when the 'GRADE EXCEEDS 2%'. The bottom portion is a plan view labeled 'PLAN', showing the 'DIVERSION RIDGE' with a width of '25' MIN.' and a height of '10' MIN.' The ridge is constructed from 'A3"-6" COURSE AGGREGATE MIN. THICK'. A 'WHEELS IF NECESSARY.' symbol is shown at the top of the ridge. The plan view also indicates a '2% OR GREATER' slope on the adjacent roadway.

The diagram illustrates two methods for installing a wire mesh fence for erosion control.

Top Diagram: General Installation

- EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT**: This label points to the filter fabric when it is not supported by a post.
- STEEL OR WOOD POST**: The vertical support for the fence.
- ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST**: Instruction for securing the fabric to the post.
- FLOW**: Indicated by an arrow pointing to the right.
- 10' MAXIMUM SPACING WITH WIRE SUPPORT FENCE**: The maximum distance between posts when using the wire support fence.
- 6' MAXIMUM SPACING WITHOUT WIRE SUPPORT FENCE**: The maximum distance between posts when not using the wire support fence.

Bottom Diagram: Trench Detail and Installation Without Trenching

TRENCH DETAIL

- STEEL OR WOOD POST 36" HIGH MAXIMUM**: The post height limit.
- PONDING HEIGHT**: The height of water that can pond behind the fence.
- FLOW**: Indicated by an arrow pointing to the left.
- 3/4" MINIMUM DRAIN ROCK**: The material used for the trench bottom.
- 6" X 8" TRENCH WITH COMPACTED BACKFILL**: The dimensions and fill of the trench.
- 12" MIN.**: The minimum depth of the trench.
- DOVE NAGE HEIGHT. 12" MIN.**: A label for the height of the backfill.
- NOT STABILIZED.**: A note indicating the state of the soil.

INSTALLATION WITHOUT TRENCHING

- PONDING HEIGHT**: The height of water that can pond behind the fence.
- 3/4" MINIMUM DRAIN ROCK**: The material used for the base.
- 9" MAXIMUM STORAGE HEIGHT**: The maximum height of the storage area.
- 6" TO 8"**: The width of the base.
- 12" MIN.**: The minimum depth of the base.
- FLOW**: Indicated by an arrow pointing to the right.

CONSTRUCTION SPECIFICATIONS: THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-TO 3- INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF THE TRAP. THE GRAVEL SHALL BE 1/2 INCH AND WASHED, OR LESS THAN 10 FEET WIDE. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 25. LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS PREVENTS TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. TO PREVENT THIS, DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLE TO EROSION. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THE TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS. MAINTENANCE: MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT AS NECESSARY. WHEN THE TRAP IS FULL, REMOVE THE EXCESS MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



1. PREPARE FILTER MEDIA (GRAVEL SOCK, STRAW WADDLE, OR OTHER APPROVED MEDIA) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. FILTER MEDIA SHALL BUTT TIGHTLY AGAINST THE FACE OF THE CURB.
3. EXPECT PONDING UPSTREAM FROM THE FILTER MEDIA.
4. INSPECT INLET PROTECTION AFTER EVERY STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
5. REMOVE SEDIMENT WHEN IT REACHES 2 INCHES OF DEPTH
6. REPLACE FILTER MEDIA WHEN IT HAS BEEN DAMAGED OR WHEN MEDIA IS NO LONGER FUNCTIONING AS INTENDED.

Call
BEFORE YOU
DI,
-800-662-4111
UNDERGROUND SERVICE (US)

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

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS

[illegible]

**BROWN
CONSULTING
ENGINEERS, P.C.**

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

EROSION CONTROL PLAN

W 100 N

LAINÉ MATTHEWS

LOCATED IN NE 1/4 OF SEC. 34 T41S, R13W, SLB&M
HURRICANE UTAH



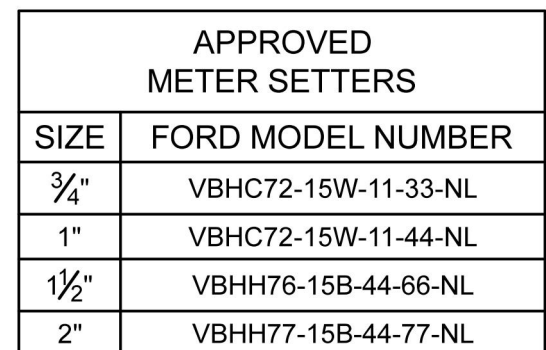
JOB NO. : 20-74

 $1'' = 20'$

SHEET NO. :

C-E1

02/26/2026



WATER METER SETTER DETAILS



WATER METER BOX DETAILS

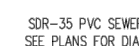


1. BACKFILL AND COMPACTION REQUIREMENTS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS
2. 4" DIAMETER-2% MINIMUM
- 6" DIAMETER- 1% MINIMUM
3. CLEANOUT DIAMETER TO BE SAME SIZE AS LATERAL
4. INSTALL WYE SADDLE PER MANUFACTURER'S RECOMMENDATIONS
5. PIPE LAID WITH BELL OR COLLARED ENDS UP-GRADE

N.T.S.



$\frac{3}{4}$ " AND 1" WATER SERVICE AND METER



\\sdcprj01\proj\071-08\Ash Creek SSD Standard DWG\ACNSD Standard Drawings.dwg, J (2), 5/14/2009 9:22:25 AM, User: jacob



ON A-A

PERSPECTIVE

DRIVEWAY APPROACH DETAILS

1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

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

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS

REVISIONS

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CONSULTING
ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

DETAILS
228 W 100 N
FOR
LAIN MATTHEWS
LOCATED IN NE 1/4 OF SEC. 34 T41S, R13W, SLB&M
HURRICANE, UTAH



CHECKED BY : SK

DRAWN BY : ADJ

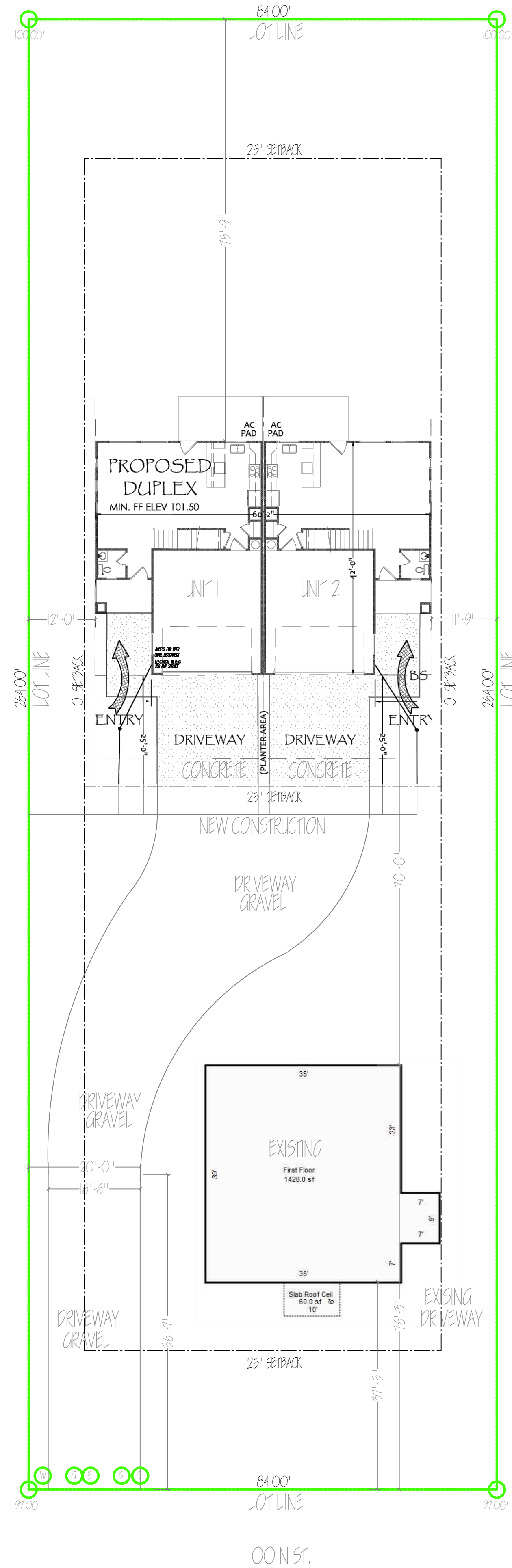
DATE : 3/29/22

SCALE :

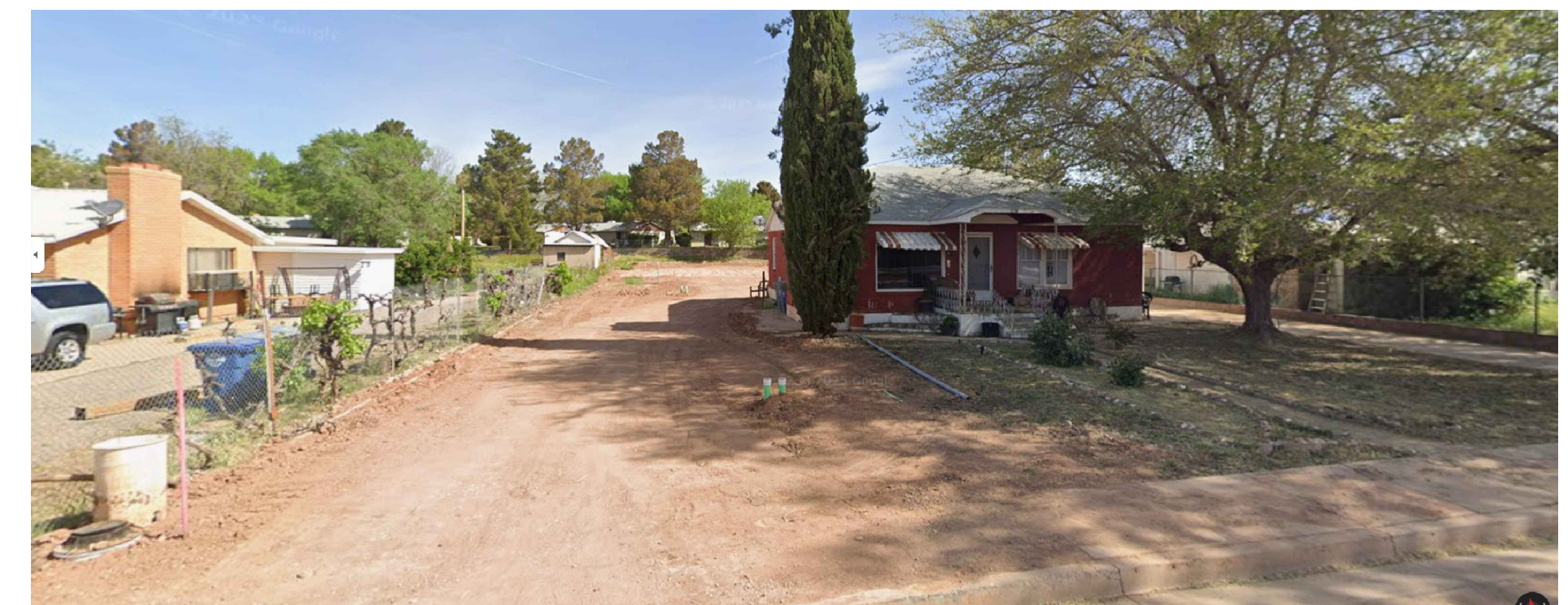
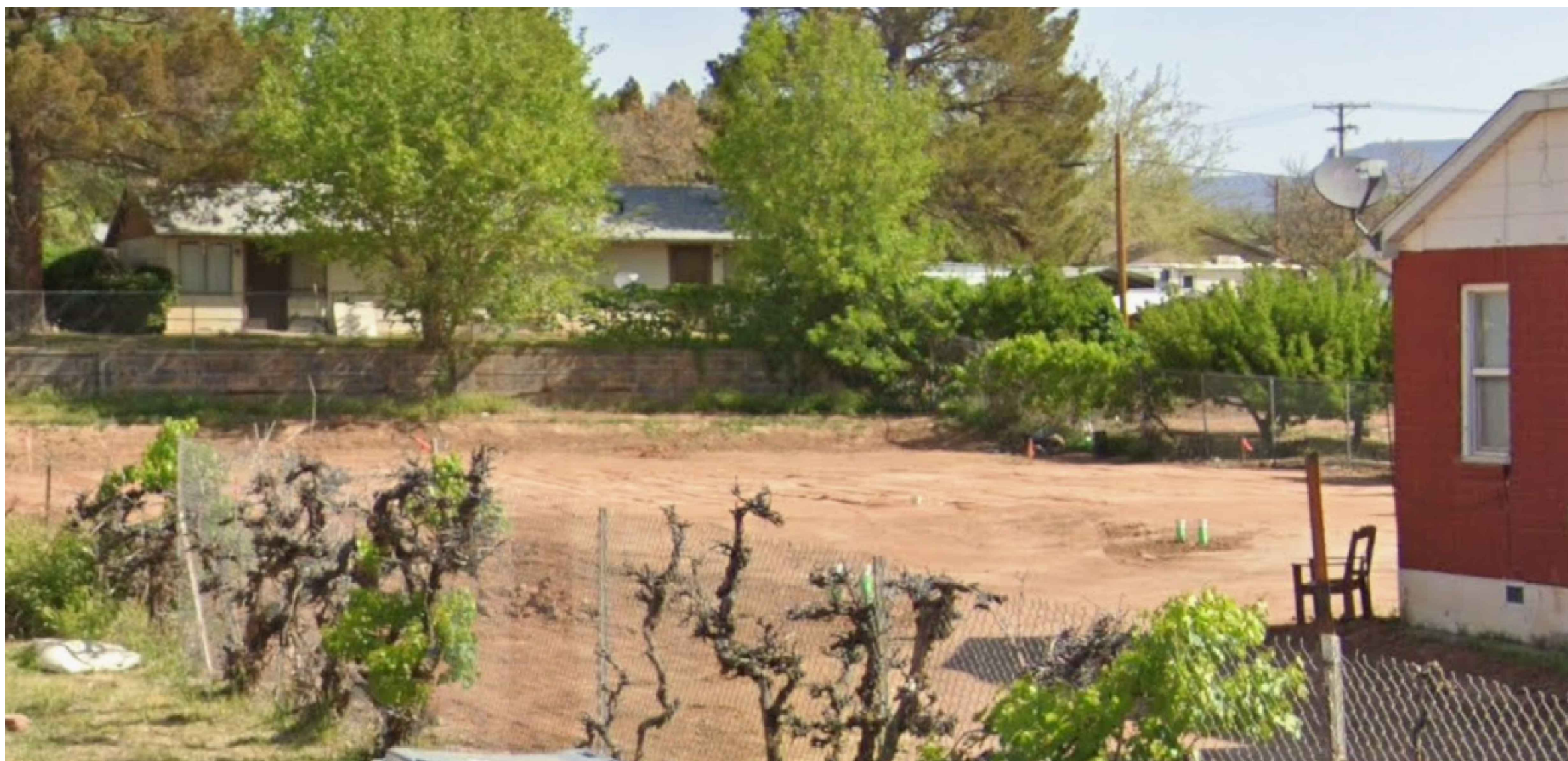
SHEET NO. :

C-D1

ENGINEERING REVIEW - JEREMY PICKERING 02/25/2026



640 SQ.FEET MAIN LIVING SPACE
930 SQ.FEET UPPER LIVING SPACE
1570 SQ.FEET TOTAL LIVING
450 SQ.FEET GARAGE
60 SQ.FEET COVERED PATIO & ENTRY
2,080 SQ.FEET TOTAL

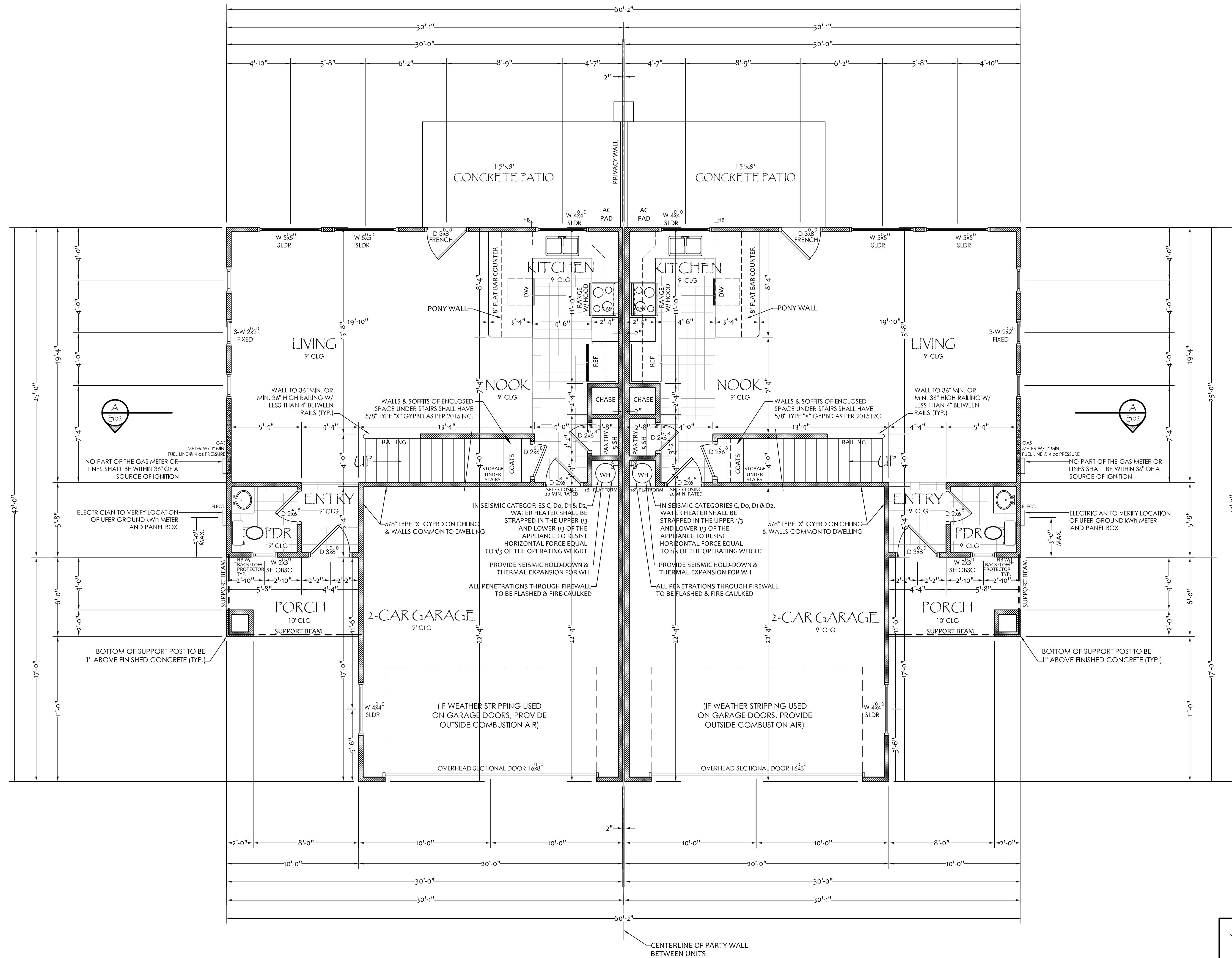


SCALE----- 1" = 14'

NOTICE DUE TO COOPERATION

3.1.1.1 **NOTICE OF WAIVER** The undersigned assumes no liability for any IDMC constructed from this plan. Release of these plans constitutes further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot be held responsible for the contractor's negligence, errors or omissions. Any responsibility for any errors or omissions discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds the contractor's responsibility to cooperate in the design. The contractor shall be responsible for any errors or omissions discovered from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall not be used. The contractor shall not make any changes without the written approval of the duly qualified designer, Architect, Contractor, or Structural Engineer should attempt to notify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Any building from these plans accepts full responsibility (AIA C440-1.1.1.7).



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE
(PER UNIT)

MAIN FLOOR	640
UPPER FLOOR	930
COVERED PORCH	60
GARAGE	450
TOTAL	2,080

GENERAL NOTES: * WHERE APPLY *

1. EXTERIOR WALLS - 2x4,
INTERIOR WALLS - 2x4,
PLUMBING WALLS - 2x6,
UNLESS NOTED OTHERWISE.
2. FIREPLACE TYPE & SIZE TO BE
ICBO APPROVED, TYPE & SIZE
TO BE DETERMINED BY OWNER.
3. FLOOR COVERINGS TO BE
DETERMINED BY OWNER.
4. FLOOR DRAINS TO BE INSTALLED AS REQUIRED.
5. HOSE BIBBS TO BE INSTALLED AS PER OWNER.
6. WINDOW & DOOR HEADERS TO BE
2-2x10 UNLESS NOTED OTHERWISE.
7. SEE ENGINEER'S SPECS FOR
BEAM & SHEAR WALL DATA.
8. ALL PLUMBING TO BE IN ACCORDANCE WITH
CURRENT IRC AND LOCAL CODES.
9. ATTIC ACCESS TO BE 22"x30" MIN. W/ 30"
HEADROOM ABOVE ACCESS. 1 HR FIRE-RESISTANT
CONSTRUCTION & LATCH REQ'D IN GARAGES
AS PER IRC.
10. SEISMIC TIE-DOWNS TO BE PROVIDED
AT ALL WATER HEATERS AS PER IRC.
11. 30" MIN. CLEARANCE TO BE PROVIDED
IN FRONT OF WATER HEATERS.
12. PROVIDE 36" MIN. CLEARANCE IN FRONT OF
FURNACE FOR SERVICING.
13. ALL PLUMBING VENTS THROUGH ROOF TO BE
2" PIPE MIN. ALL PENETRATIONS THROUGH ROOF
SHALL BE 5'-0" MIN FROM ANY PARTY WALLS AND
SHALL BE 2'-0" ABOVE OR 10'-0" AWAY FROM
ALL EXTERIOR AIR INTAKE OPENINGS.
14. FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0"
BELOW OR 4'-0" HORIZ. AND AT LEAST 1'-0" ABOVE
A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET.
15. GAS METER & MAIN SHUTOFF TO BE LOCATED
AS PER IRC.
16. THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE
WITH ALL CITY & STATE BUILDING CODES AND
ORDINANCES AS VERIFIED BY THE BUILDER.
17. ROOM SIZES NOTED ARE APPROXIMATE.
18. A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM MAY
BE REQUIRED AS PER CURRENT CODE.
19. CONTRACTOR TO VERIFY WHETHER SECTION N1102.4.1.1 OR
SECTION N1102.4.1.2 WILL BE USED TO MEET ENERGY CODE
COMPLIANCE.
20. PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES
AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE
ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM.
PROVIDE MIN. 1" CLEARANCE AROUND EQUIPMENT AT SIDES & REAR
OF APPLIANCE. PROVIDE MIN. 6" CLEARANCE IN FRONT OF THE
APPLIANCE.

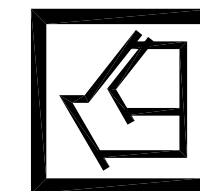
BUILDING NOTES: * WHERE APPLY *

1. ALL NAILING SHALL CONFORM TO THE 2015 IBC TABLE
AND 2015 IRC TABLE.
2. SILL PLATES SHALL BE ANCHORED W/ Ø 1/2"x10"
MIN. EMBEDMENT ANCHOR BOLTS @ 48" O.C.
3. SHEAR WALL MARK INDICATES THE WALL
SIDE FOR SHEATHING.
4. DRAG STRUT SHALL BE A MIN. (2)2x4 SOLE PLATE,
HEADER, OR GIRDER TRUSS.
5. DRAG STRUT SHALL BE ANCHORED TO THE SHEARWALL OR
WALL LINE W/A SIMPSON DCS CONN. OR MSTI 48 STRAP.
6. FRAMING MEMBERS OR BLOCKING SHALL BE
PROVIDED AT THE EDGES OF ALL SHEETS
IN SHEARWALL.
7. ALL EXTERIOR WALLS TO BE SHEATHED WITH STD.
NAILING PATTERNS, EXCEPT FOR SHEAR PANELS.
8. SHEAR PANELS MUST BE CONTINUOUS ACROSS
STORY JOINTS EITHER WITH THE USE OF STRAPS
OR CONTINUOUS PANELS WITH BLOCKED JOINTS.
9. ALL TRUSSES BEARING AT END OF TRUSS MUST BE
FULL-BLOCKED AND ANCHORED WITH TIES. NAIL
ROOF SHEATHING TO BLOCKING.
10. TRUSSES BEARING ON INTERIOR SHEAR PANELS
SHALL BE BLOCKING USING MANUF. FRAMING OR BLT.
ON SITE USING 2x4" BOX FRAMES W/ PLYWOOD
SKIN, NAILING EDGES W/10d@4" O.C., NAIL ROOF
SHEATHING TO BLOCKING @ 4" O.C., & NAIL BLOCKING
INTO TOP PLATE W/16d @6" O.C.
11. ALL BEAMS, HEADERS, AND JOISTS SHALL BE INSTALLED TO
MANUFACTURE SPECIFICATIONS AND A MST124 (MIN.) TOP
STRAP PER CODE SHALL BE INSTALLED IF TOP PLATE IS NOT
CONTINUOUS OVER HEADER.
12. ALL BEARING WALL, DOOR, AND WINDOW HEADERS SHALL BE
DOUBLE 2x10 HEADERS UNLESS SPECIFIED. OTHERS TO BE
SET ON DOUBLE TRIMMERS UNLESS SPECIFIED.

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED
CONTRACTOR IN ACCORDANCE WITH NATIONAL & LOCAL CODES. CONTRACTOR
SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME
RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY
CHANGES OR ERRORS IN THE DESIGN &/OR THESE DRAWINGS.

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF THE
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REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE
ABOVE LISTED PARTIES UNDER PENALTY OF LAW. THESE PRINTS ARE RELEASED
FOR CONSTRUCTION ON THE DATE DESCRIBED AS:

_____ AND NO OTHER.



REVISIONS

DATE: 2.23.21

SCALE: 1/4" = 1'-0"

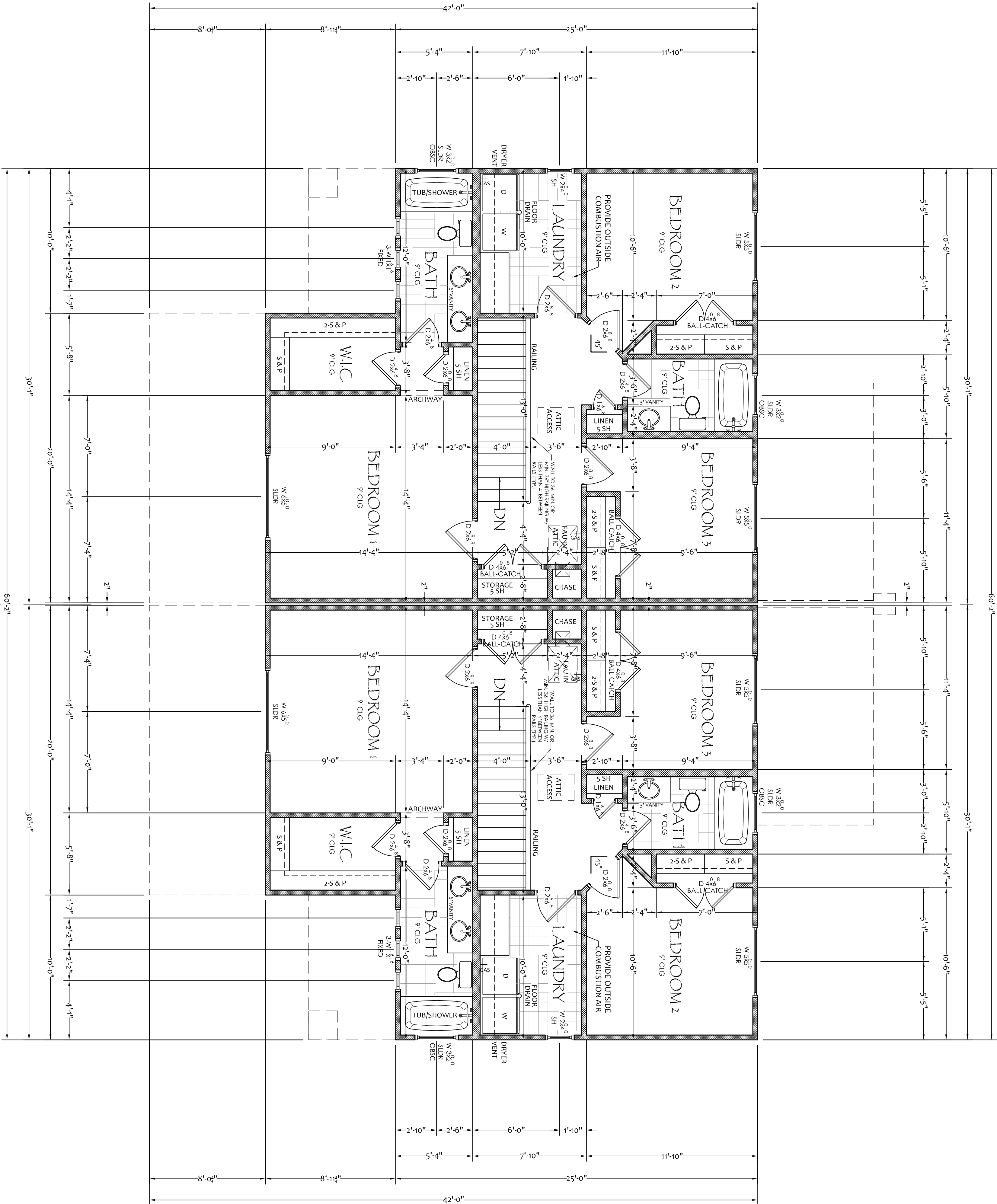
DRAWN: A. TRUJILLO

JOB: 21-MATTHEWS

SHEET

A-1

OF 8 SHEETS

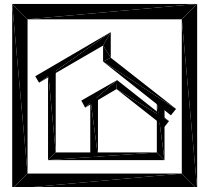


UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:

1. SEE SHEET A-1 FOR NOTES.



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UPPER FLOOR PLAN

MATTHEWS DUPLEX

REVISIONS

DATE: 2.23.21

SCALE: 1/4" = 1'-0"

DRAWN BY: A. TRULLIO
JOB: 21-MATTHEWS

SHEET
A-2
OF 8 SHEETS

LEGEND

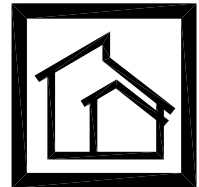
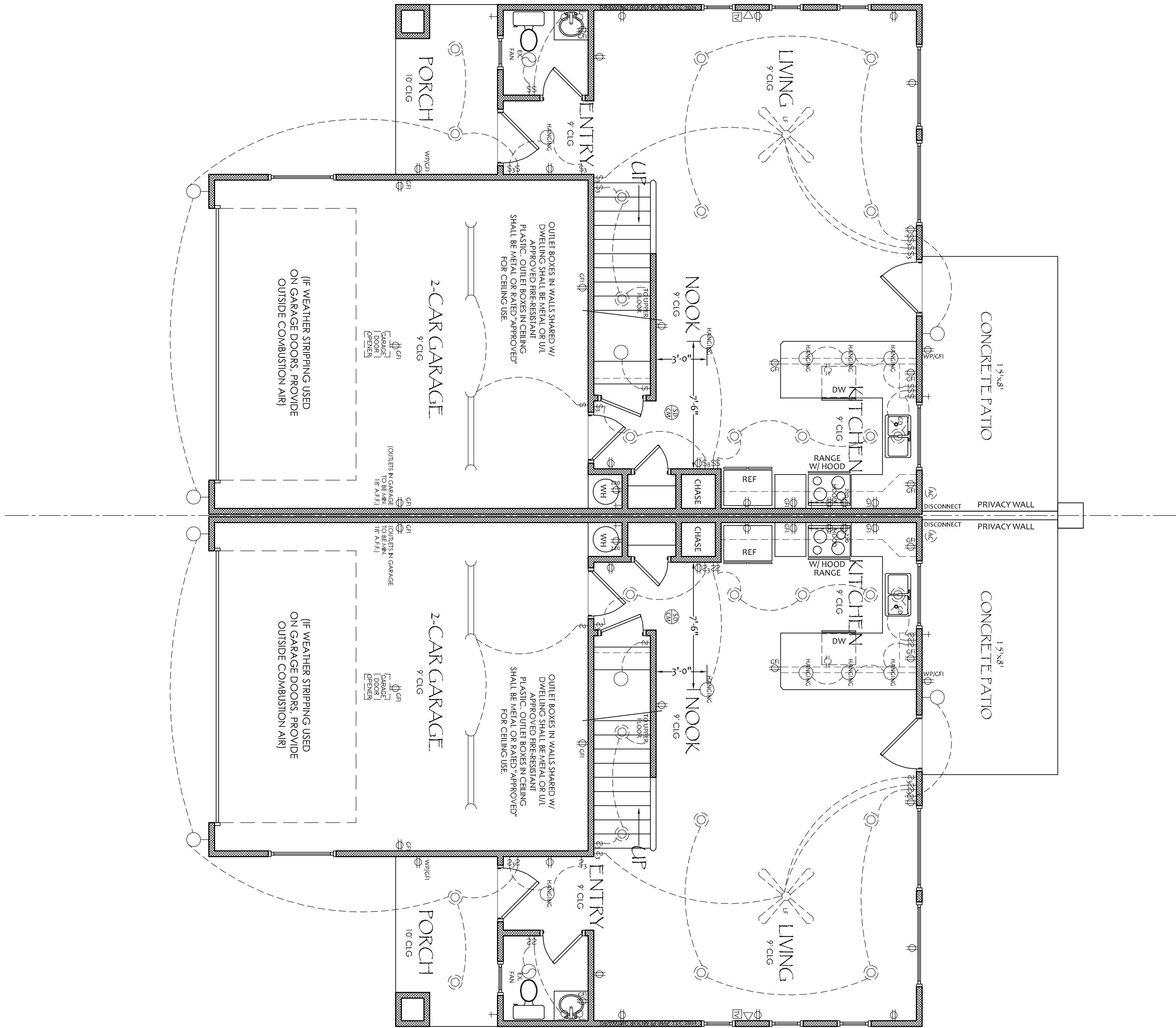
- CEILING FAN (UL RATED BOX TYP.)
- FLUORESCENT LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- FUSH MOUNTED LIGHT
- RECESSED LIGHT
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SCONCE LIGHT
- STRIP LIGHT
- STAR LIGHTING
- OUTLET
- 4-WIRE OUTLET FOR WATER HEATER SWITCH
- 3-WAY SWITCH
- CABLE TELEVISION OUTLET
- TELEPHONE JACK
- LIGHT / FAN
- GROUND-FAULT INTERRUPTER
- ARC FAULT INTERRUPTER
- WEATHER-PROOF
- HOSE BIBB
- PANEL BOX
- CHIME BOX
- DOOR BELL

NOTE:

1. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER CURRENT NEC CODE.
2. VERIFY LOCATION OF TELEPHONE & TELEVISION JACKS WITH OWNER.
3. LOCATE TWH MEIER & PANEL BOX AS PER ELECTRICIAN / OWNER.
4. ELECTRICAL CONTRACTOR TO DETERMINE SERVICE SIZE & LOCATION.
5. ELECTRICAL CONTRACTOR TO DETERMINE LOCATION OF UFER GROUND.
6. ALLOW FOR "6-PAIR DROP" FOR TELEPHONE SERVICE.
7. FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH NEC 410.8 REGARDING DISTANCES FROM STORAGE AREAS.
8. KITCHEN OVEN/RANGE AND ELECTRIC DRYER SHALL BE SUPPLIED BY A 4-WIRE RECEPTACLE AS PER CURRENT NEC.
9. PROVIDE MINIMUM CIRCUITS AS PER NEC ARTICLES 210 & 220 FOR:
 - a. 1-20 AMP SMALL APPLANCE
 - b. 1-20 AMP LAUNDRY
 - c. 1-20 AMP GFCI "RECEPTACLE ONLY" CIRCUIT FOR BATHROOMS
10. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP AND WIRED SO THAT ALL UNITS SOUND AT THE SAME TIME.
11. ALL 15 TO 20 AMP RECEPTACLES AS SPECIFIED IN IRC SECTION E3901.1 SHALL BE LISTED "WAMP-RESISTANT" (E4002.14).
12. GROUND-FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION SHALL BE PROVIDED AT BATHROOMS, GARAGES AND ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL, NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, OUTDOORS, CRAWL SPACES AND UNFINISHED BASEMENTS AS WELL AS KITCHENS, LAUNDRY, UTILITY AND WET BAR SINKS WHERE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE SINK (NEC ARTICLE 210.8)
13. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC ARTICLE 210.12 (A))
14. MIN. 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES TO BE HIGH-EFFICIENCY. (IECC R404.1)

SCALE: 1/4" = 1'-0"

MAIN ELECTRICAL PLAN



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MAIN FLOOR ELECTRICAL

MATTHEWS DUPLEX

REVISIONS

DATE: 2.23.21

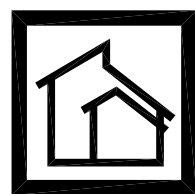
SCALE: 1/4" = 1'-0"

DRAWN BY: A. TRULLIO

JOB: 21-MATTHEWS

SHEET

OF 8 SHEETS



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UPPER FLOOR ELECTRICAL

MATTHEWS DUPLEX

REVISIONS

NOTE:
1. SEE SHEET E-1 FOR NOTES & LEGEND

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED ARCHITECT IN ACCORDANCE WITH NATIONAL & LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN &/OR THESE DRAWINGS.

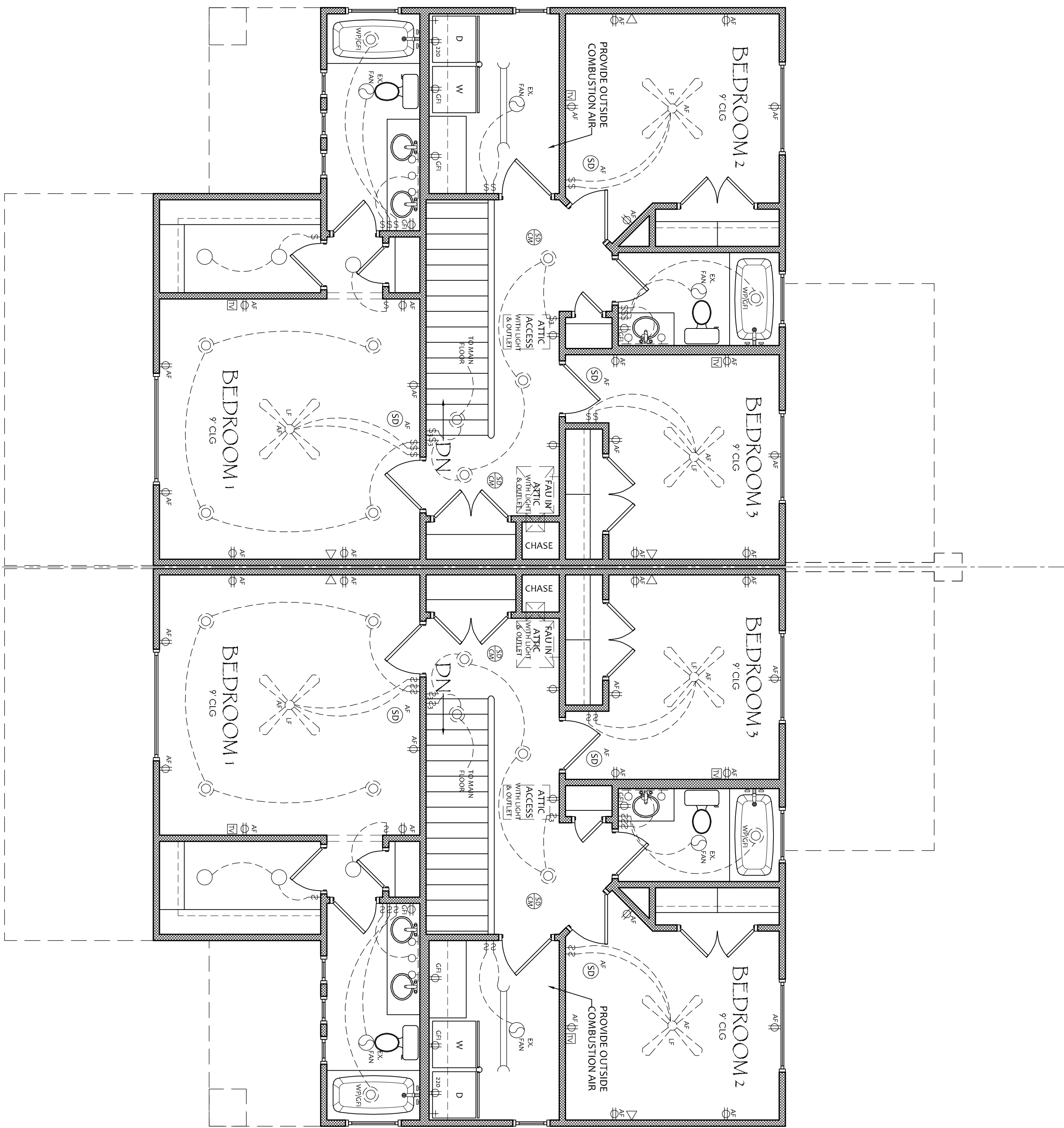
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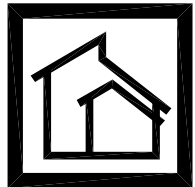
_____/_____/_____
AND NO OTHER

— AND NO OTHER.

UPPER ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"





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FOUNDATION PLAN

MATTHEWS DUPLEX

REVISIONS

DATE: 2.23.21

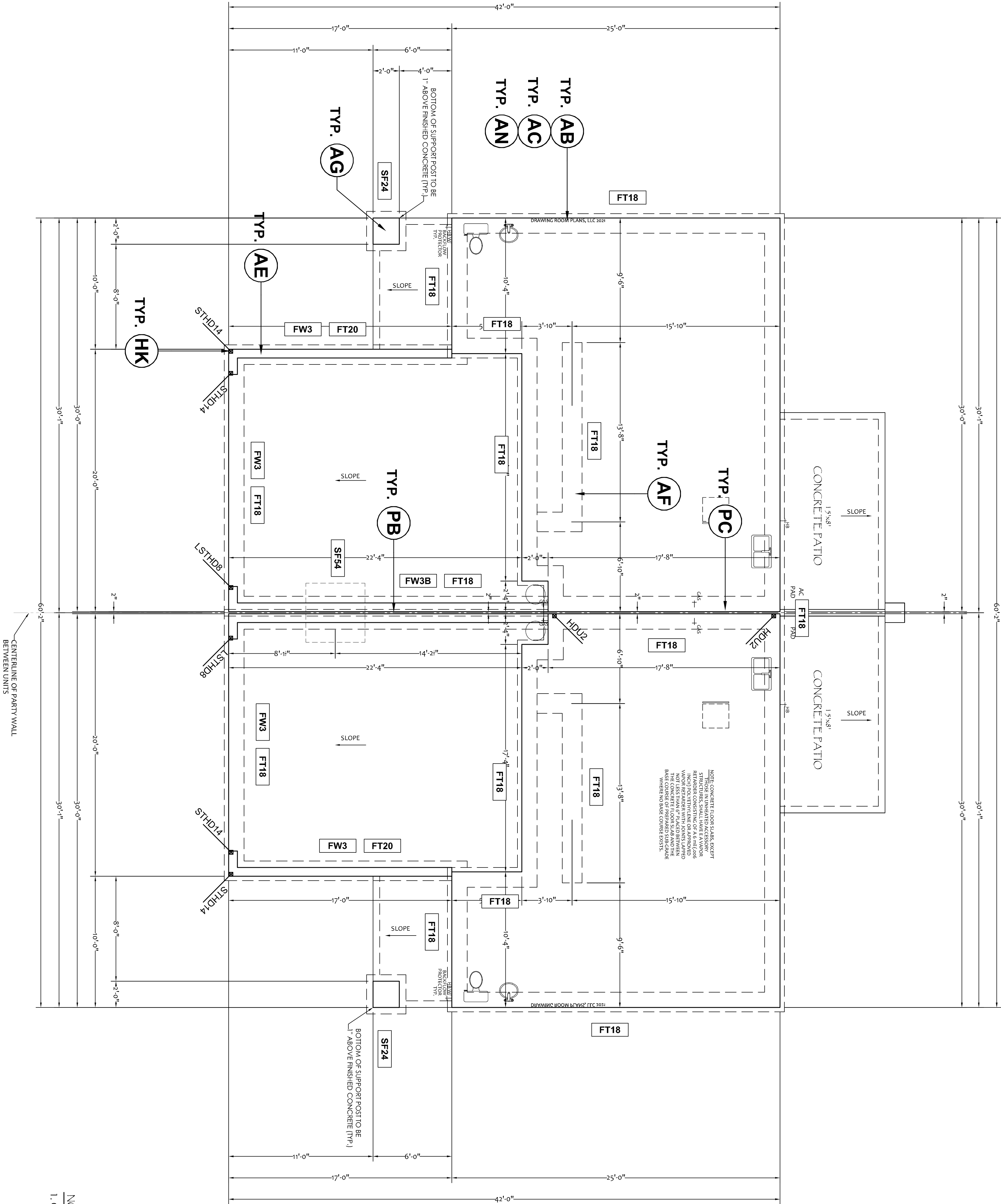
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DRAWN: A. TRULLIO
JOB: 21-MATTHEWS

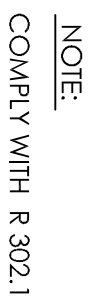
SHEET
S-o.1
OF 8 SHEETS

ALL WORK PERFORMED ON THE PERCH SHALL BE BY A LICENSED CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

NOTE:
1. CONTRACTOR TO VERIFY SIZE, USE & LOCATION OF ALL EXISTING FOUNDATION AND SUPPORTING SOILS. REPORT TO 2015 I.B.C., 2015 I.B.C. & ENGINEERING SPECS.



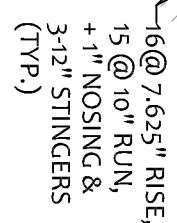
DRAWING ROOM PLANS



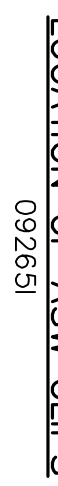
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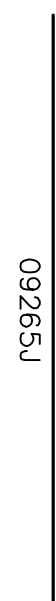
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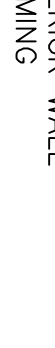
LOCATION OF ASW CLIPS
092651



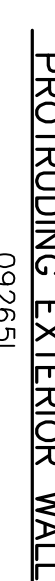
TYPICAL ROOF PARAPET DETAIL
09265J



TYPICAL ROOF JUNCTION DETAIL
09265K



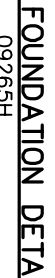
EXTERIOR WALL FRAMING



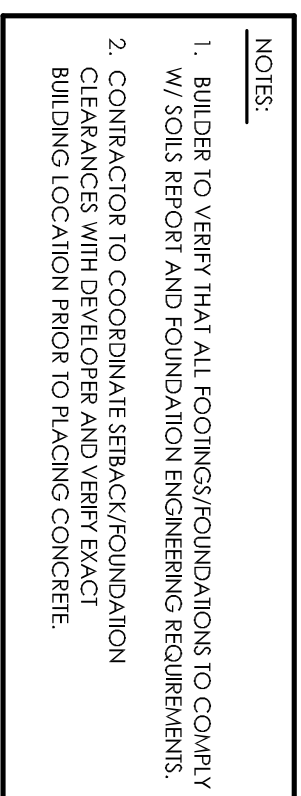
PROTRUDING EXTERIOR WALL
092651



TYPICAL WALL CROSS SECTION



TYPICAL FOUNDATION DETAIL
09265H



NOTE:
1. SEE ENGINEERING SHEETS FOR STRUCTURAL INFO.



1. CONTRACTOR TO VERIFY SIZE, USE & LOCATION OF LOAD-BEARING AREAS & SUPPORTS AS PER SOILS REPORT, 2015 I.R.C., 2015 I.B.C., & ENGINEERING SPECS

SCALE: 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

1. Building code:

Utah Title 15A
2. Referenced building code:

2021 International Residential Code
3. Dead loads

a. Roof

= 25 psf

b. Floor

= 12 psf

c. Exterior walls

= 20 psf

d. Interior walls

= 10 psf
3. Live loads

a. Roofs (ordinary construction)

= 20 psf

b. Rooms

= 40 psf

c. Stairs and exits (1-2 unit dwelling)

= 40 psf

d. Balconies (exterior) and decks

= 60 psf

e. Uninhabitable attics with limited storage

= 20 psf

f. Uninhabitable attics without storage

= 10 psf
4. Snow load

a. Ground snow load

= 21 psf

b. Flat roof snow load

= 15 psf
5. Earthquake design data

a. Short period acceleration

SS = 0.618, SDS = 0.54g

b. Seismic Design Category

D

c. Seismic force resisting system:

Light-frame wood walls (wood sheathing)

d. Seismic Base Shear

= 12,525 lbs
6. Wind design data

a. Ultimate design wind speed, V-Ult

= 100 mph

b. Exposure Category

C
7. Geotechnical design data

a. Site class

= D

b. Soil bearing pressure

= 1500 psf

c. Lateral soil pressure

= 35 psf

d. Minimum Frost Cover

= 12 inches

MATERIALS

1. Soil

a. Bearing Soil -

Undisturbed native soil or compacted engineered fill (Assumed CL, ML, MH, CH or better)

b. Foundation Backfill -

Excavated material permitted (Assumed SC, ML-CL, inorganic CL or better)
2. Concrete

a. Footings

f'c = 3,000psi

b. Walls

f'c = 3,000psi

c. Porch Slabs & Garage Slabs

f'c = 4,000 psi

d. All other Slabs

f'c = 3,500 psi
3. Masonry

a. Concrete Masonry Units

f'm = 1,900 psi

b. Mortar

f'c = 1,900 psi

c. Grout

f'c = 2,000 psi
4. Reinforcing Bars

Grade 60 (60,000 psi), Deformed Bars
5. Steel

a. W - Wide Flange

A992-50

b. HSS - Hollow Structural Sections

A500 Gr. C

c. Pipe

A53 Gr. B

d. Angles, Plates, Bars

A36
6. Sawn Lumber Specie -

Douglas Fir - Larch

a. Wall Studs & Plates -

Stud Grade or better U.N.O.

b. Headers & Beams -

No. 2 Grade or better U.N.O.

c. Joists & Rafters -

No. 2 Grade or better U.N.O.

d. Posts -

No. 2 Grade or better U.N.O.
7. Glued Laminated Timber (GLT, GLB)

24F-1.8E Unbalanced U.N.O.
8. Structural Composite Lumber

a. Laminated Veneer Lumber (LVL) - Fb

= 2,800 psi, E = 2.0E or better U.N.O.

b. Laminated Strand Lumber (LSL) - Fb

= 2,400 psi, E = 1.7E or better U.N.O.

c. Parallel Strand Lumber(PSL) -

Fc = 2,900 psi, E = 1.7E or better U.N.O.

d. Rim Board

APA performance rated or equivalent
7. Sheathing

Oriented Strand Board (OSB), APA rated Wood Structural Panels - Sheathing or better
8. Wood Fasteners

a. Nails

ASTM F1667

Pennyweight

Common

8d

0.131" X 2.5"

10d

0.148" X 3.0"

16d

0.162" X 3.5"

b. Staples

ASTM F1667 (1.5" X 7/16" crown)

c. Connector Bolts

F1554 Gr. 36

d. Anchor Bolts

A307

e. Lag Screws

A307

GENERAL

1. Construction documents are valid for a single use at the project location and shall not be re-used copied, or re-produced without written approval.
2. Printed dimensions shall take precedence over scales shown on construction documents.
3. Structural information not specified in the structural drawings shall be according to information provided by the manufacturer or a registered design professional as required by the local jurisdiction. Refer to the manufacturers information for installation of all hardware and devices.
4. Any changes to the plans must be made with the approval of the engineer of record.
5. The contractor shall become familiar with the construction documents and shall ensure all subcontractors are familiar with their respective responsibilities. The contractor shall also verify the site conditions, elevations, dimensions, doors, windows, walls, stairs, curbs, drains, finishes, etc.
6. The contractor shall be responsible for the method and sequence of construction. The contractor shall ensure proper temporary shoring and bracing of the structure. Bracing shall stay in place until permanent members are in place and all connections are finished.

FOUNDATIONS AND SOIL

1. Footings and foundations shall be supported by undisturbed natural soil or compacted engineered fill (IRC R403.1).
2. Surface drainage shall be diverted to a storm sewer conveyance. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (IRC R401.3).
4. The top surface of the footings shall be level. The bottom surface of footings is permitted to have a maximum 10-percent slope. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground has more than a 10-percent slope (IRC 403.1.5).
5. The minimum depth of footings below the undisturbed ground surface shall be 12 inches. Foundation walls, piers, and other permanent supports shall be extended below the frost line, except where otherwise protected from frost. (IRC 403.1.4 and IRC 403.1.4.1).
6. Backfill shall not be placed against foundation walls until the walls have sufficient strength and have been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill (IRC R404.1.7).
7. Concrete slab-on-ground floor shall be a minimum 3-1/2 inches thick and shall have a 4-inch-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch sieve placed on the prepared subgrade (IRC R506.1 and R506.2.2)
8. The area within the foundation walls shall have all vegetation, top soil, and foreign material removed (IRC R506.2).
9. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth (IRC R506.2.1).
10. Drains shall be provided around concrete foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered by an approved filter membrane material (IRC R405.1).
11. In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces shall be waterproofed. All other foundations that retain earth and enclose interior spaces shall be dampproofed.

CONCRETE

1. The nominal maximum size of coarse aggregate shall not exceed one-fifth the narrowest distance between sides of forms, or three-fourths the clear spacing between reinforcing bars or between a bar and the side of the form (IRC R404.1.3.3.3).
2. Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation. Steel reinforcement in concrete cast against earth shall have a minimum cover of 3 inches. Minimum cover for reinforcement in concrete cast in removable forms that will be exposed to the earth or weather shall be 1-1/2 inches for No. 5 bars and smaller, and 2 inches for No. 6 bars and larger. For concrete cast in removeable forms that will not be exposed to the earth or weather, and for concrete cast in stay-in-place forms, minimum cover shall be ¾ inch. The minus tolerance for cover shall not exceed the smaller of one-third the required cover or 3/8 inch (IRC R404.1.3.3.7.4).
3. Vertical and horizontal wall reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of the lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1) (IRC R404.1.3.3.7.5).
4. Forms shall provide sufficient strength to contain concrete during the concrete placement operation (IRC R404.1.3.3.6).
5. Lintels shall be provided over all openings equal to or greater than 2 feet in width. (IRC 608.8.2).

MASONRY AND STONE VENEER

1. Masonry and stone veneer shall be installed over a backing of wood and shall not exceed 4 inches in thickness (IRC R703.8).
2. Veneers used as interior wall finishes shall be permitted to be supported on wood floors that are designed to support the loads imposed (IRC R703.8.1).
3. Exterior masonry veneers having an installed weight of 40 pounds per square foot or less shall be permitted to be supported on wood construction. (IRC R703.8.2).
4. Masonry veneer shall not support any vertical load other than the dead load of the veneer above. (R703.8.3).

WOOD

1. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20 (IRC R502.1.1).
2. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055. See manufacturer information for design information and installation requirements (IRC R502.1.2)
3. Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D3737. See manufacturer information for design information and installation requirements (IRC R502.1.3).
4. Structural capacities for structural composite lumber shall be established and monitored in accordance with ASTM D 5456. See manufacturer information for design information and installation requirements (IRC R502.1.5).
5. Engineered wood rim boards shall conform to ANSI/APA PRR 410 or shall be evaluated in accordance with ASTM D 7672. Structural capacities shall be in accordance with ANSI/APA PRR 410 or established in accordance with ASTM D 7672. Rim boards conforming to ANSI/APA PRR 410 shall be marked in accordance with that standard. See manufacturer information for design information and installation requirements (IRC R502.1.7).
6. Blocking for fastening panel edges or fixtures shall be a minimum of utility grade lumber. Subflooring shall be a minimum of utility grade lumber, No. 4 common grade boards or wood structural panels. Fire blocking shall be any grade of lumber (IRC R502.2.2).
7. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full depth solid blocked with lumber not less than 2 inches in nominal thickness spaced not more than 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load (IRC R502.4).
8. The ends of each joist, beam or girder shall have not less than 1-1/2 inches of bearing on wood except where supported on a 1-inch by 4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. The bearing on concrete shall be direct, or a sill plate of 2-inch-minimum nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (IRC R502.6).
9. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation (IRC R502.7).

a. Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations (IRC R502.7).
10. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statues of the jurisdiction in which the project is to be constructed (IRC R 502.11.1).
11. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings (IRC R502.11.2).
12. Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of a registered design professional (IRC R502.11.3).

13. Truss design drawings shall be submitted to the building official and approved prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum the information specified as follows (IRC R502.11.4):

a. Slope or depth, span and spacing

b. Location of all joints

c. Required bearing widths

d. Design loads as applicable

e. Adjustments to lumber and joint connector design values for conditions of use

f. Each reaction force and direction

g. Joint connector type and description, such as size, thickness or gage, and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface

h. Lumber size, species and grade for each member

i. Connection requirements for truss-to-girder-truss, truss ply-to-ply, and field splices

j. Calculated deflection ratio and/or maximum description for live and total load

k. Maximum axial compression forces in the truss member to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss drawing or on supplemental documents

l. Required permanent truss member bracing location
14. Wood structural panel sheathing used for structural purposes shall conform to DOC PS 1, DOC PS 2, CSA O437 or CSA O325. Panels shall be identified for grade, bond classification and Performance Category by a grade mark or certificate of inspection issued by an approved agency. The Performance Category value shall be used as the “nominal panel thickness” or “panel thickness” wherever referenced (IRC R503.2.1).
15. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D 7032 (IRC R507.3).
16. Deck beams shall be attached to deck posts in accordance with structural details or by other equivalent means capable to resist lateral displacement. Manufactured post-to-beam connectors shall be sized for the post and beam sizes. All bolts shall have washers under the head and nut (IRC R507.7.1).
17. Posts shall bear on footings in accordance with structural details and shall be restrained to prevent lateral displacement at the bottom support. Such lateral restraint shall be provided by manufactured connectors installed in accordance with manufacturers' instructions or a minimum post embedment of 12 inches in surrounding soils or concrete piers (IRC R507.8.1).
18. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches. Joints in plates need not occur over studs. Plates shall be not less than 2-inches nominal thickness and have a width not less than the width of the studs (IRC R602.3.2).
19. Where joists, trusses or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath (IRC R602.3.3).
20. Studs shall have full bearing on a nominal 2-by or larger plate or sill having a width not less than the width of the studs (IRC R602.3.4).
21. Interior load-bearing walls shall be constructed, framed and fireblocked as specified for exterior walls (IRC R602.4).
22. Interior nonbearing walls shall be permitted to be constructed with studs spaced at 24 inches on center. Interior nonbearing walls shall be capped with not less than a single top plate (IRC R602.5).

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Project # : 260203

Date: 2-3-2026



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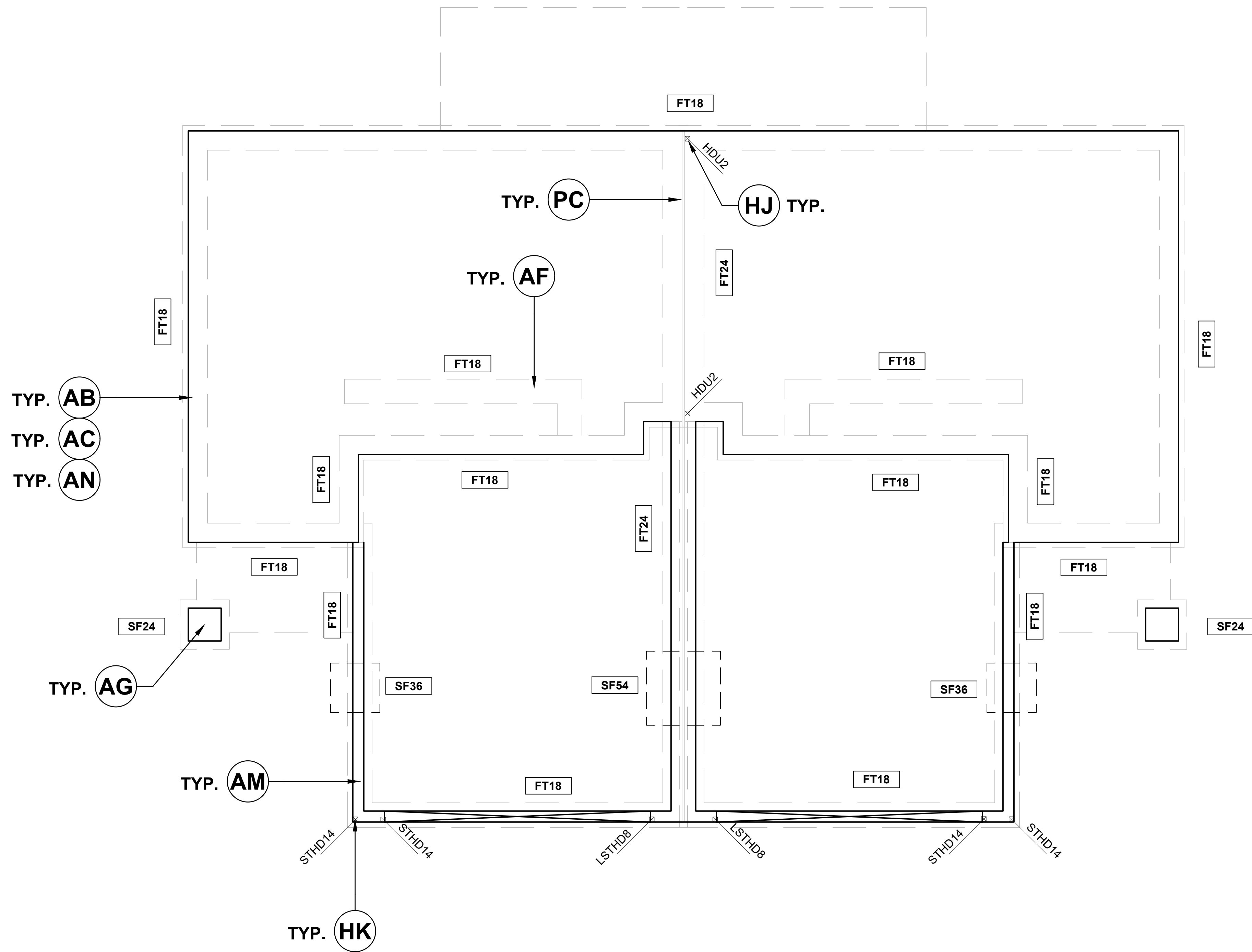
232 W 100 N
HURRICANE, UT 84737

Revisions

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GENERAL
STRUCTURAL
NOTES

GSN



1 FOUNDATION PLAN
SCALE : 24X36 - 1/4" = 1'-0"

NOTES:

1. SILL PLATE ANCHORAGE SHALL BE 1/2" A.B. @ 32" O.C. (UNLESS NOTED OTHERWISE)
2. BLOCK OUT FOUNDATION WALLS FOR GARAGE DOOR OPENINGS

HOLD DOWN SCHEDULE			
LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTD8 & LSTHDRJ	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14RJ	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" THREADED ROD W/ 7" EMBEDMENT INTO FOOTING (SET-3G EPOXY)	1/4" X 2-1/2" SDS	(2) 2X
1. ALL DESIGNATIONS ARE SIMPSON STRONG-TIE			
2. EQUIVALENT CONNECTORS ARE PERMITTED			
3. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS			

FOOTING SCHEDULE				
LABEL	WIDTH	THICK-NESS	REINFORCEMENT	
			LONGITUDINAL	TRANSVERSE
FT18	18"	10"	(2) #4	NA
FT24	24"	10"	(2) #4	NA
SF24	24"	10"	(3) #4	(3) #4
SF36	36"	12"	(4) #4	(4) #4
SF54	54"	12"	(6) #4	(6) #4
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS				

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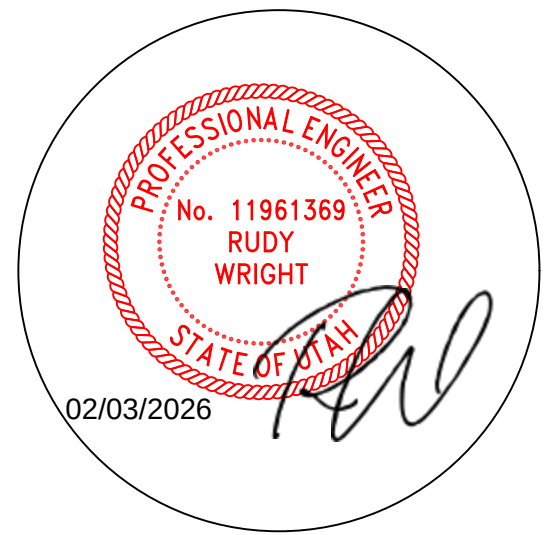
232 W 100 N
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Revisions

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FOUNDATIONS

So.0



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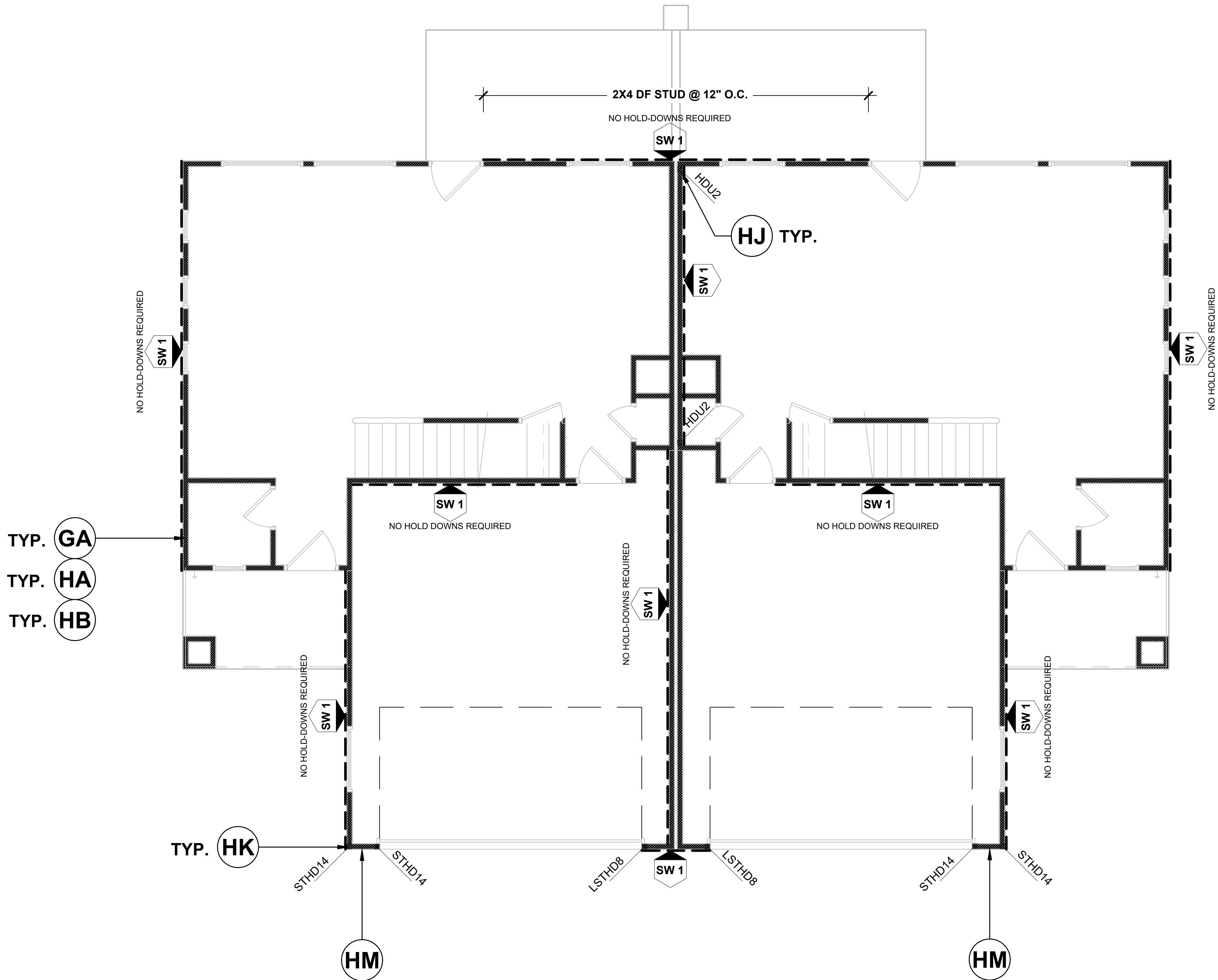
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Revisions

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MAIN FLOOR
WALLS

S1.0



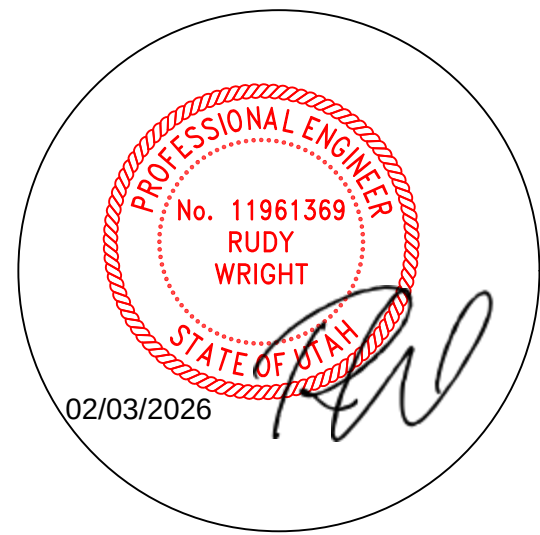
1 MAIN FLOOR WALL PLAN
SCALE : 24X36 - 1/4" = 1'-0"

NOTES:

- SILL PLATE ANCHORAGE SHALL BE 1/2" A.B. @ 32" O.C. (UNLESS NOTED OTHERWISE)
- EXTERIOR WALLS SHALL BE 2X4 DF STUD @ 16" O.C. (UNLESS NOTED OTHERWISE)
- ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 (UNLESS NOTED OTHERWISE)

SHEAR WALL SCHEDULE					
SW#	SHEATHING	TYPE	FASTENER		PANEL EDGE FRAMING
			PANEL EDGE SPACING	PANEL FIELD SPACING	
SW1	7/16" OSB	8d NAIL or 1-1/2" STAPLE	6" (NAIL) 3" (STAPLE)	12"	2X
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS					
2. ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 UNLESS NOTED OTHERWISE					

HOLD DOWN SCHEDULE			
LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTD8 & LSTHDRJ	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14RJ	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" THREADED ROD W/ 7" EMBEDMENT INTO FOOTING (SET-3G EPOXY)	1/4" X 2-1/2" SDS	(2) 2X
1. ALL DESIGNATIONS ARE SIMPSON STRONG-TIE			
2. EQUIVALENT CONNECTORS ARE PERMITTED			
3. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS			



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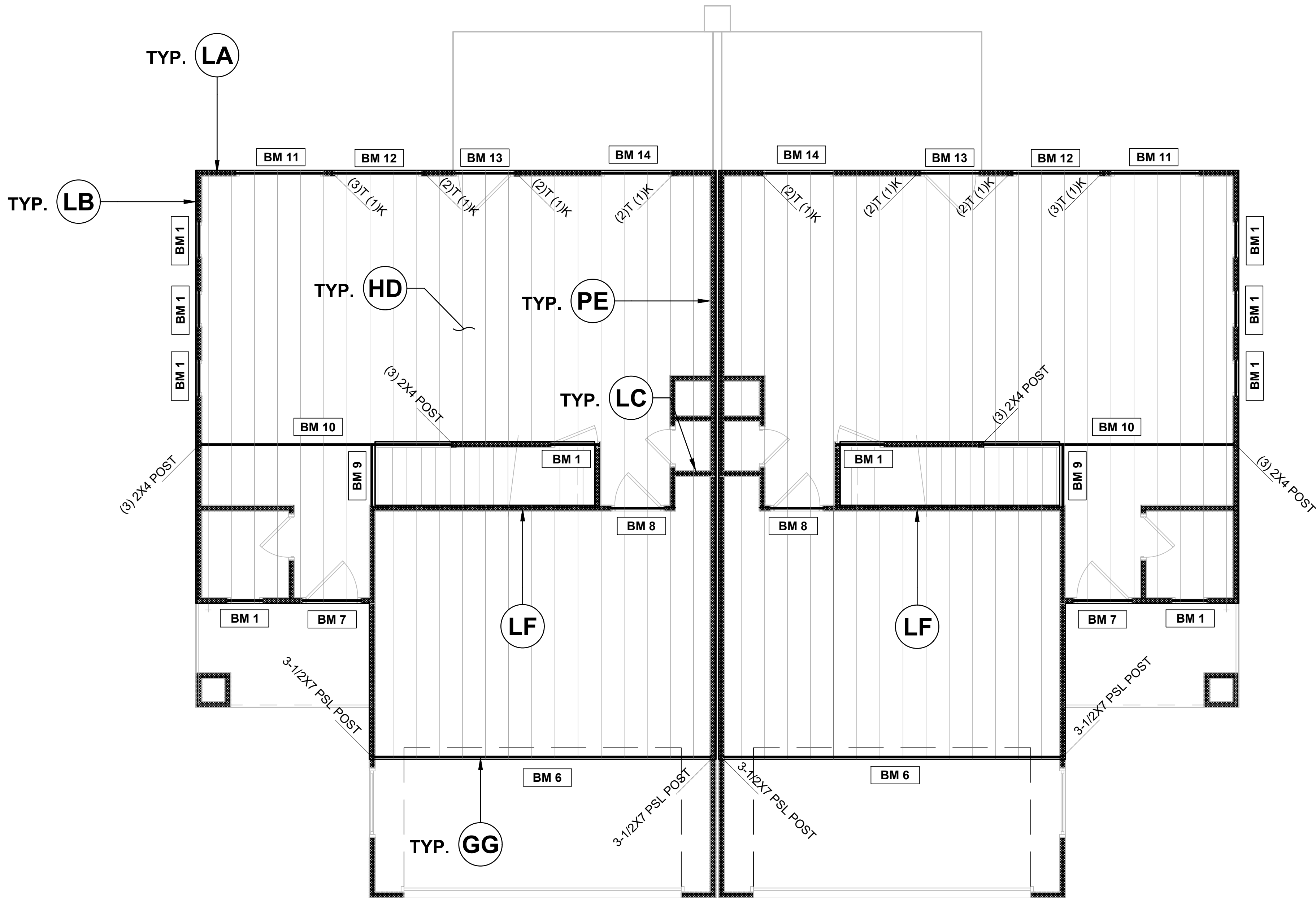
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SECOND FLOOR
FRAMING

S2.0



BEAM SCHEDULE	
LABEL	SIZE
BM 1	(2) 2 X 6
BM 2	(2) 2 X 10
BM 3	(2) 1-3/4 X 9-1/2 LVL
BM 4	(2) 1-3/4 X 11-7/8 LVL
BM 5	(2) 2 X 8
BM 6	(3) 1-3/4 X 18 LVL
BM 7	(2) 2 X 8
BM 8	(2) 2 X 6
BM 9	1-3/4 X 11-7/8 LVL
BM 10	(2) 1-3/4 X 18 LVL
BM 11	(2) 2 X 10
BM 12	(2) 1-3/4 X 9-1/2 LVL
BM 13	(2) 2 X 8
BM 14	(2) 2 X 10
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS	

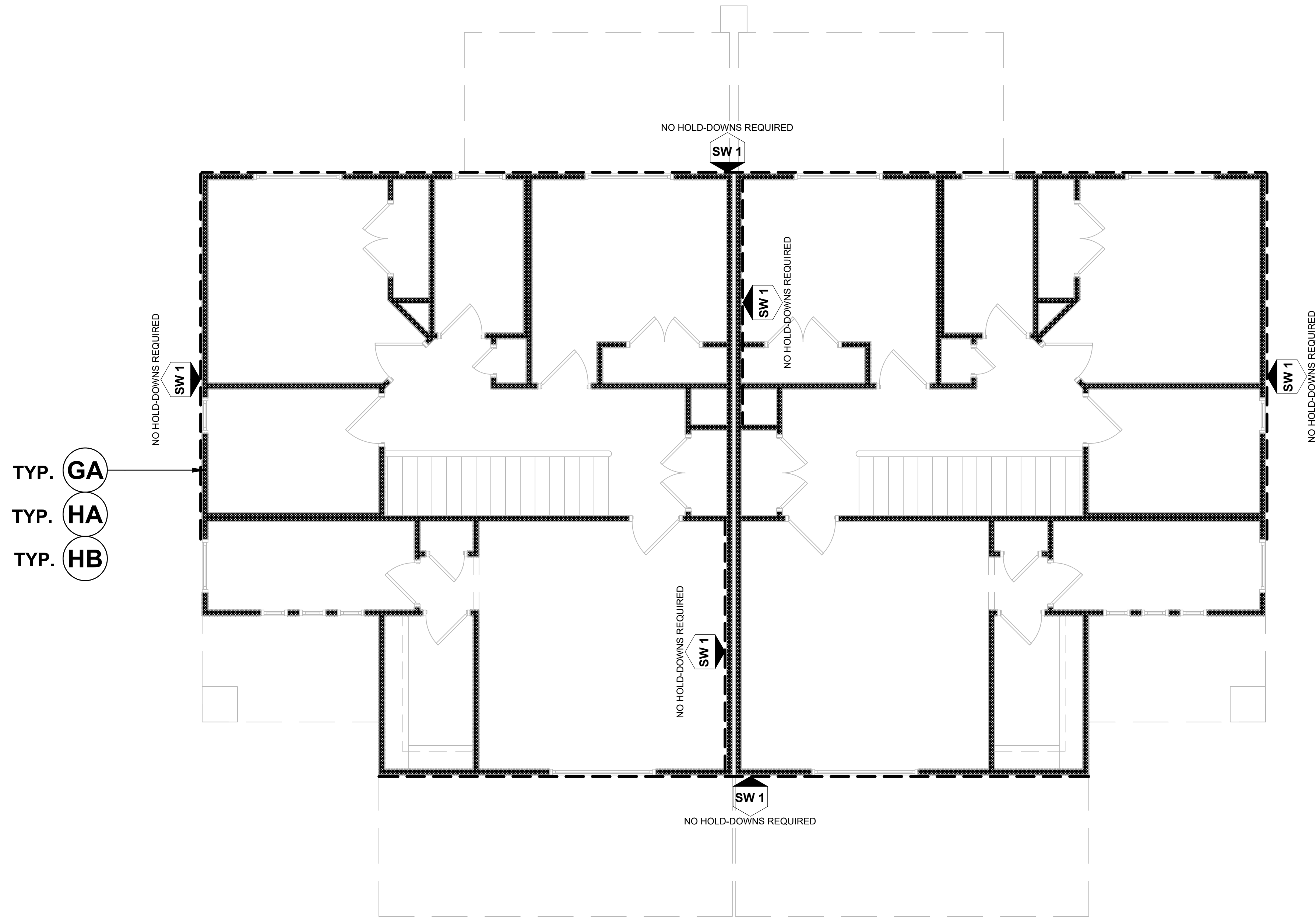
DIAPHRAGM SCHEDULE					
TYPE	SHEATHING	SPAN RATING	FASTENER		
			TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING
ROOF	7/16 OSB	24/16	8d NAIL or 1-1/2" STAPLE	6"	12"
FLOOR	23/32 OSB	48/24	8d NAIL or EQUIVALENT	6"	12"
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS					

1 SECOND FLOOR FRAMING PLAN

SCALE : 24X36 - 1/4" = 1'-0"

NOTES:

- ALL HEADERS SHALL BE SUPPORTED BY (1) TRIMMER (1) KING (UNLESS NOTED OTHERWISE)
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2X POST (UNLESS NOTED OTHERWISE)
- FLOOR SYSTEM SHALL BE 18" PRE-MANUFACTURED FLOOR TRUSSES (UNLESS NOTED OTHERWISE)



SHEAR WALL SCHEDULE					
SW#	SHEATHING	TYPE	FASTENER		PANEL EDGE FRAMING
			PANEL EDGE SPACING	PANEL FIELD SPACING	
SW1	7/16" OSB	8d NAIL or 1-1/2" STAPLE	6" (NAIL) 3" (STAPLE)	12"	2X
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS					
2. ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 UNLESS NOTED OTHERWISE					

1 SECOND FLOOR WALL PLAN
SCALE : 24X36 - 1/4" = 1'-0"

NOTES:
1. SOLE PLATE ANCHORAGE SHALL BE 10d NAILS @ 16" O.C. (UNLESS NOTED OTHERWISE)
2. EXTERIOR WALLS SHALL BE 2X4 DF STUD @ 16" O.C. (UNLESS NOTED OTHERWISE)
3. ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 (UNLESS NOTED OTHERWISE)



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Revisions

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SECOND FLOOR
WALLS



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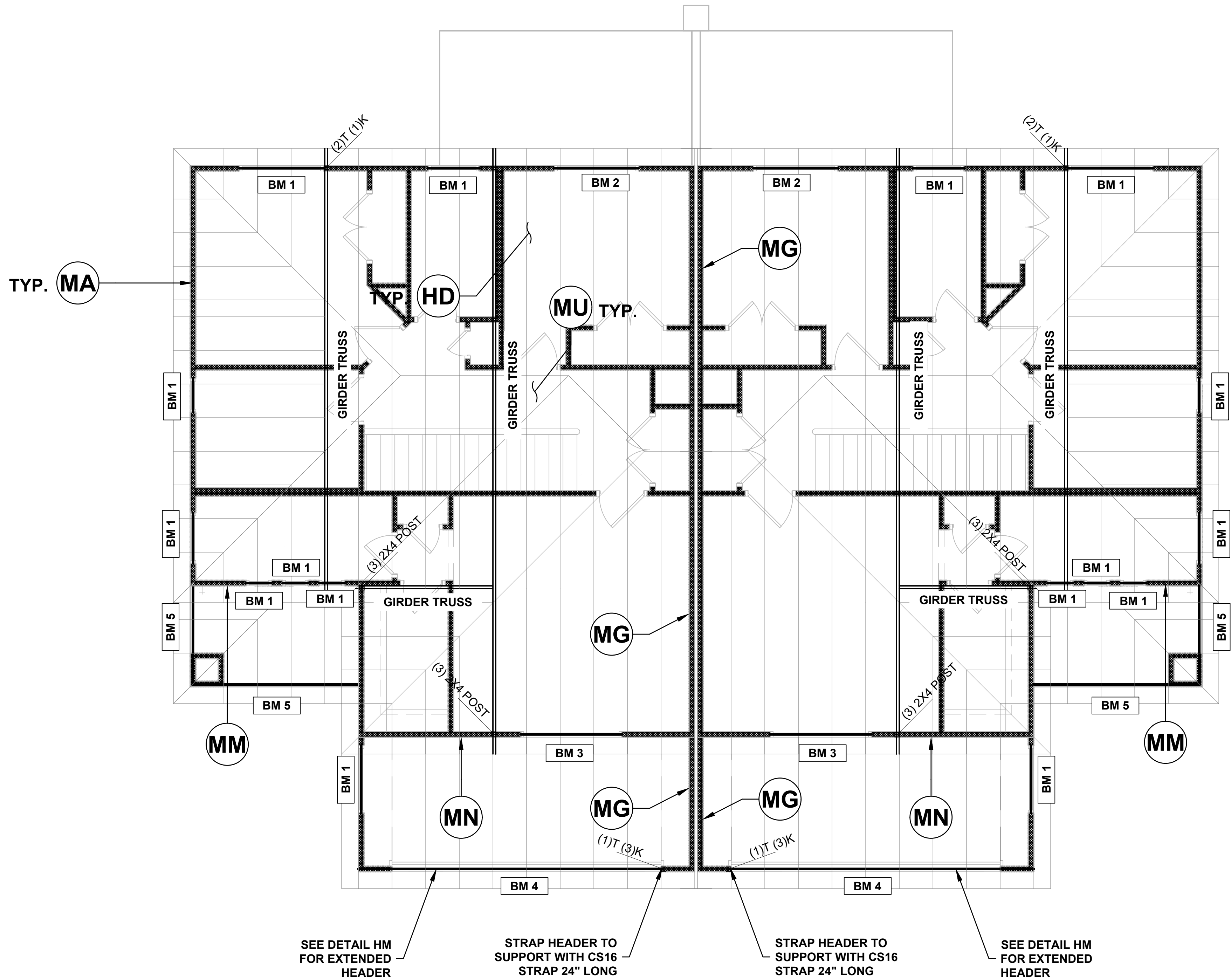
232 W 100 N
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Revisions

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ROOF FRAMING

S3.0



BEAM SCHEDULE	
LABEL	SIZE
BM 1	(2) 2 X 6
BM 2	(2) 2 X 10
BM 3	(2) 1-3/4 X 9-1/2 LVL
BM 4	(2) 1-3/4 X 11-7/8 LVL
BM 5	(2) 2 X 8
BM 6	(3) 1-3/4 X 18 LVL
BM 7	(2) 2 X 8
BM 8	(2) 2 X 6
BM 9	1-3/4 X 11-7/8 LVL
BM 10	(2) 1-3/4 X 18 LVL
BM 11	(2) 2 X 10
BM 12	(2) 1-3/4 X 9-1/2 LVL
BM 13	(2) 2 X 8
BM 14	(2) 2 X 10

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

DIAPHRAGM SCHEDULE					
TYPE	SHEATHING	SPAN RATING	FASTENER		
			TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING
ROOF	7/16 OSB	24/16	8d NAIL or 1-1/2" STAPLE	6"	12"
FLOOR	23/32 OSB	48/24	8d NAIL or EQUIVALENT	6"	12"

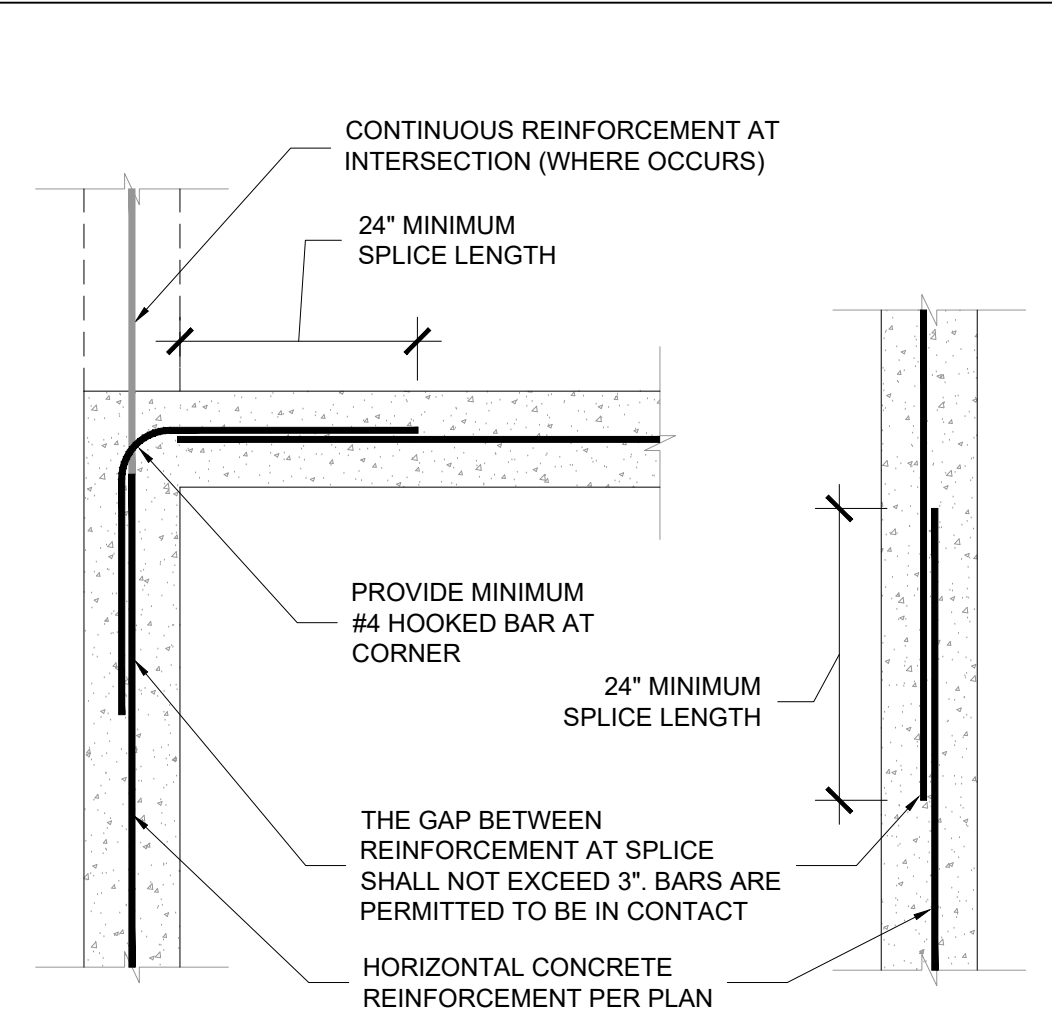
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

1 ROOF FRAMING PLAN

SCALE : 24X36 - 1/4" = 1'-0"

NOTES:

- ALL HEADERS SHALL BE SUPPORTED BY (1) TRIMMER (1) KING (UNLESS NOTED OTHERWISE)
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2X POST (UNLESS NOTED OTHERWISE)
- ROOF SYSTEM SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (UNLESS NOTED OTHERWISE)



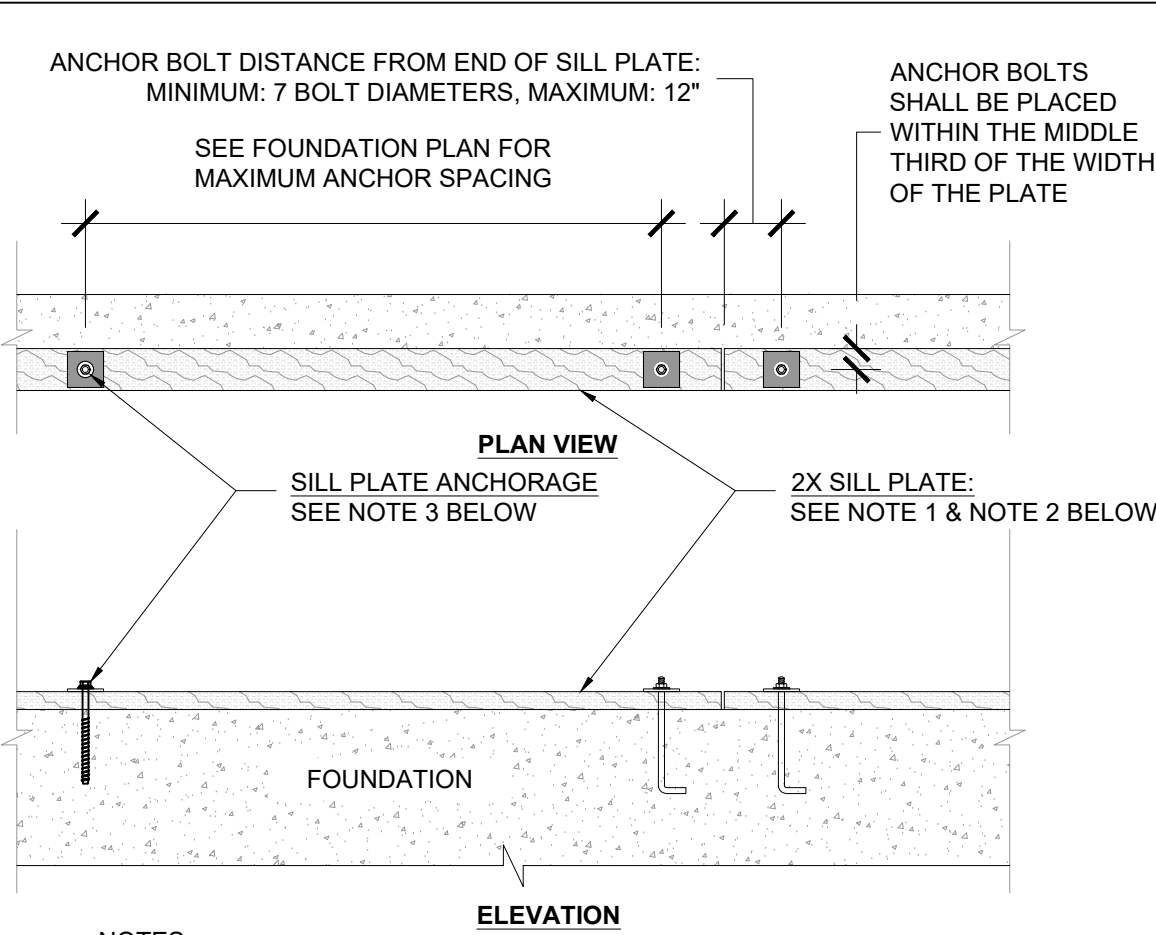
SPlice AT CORNER OR INTERSECTION

STRAIGHT SPlice

REINFORCEMENT SPLICES AT CONCRETE FOUNDATIONS

SCALE : NTS

AB



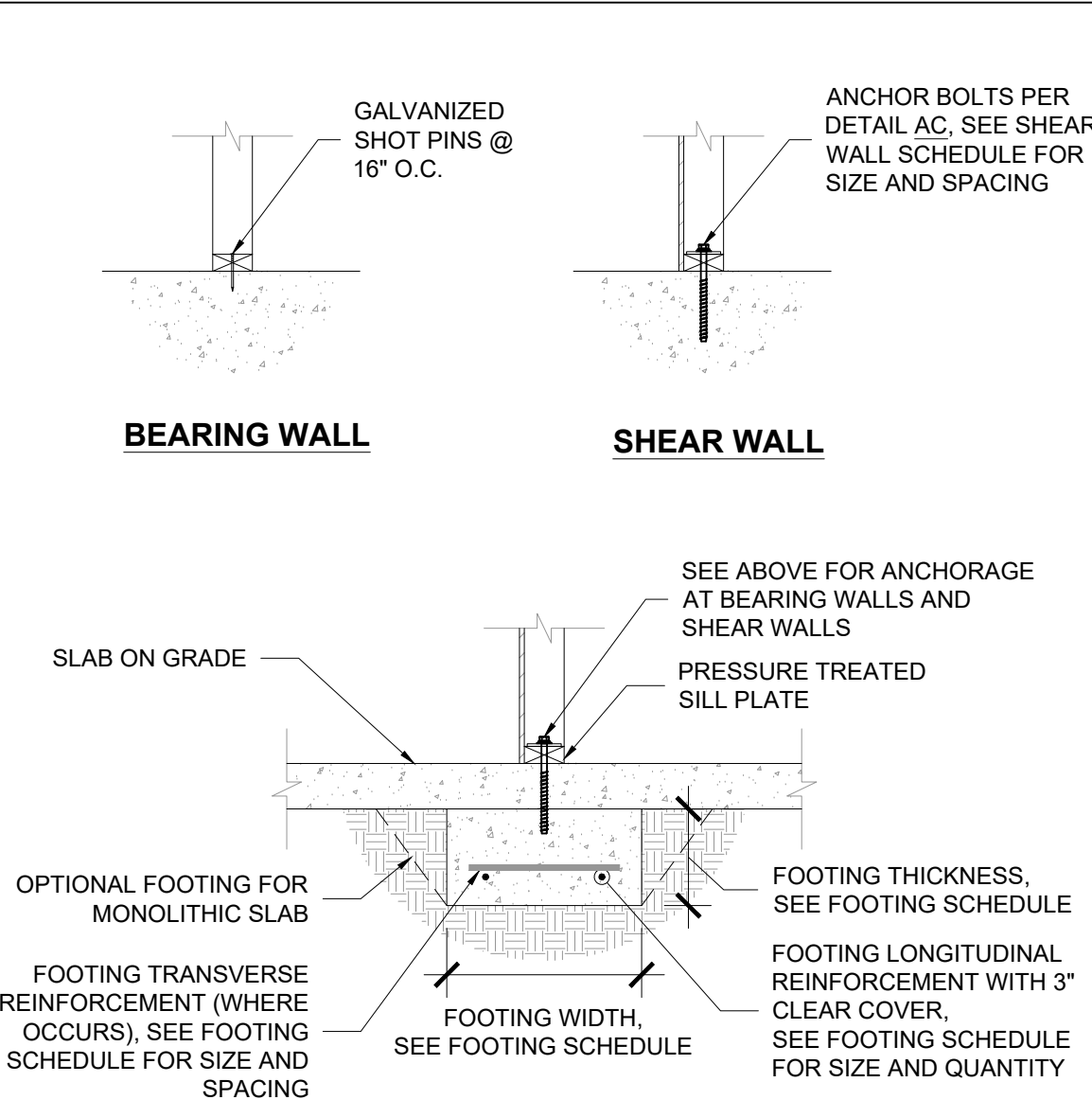
NOTES:

- SILLS SHALL BE PRESSURE TREATED
- SILLS SHALL HAVE A MINIMUM OF (2) ANCHOR BOLTS EXCEPT FOR WALLS 24" OR LESS WHICH MAY HAVE (1) ANCHOR BOLT PLACED WITHIN THE MIDDLE THIRD OF THE LENGTH OF THE PLATE
- PROVIDE GALVANIZED ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT OR AN 8" TITEN HD BOLT WITH A 0.229"x3"x3" SLOTTED PLATE WASHER AND A STANDARD CUT WASHER. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE WOOD WALL SHEATHING

AC

SILL PLATE ANCHORAGE

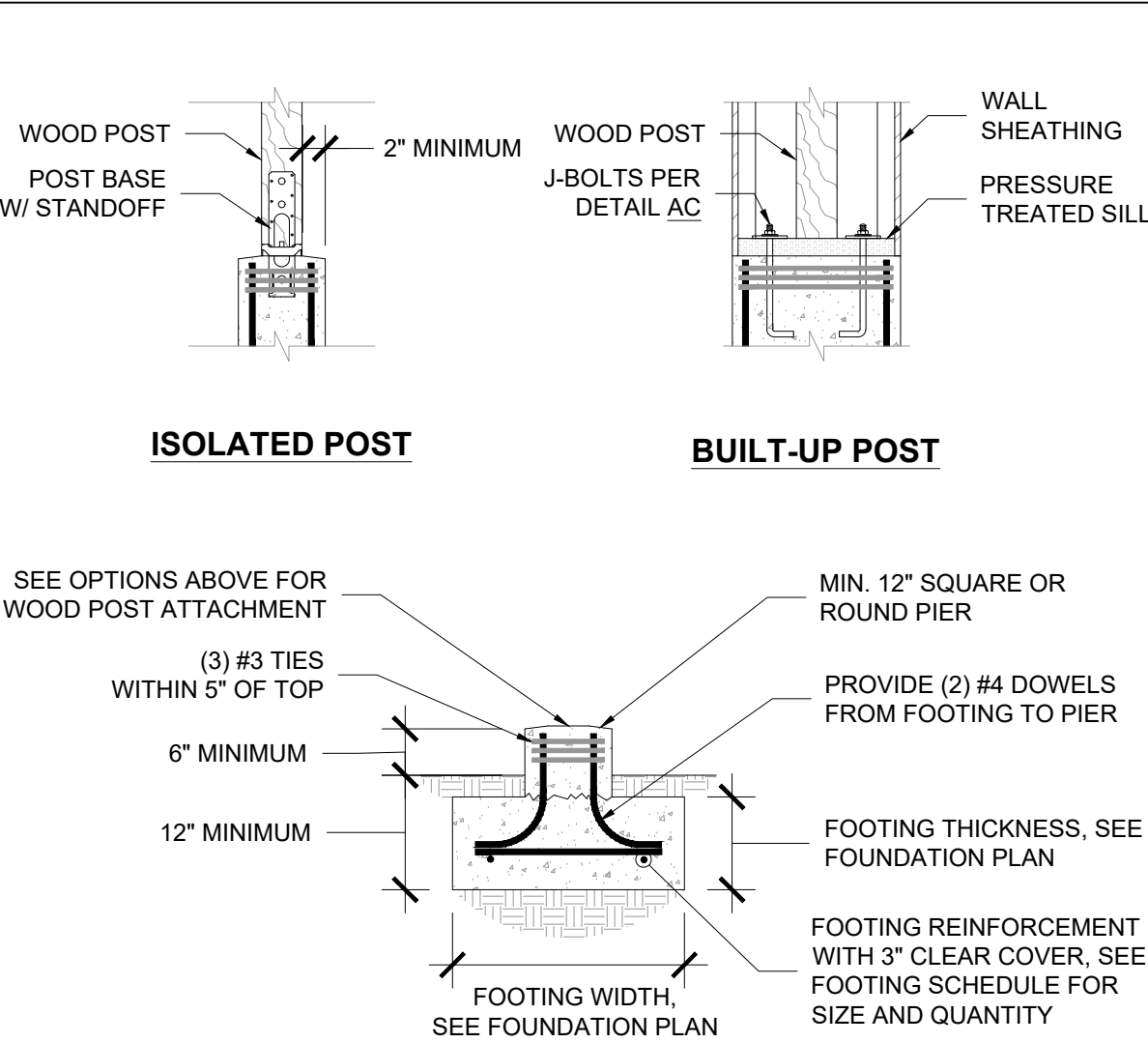
SCALE : NTS



AF

INTERIOR FOOTING

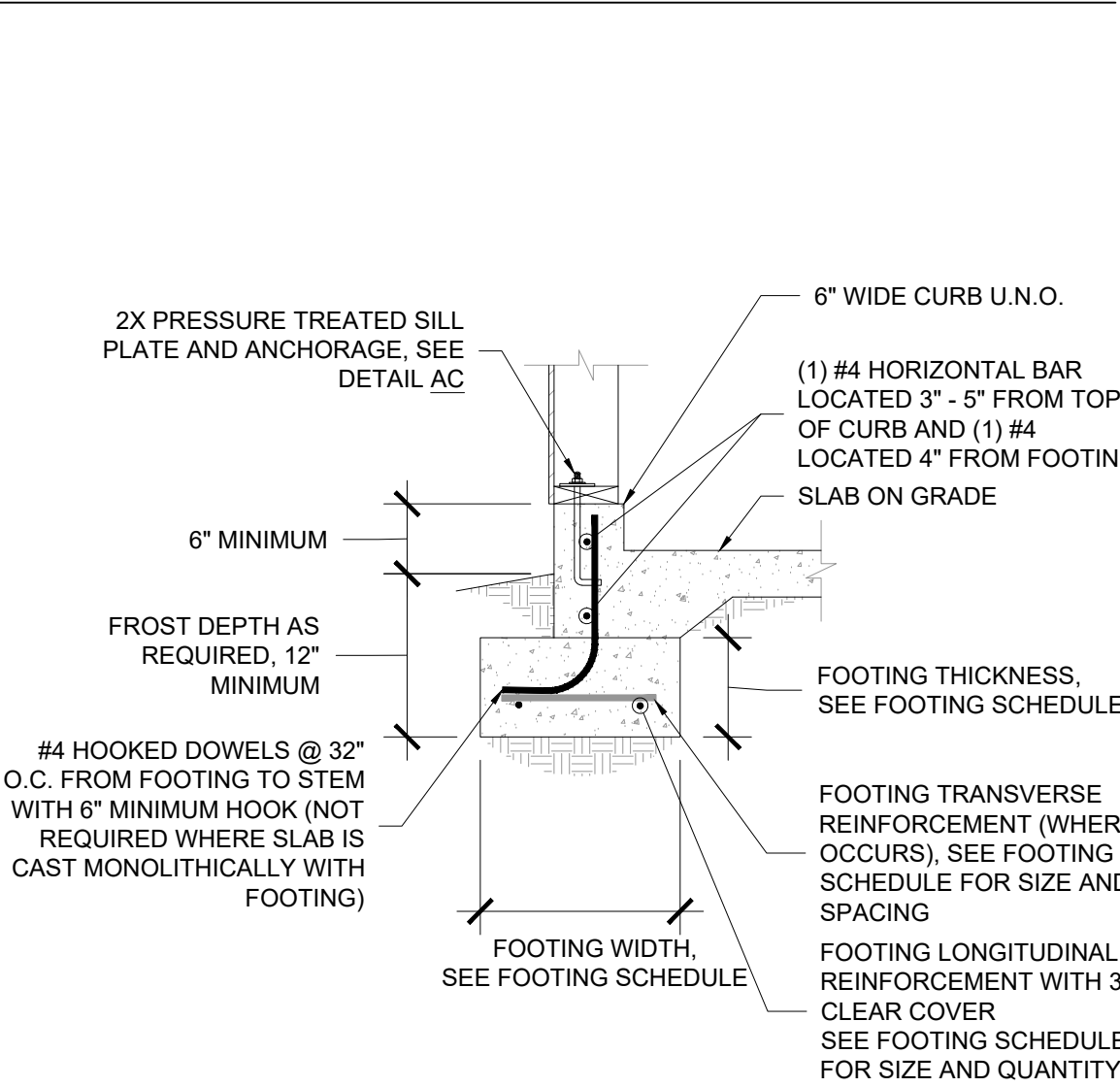
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AG

EXTERIOR SPOT FOOTING

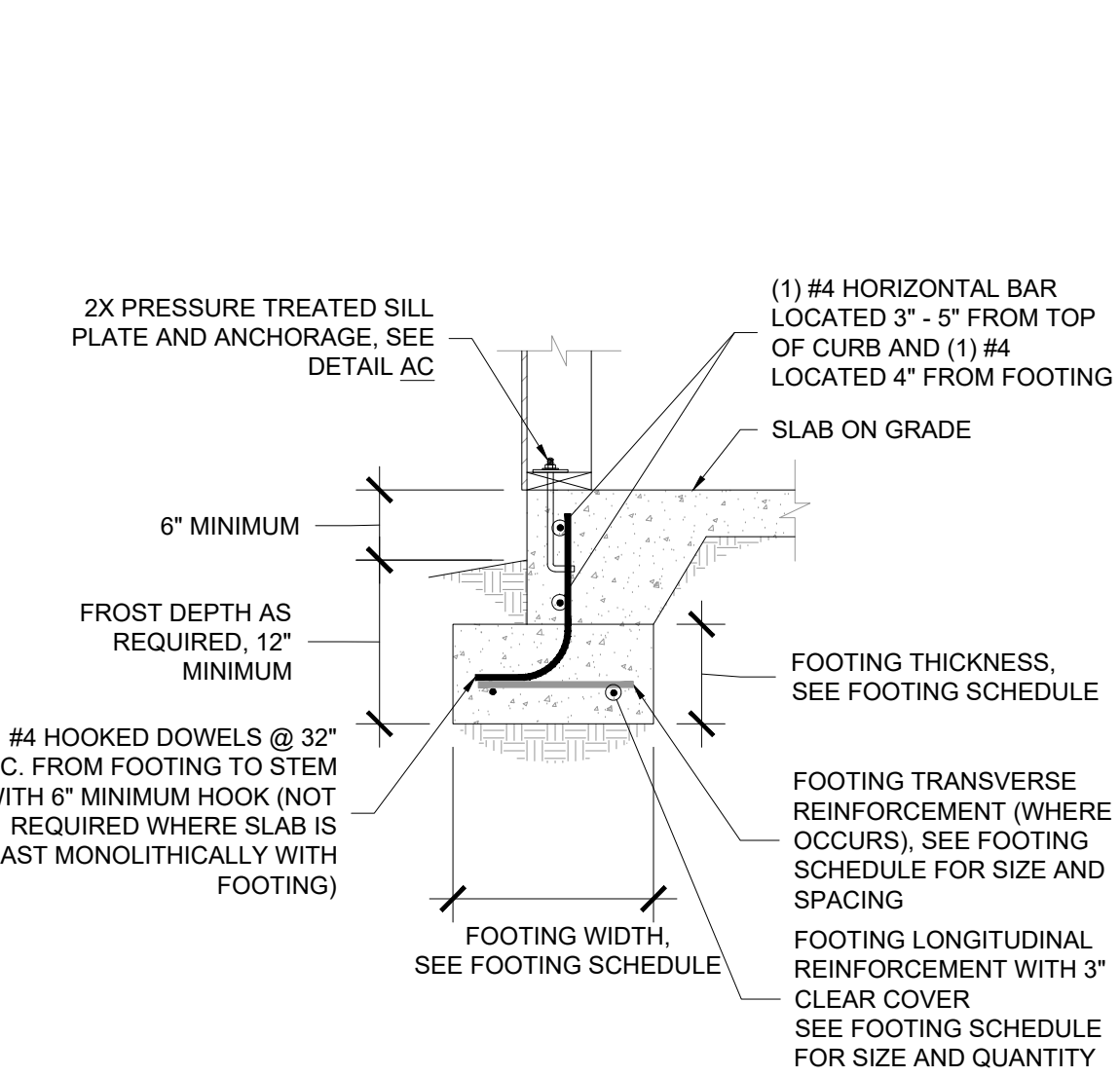
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AM

SLAB ON GRADE WITH CURB - SHALLOW FOOTING

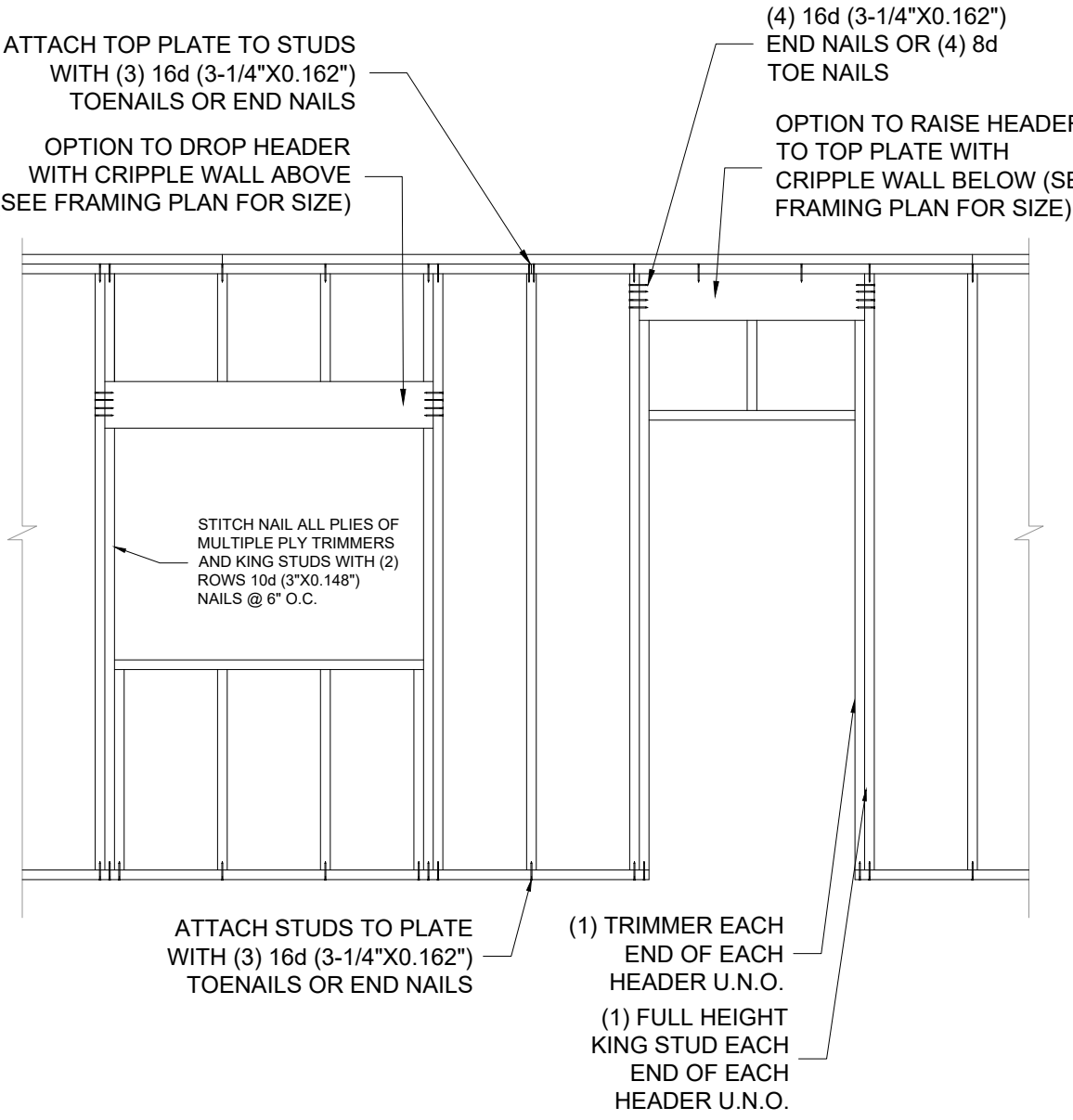
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SLAB ON GRADE - SHALLOW FOOTING

SCALE : NTS

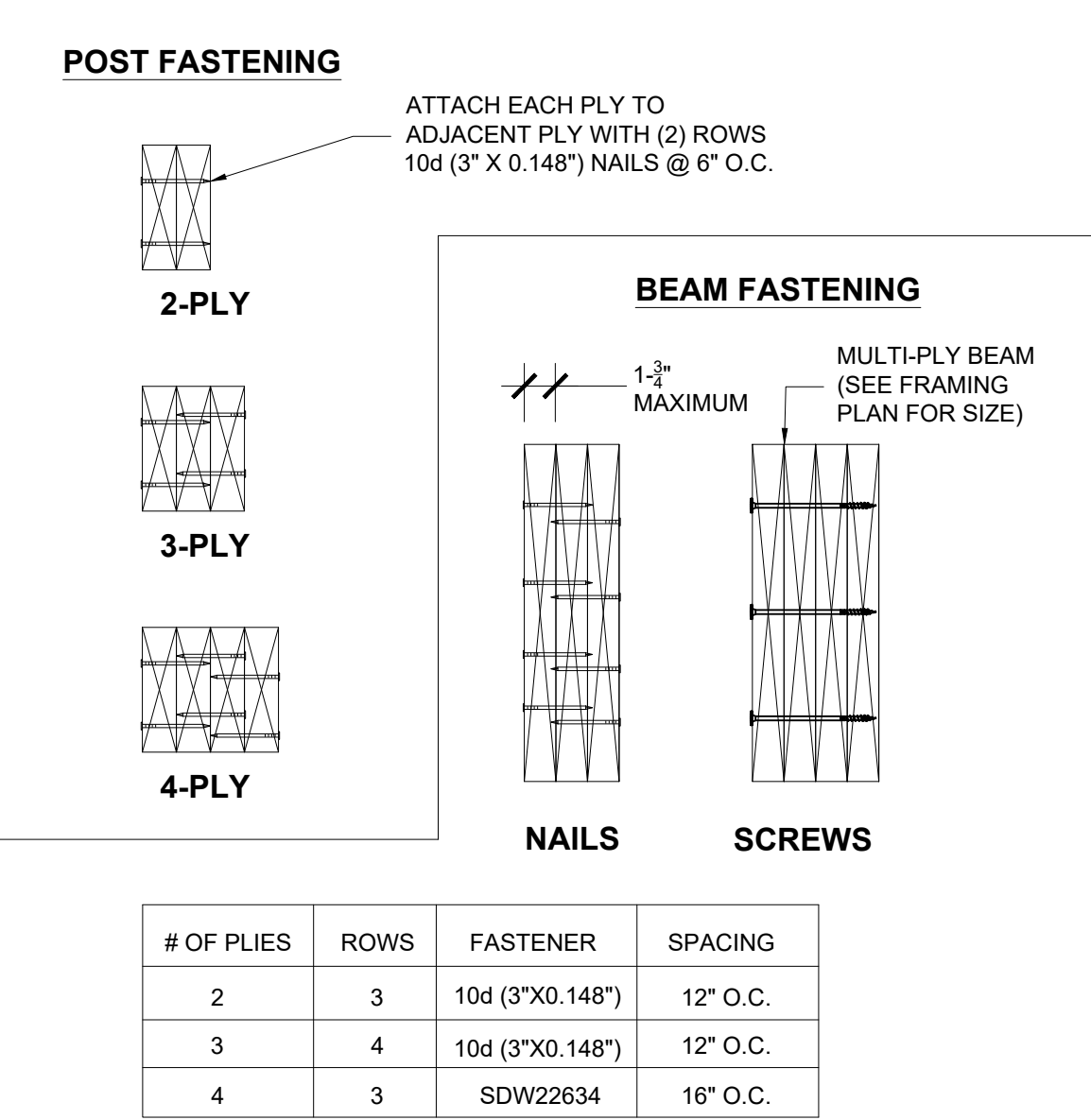
AN



GA

WALL AND HEADER FRAMING

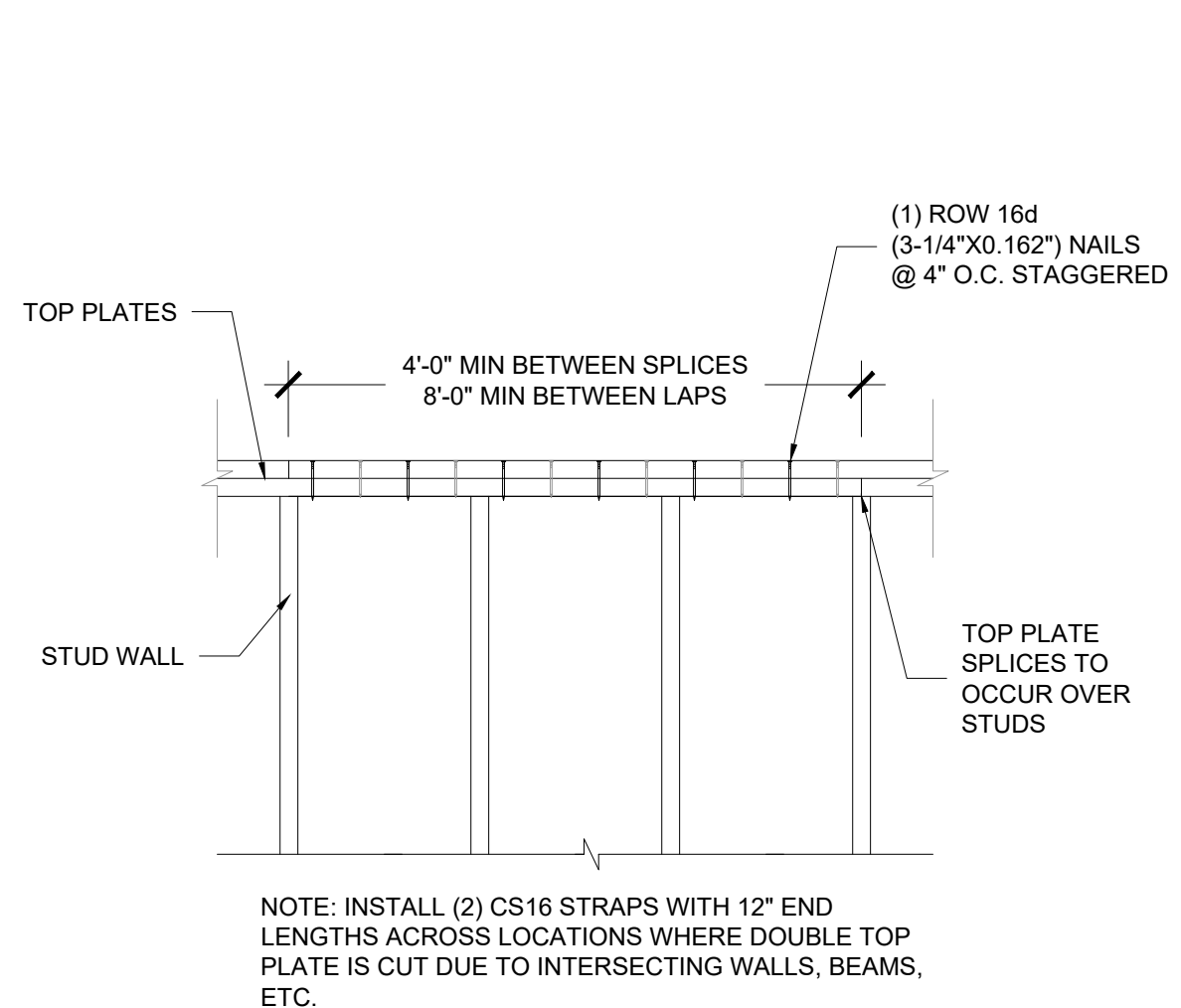
SCALE : NTS



GG

MULTIPLE PLY BEAM / POST FASTENING

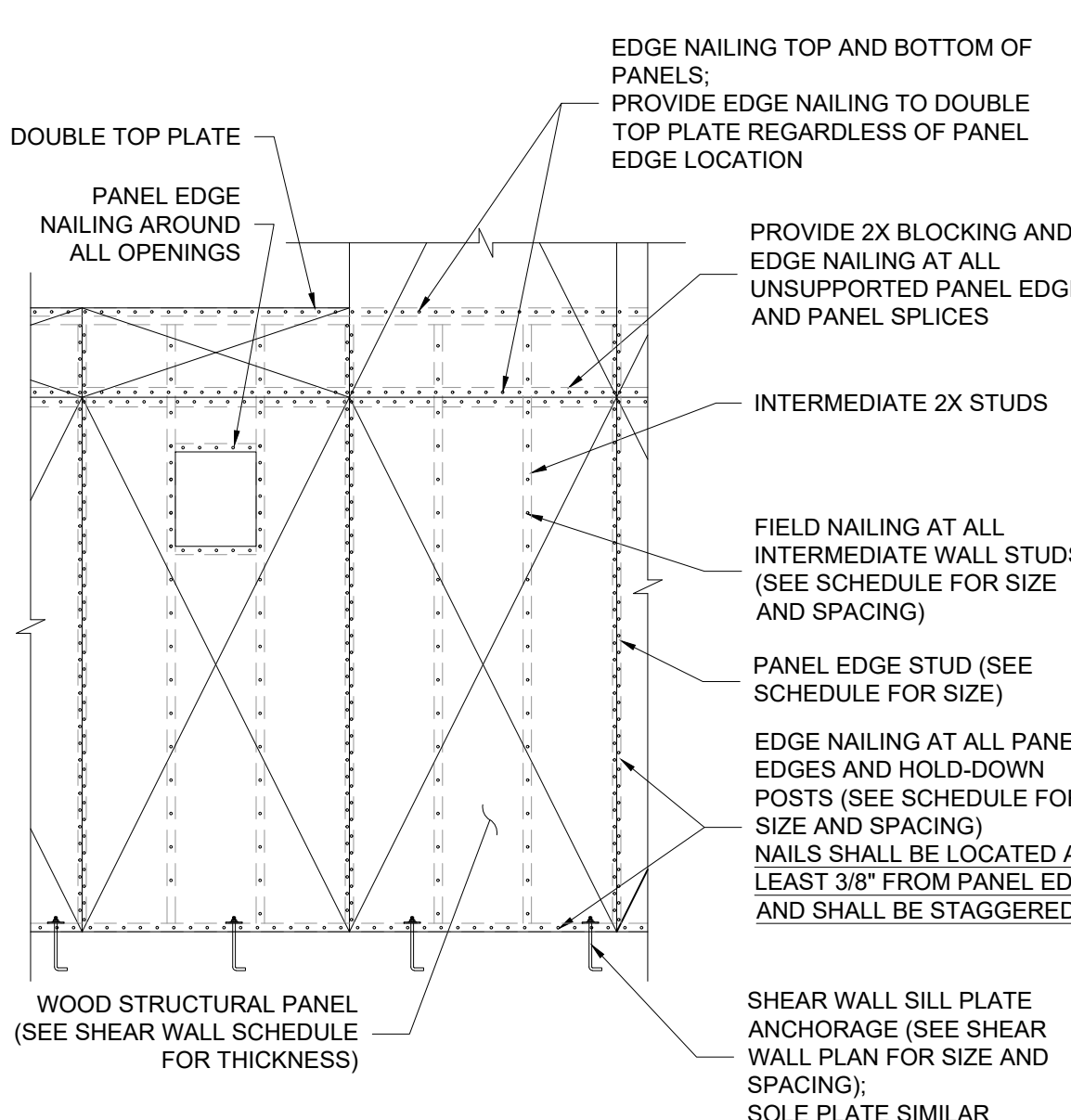
SCALE : NTS



HA

DOUBLE TOP PLATE SPLICE

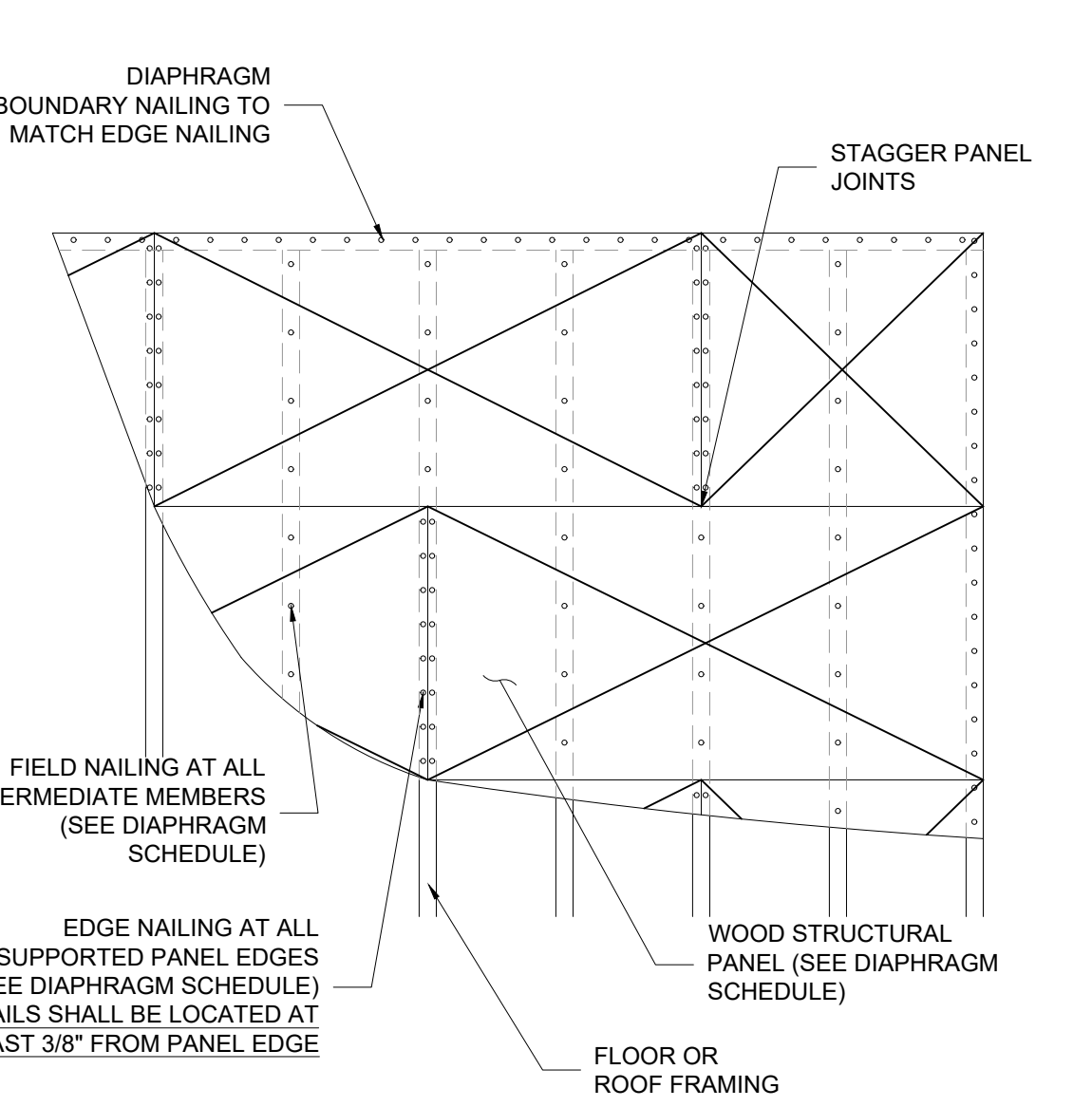
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HB

SHEAR WALL PANEL ATTACHMENT

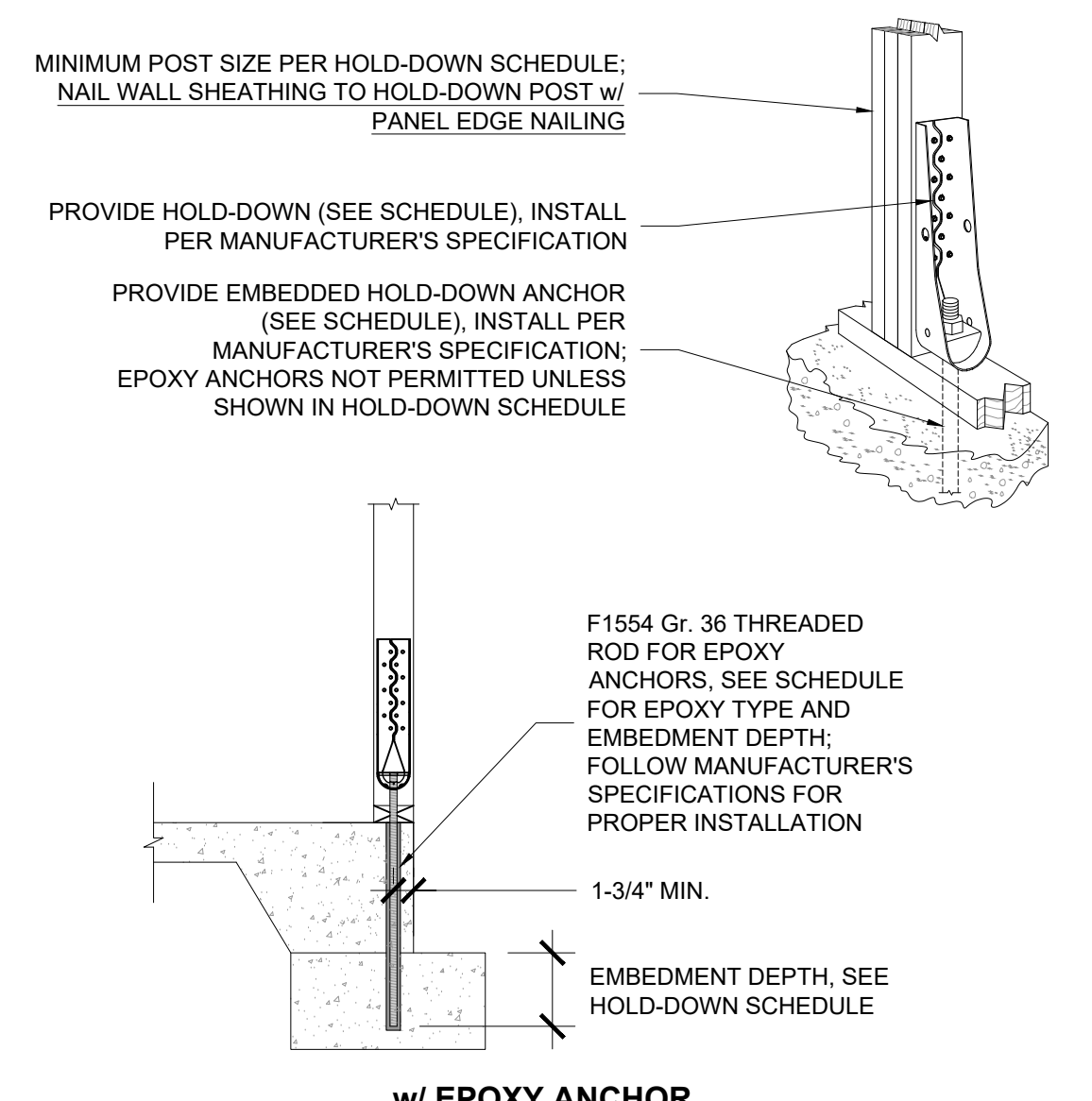
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UNBLOCKED DIAPHRAGM

SCALE : NTS

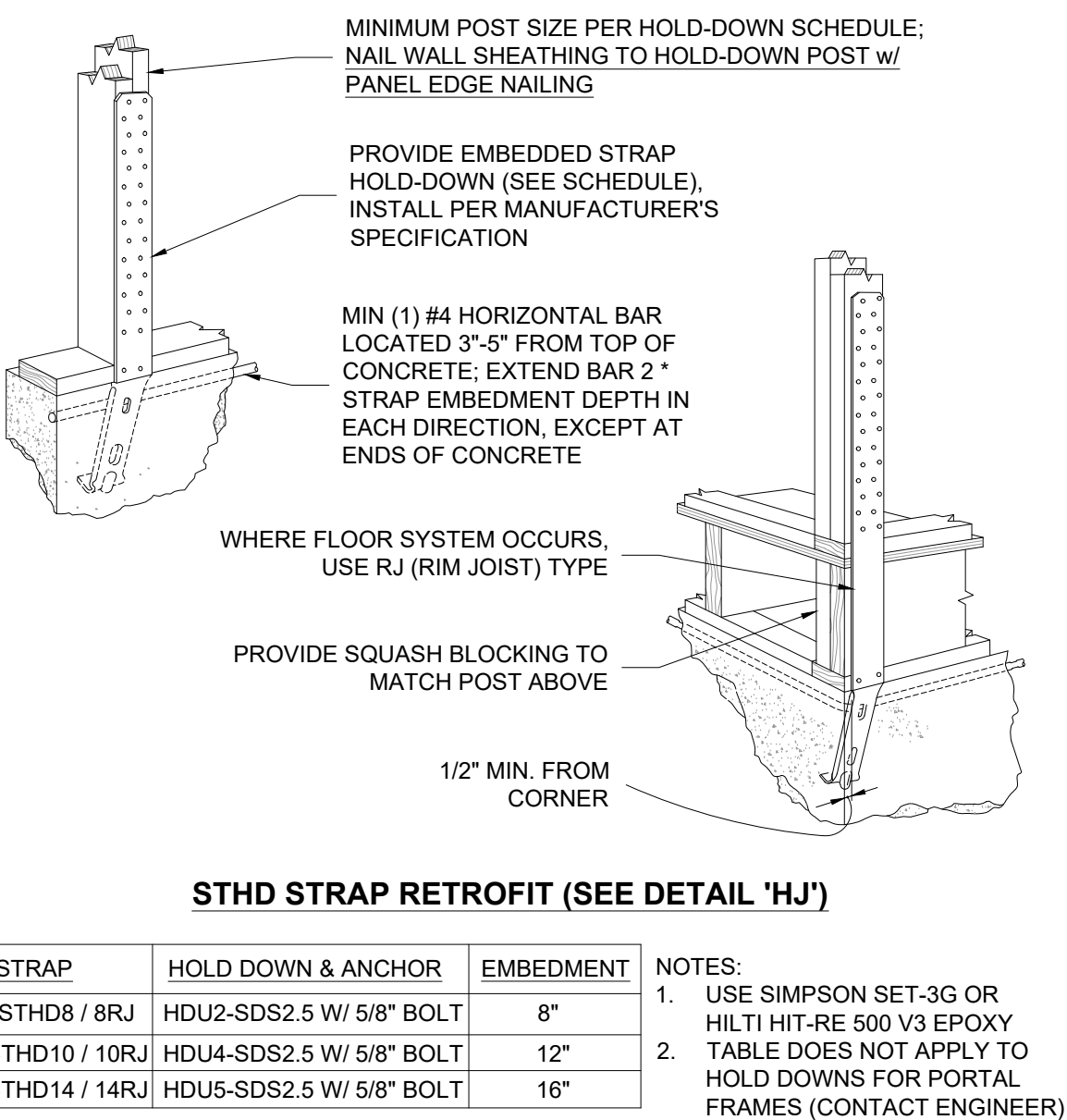
HD



HJ

HOLD-DOWN TO CONCRETE

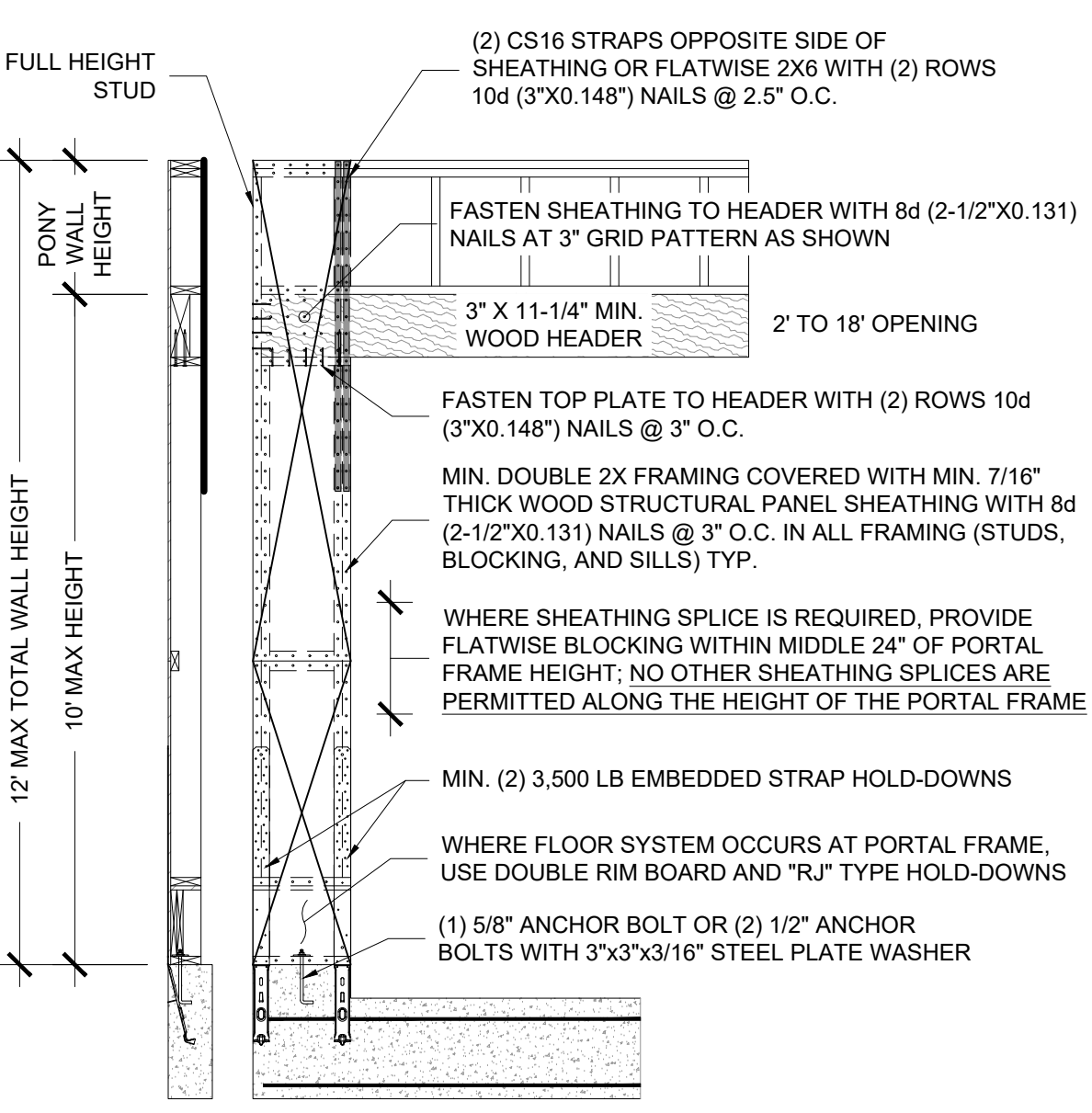
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HK

EMBEDDED STRAP HOLD-DOWN

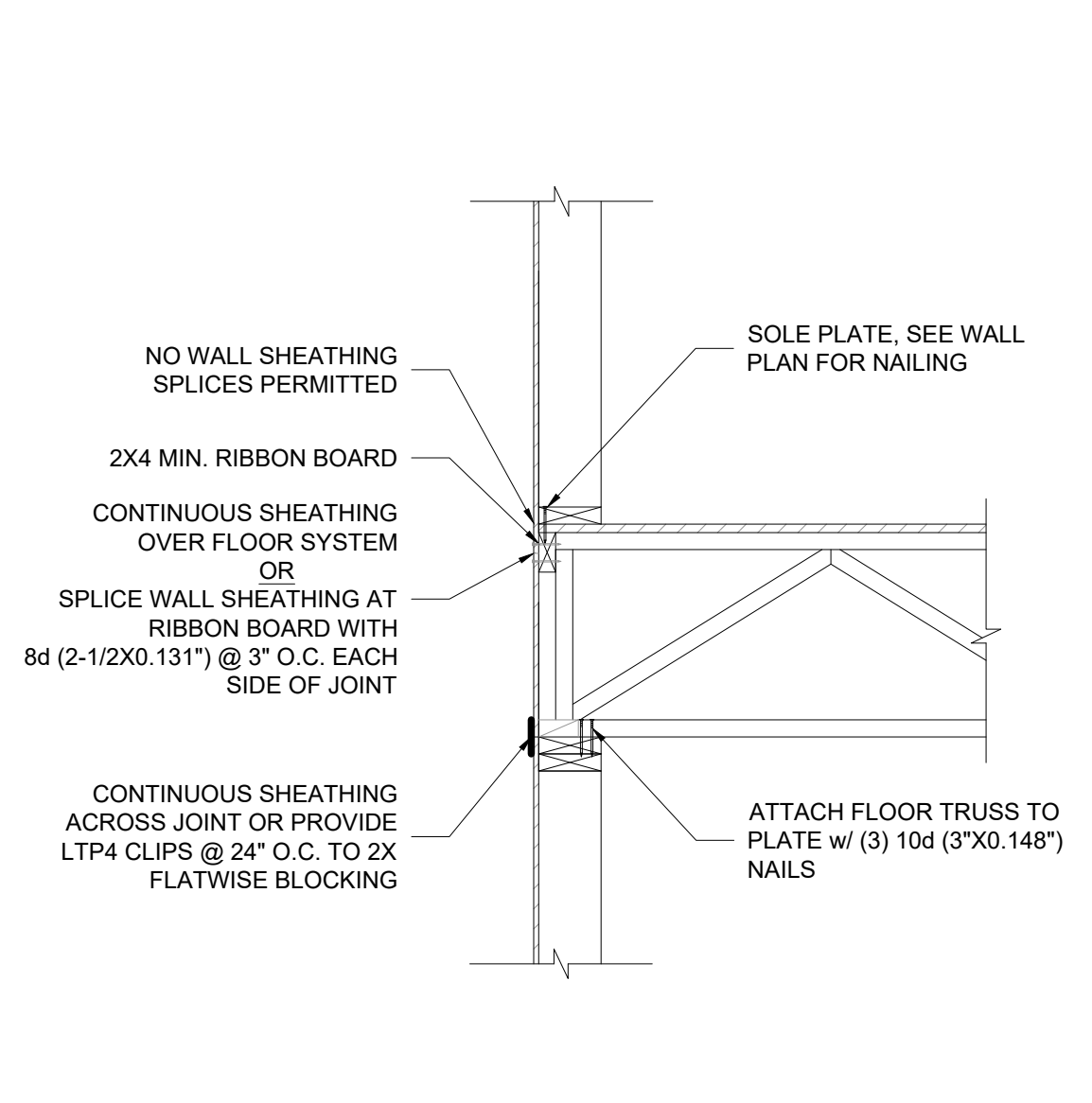
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HM

APA PORTAL FRAME ON CONCRETE

SCALE : NTS



LA

TRUSS FLOOR FRAMING - PERPENDICULAR TO WALL

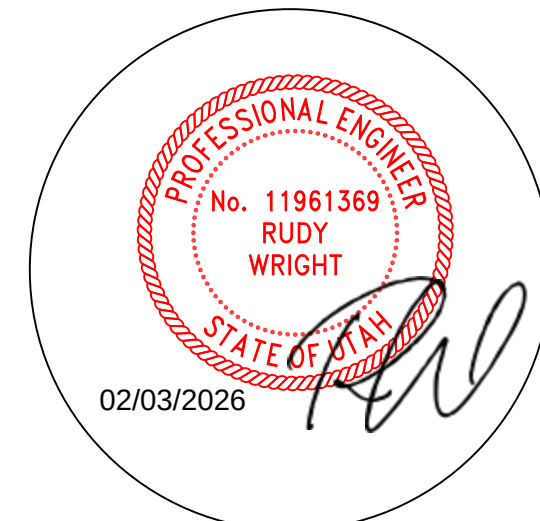
SCALE : NTS

SOLID STRUCTURAL ENGINEERING

info@solidse.com
801.960.2998 - solidse.com

Project # : **210431**

Date: **05-03-2021**



LANE MATTHEWS
MATHEWS DUPLEX

PARCEL #2 200 NORTH STREET
HURRICANE, UT 84737

Revisions

1	03-13-2025	CODE UPDATE
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

STRUCTURAL DETAILS 1

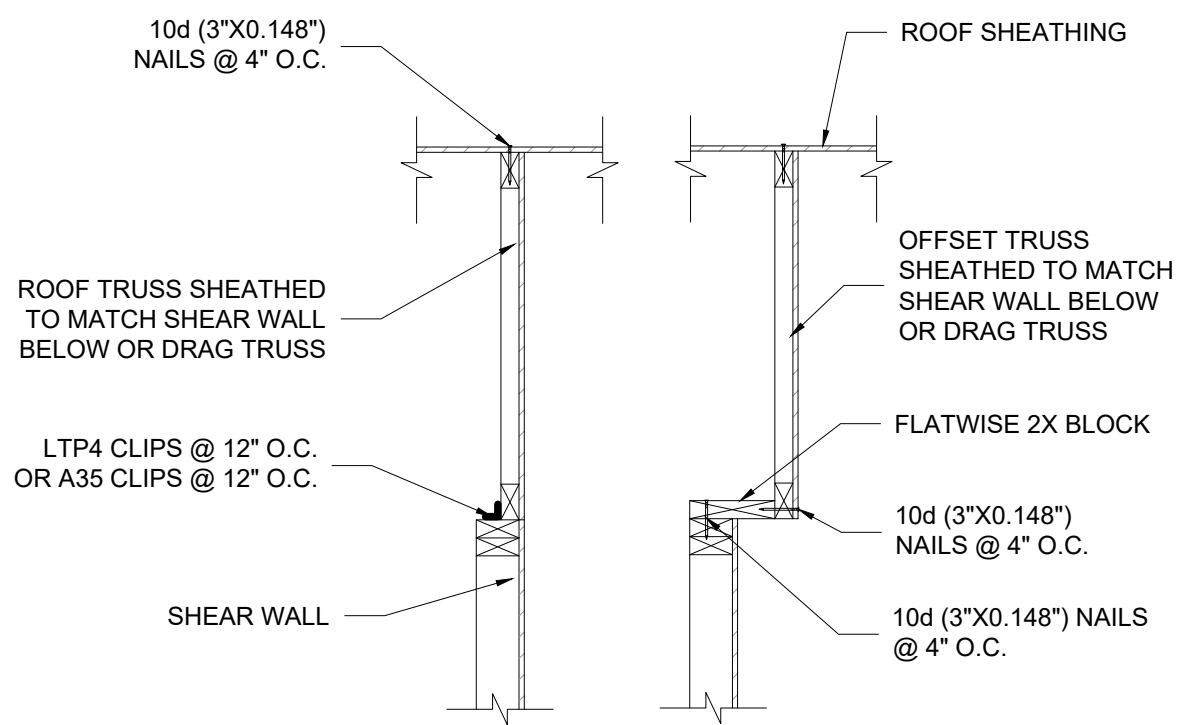
SD1



Revisions

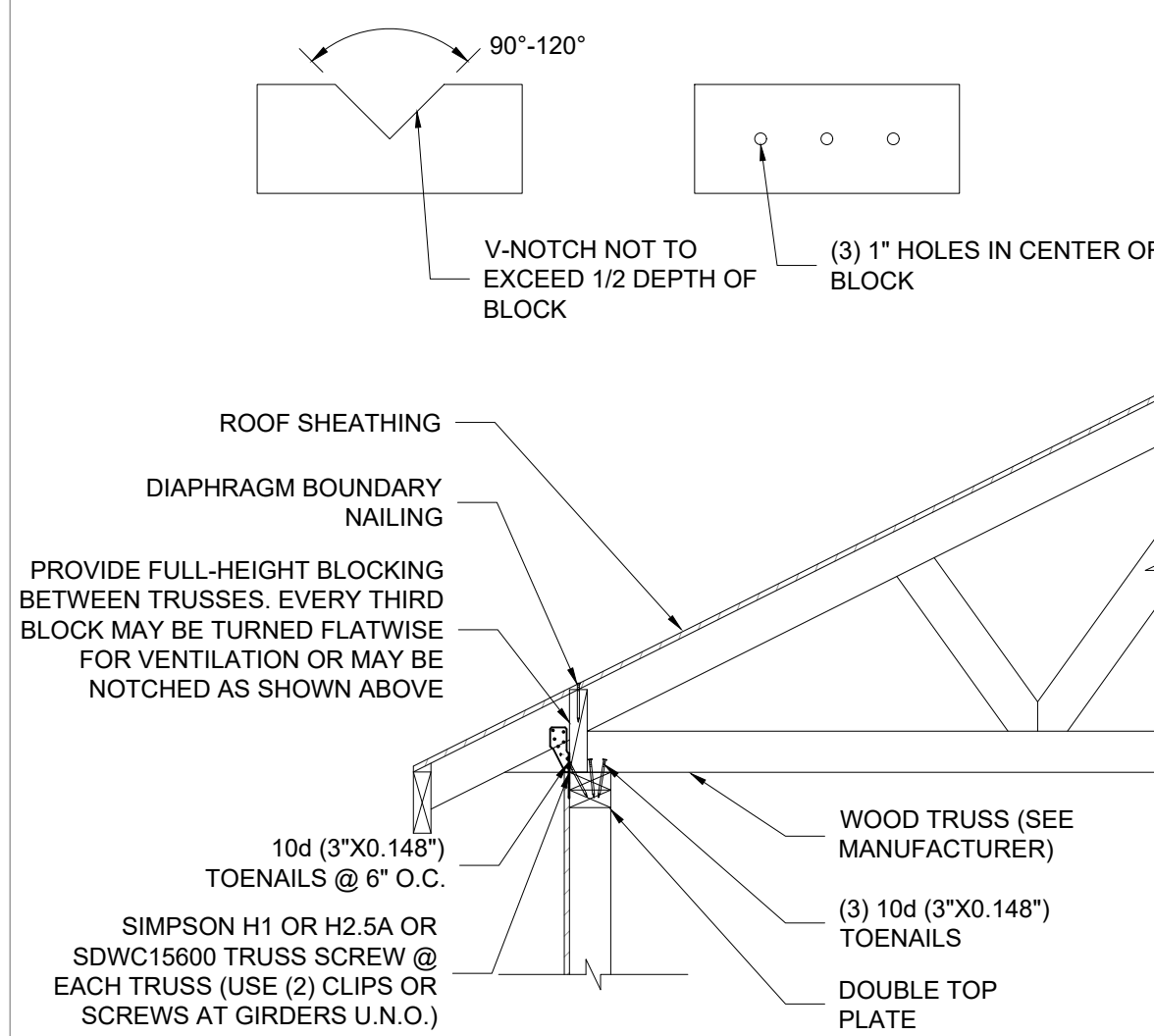
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△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

STRUCTURAL
DETAILS 2



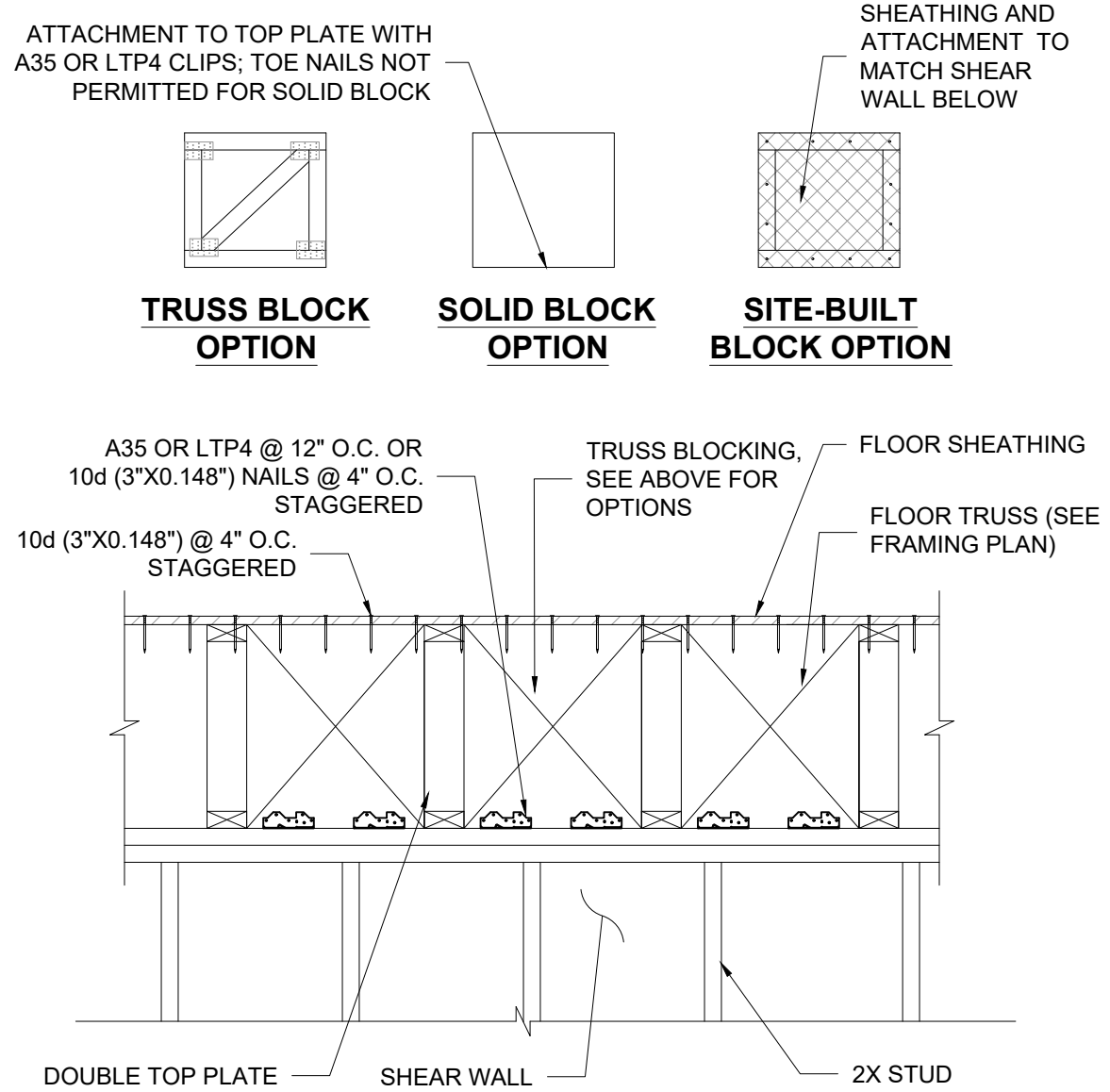
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ROOF DIAPHRAGM SHEAR
TRANSFER (PARALLEL)

SCALE : NTS



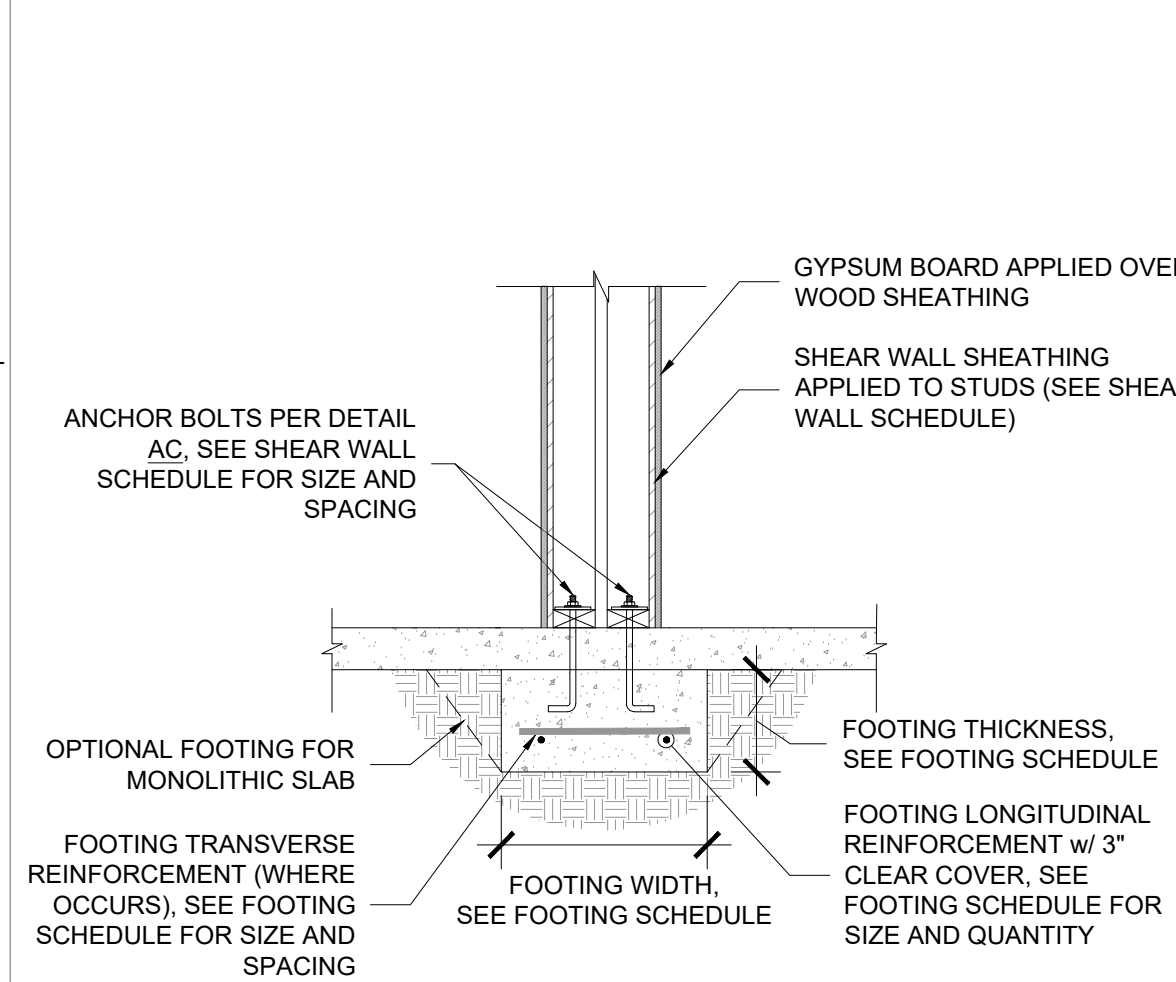
MA
ROOF DIAPHRAGM SHEAR
TRANSFER - TRUSS BEARING

SCALE : NTS



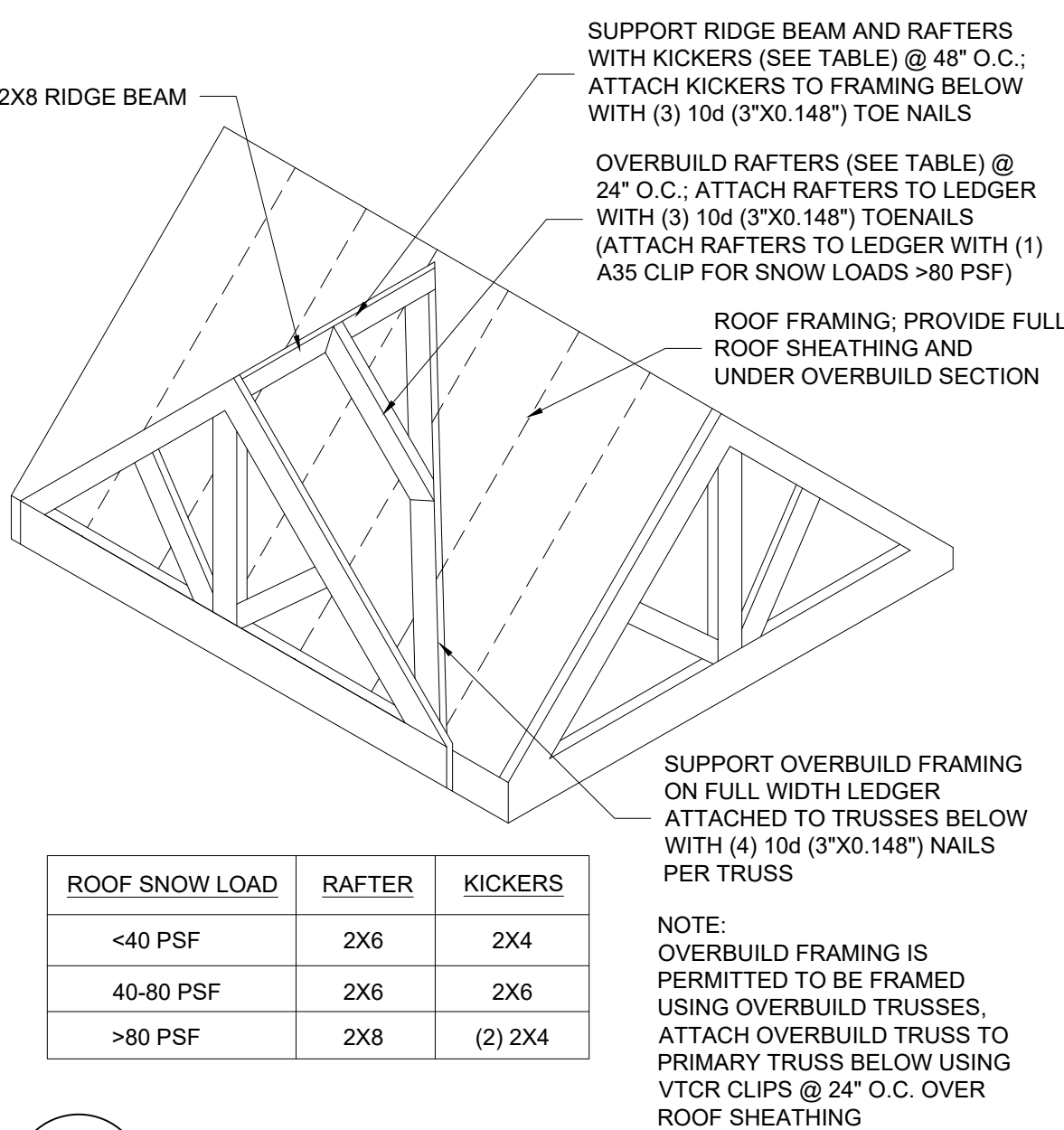
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DIAPHRAGM SHEAR TRANSFER -
PERPENDICULAR

SCALE : NTS



PC
PARTY WALLS ON FOOTING

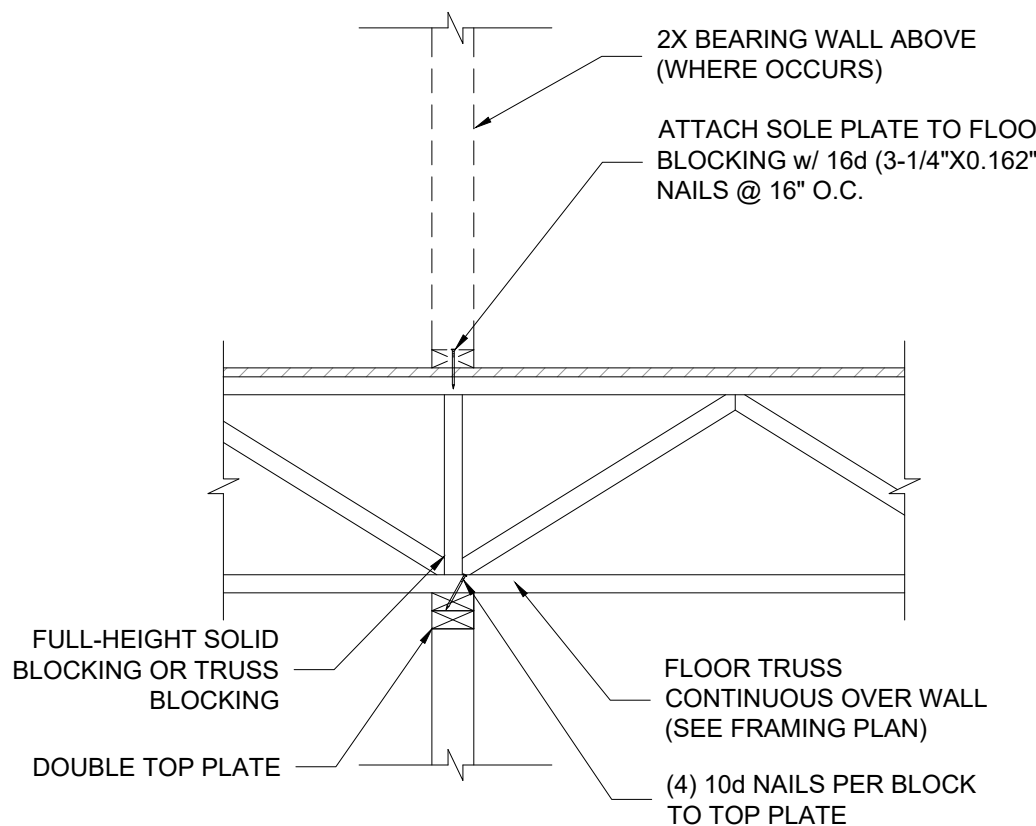
SCALE : NTS



ROOF SNOW LOAD	RAFTER	KICKERS
<40 PSF	2X6	2X4
40-80 PSF	2X6	2X6
>80 PSF	2X8	(2) 2X4

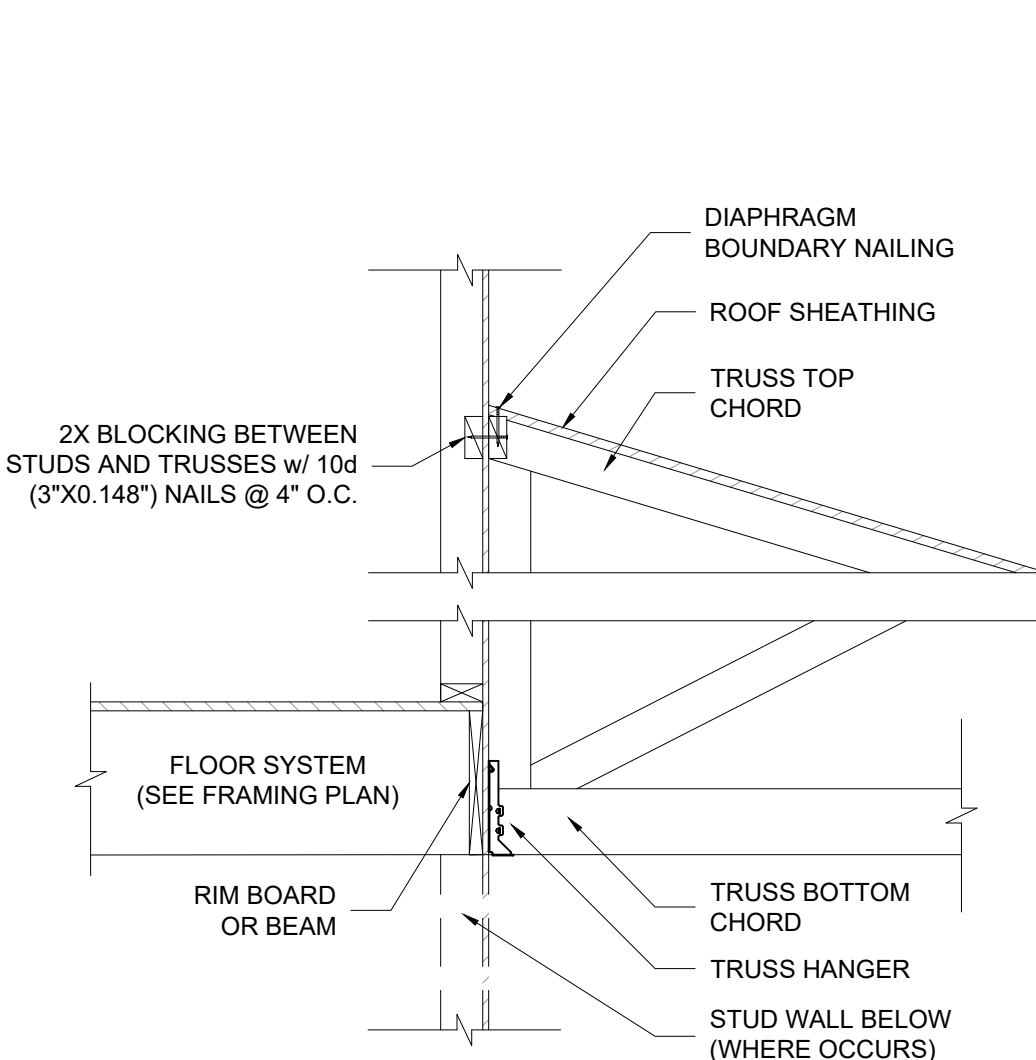
MU
ROOF OVERBUILD

SCALE : NTS



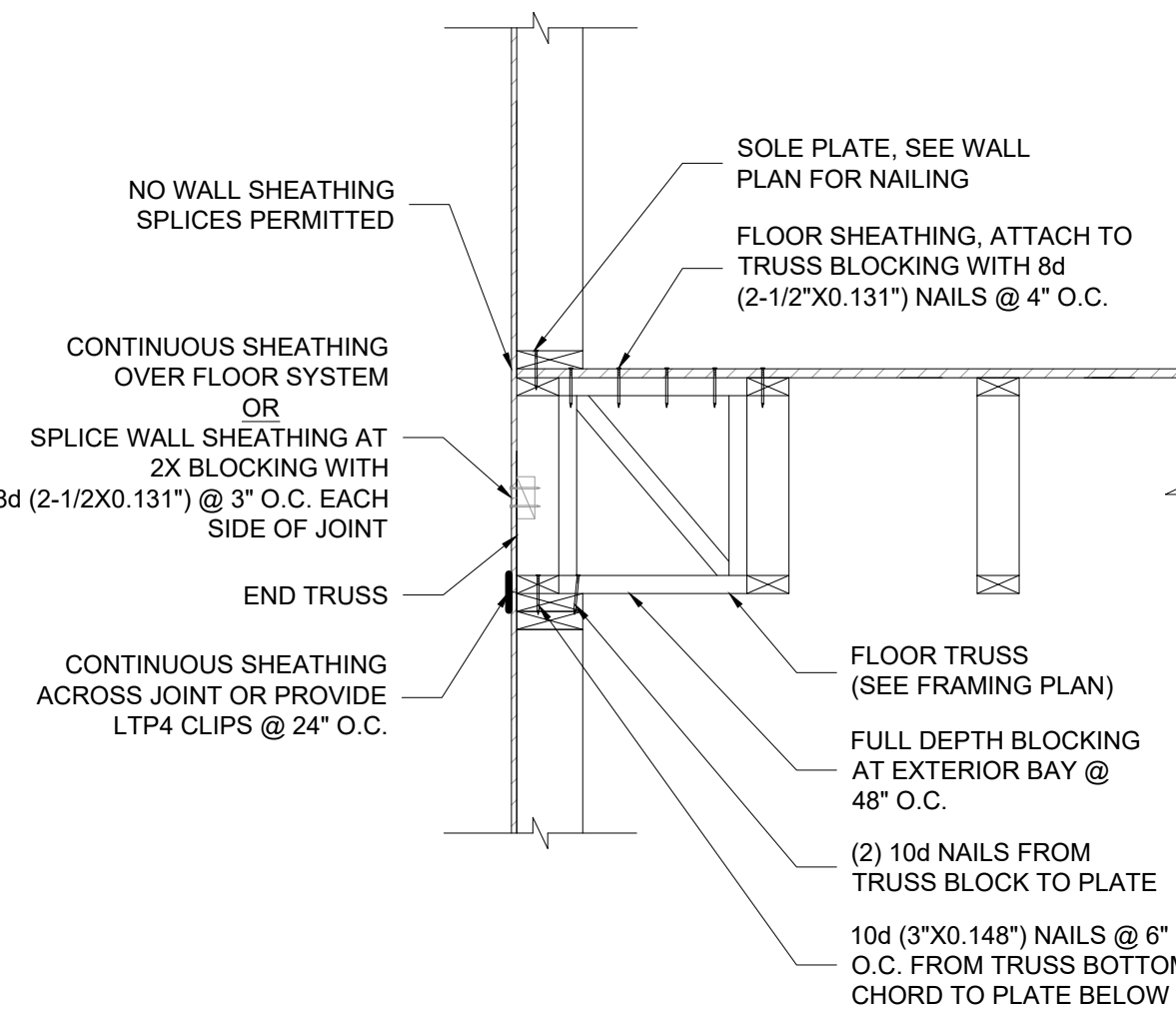
LC
FLOOR FRAMING - INTERIOR
BEARING WALL

SCALE : NTS



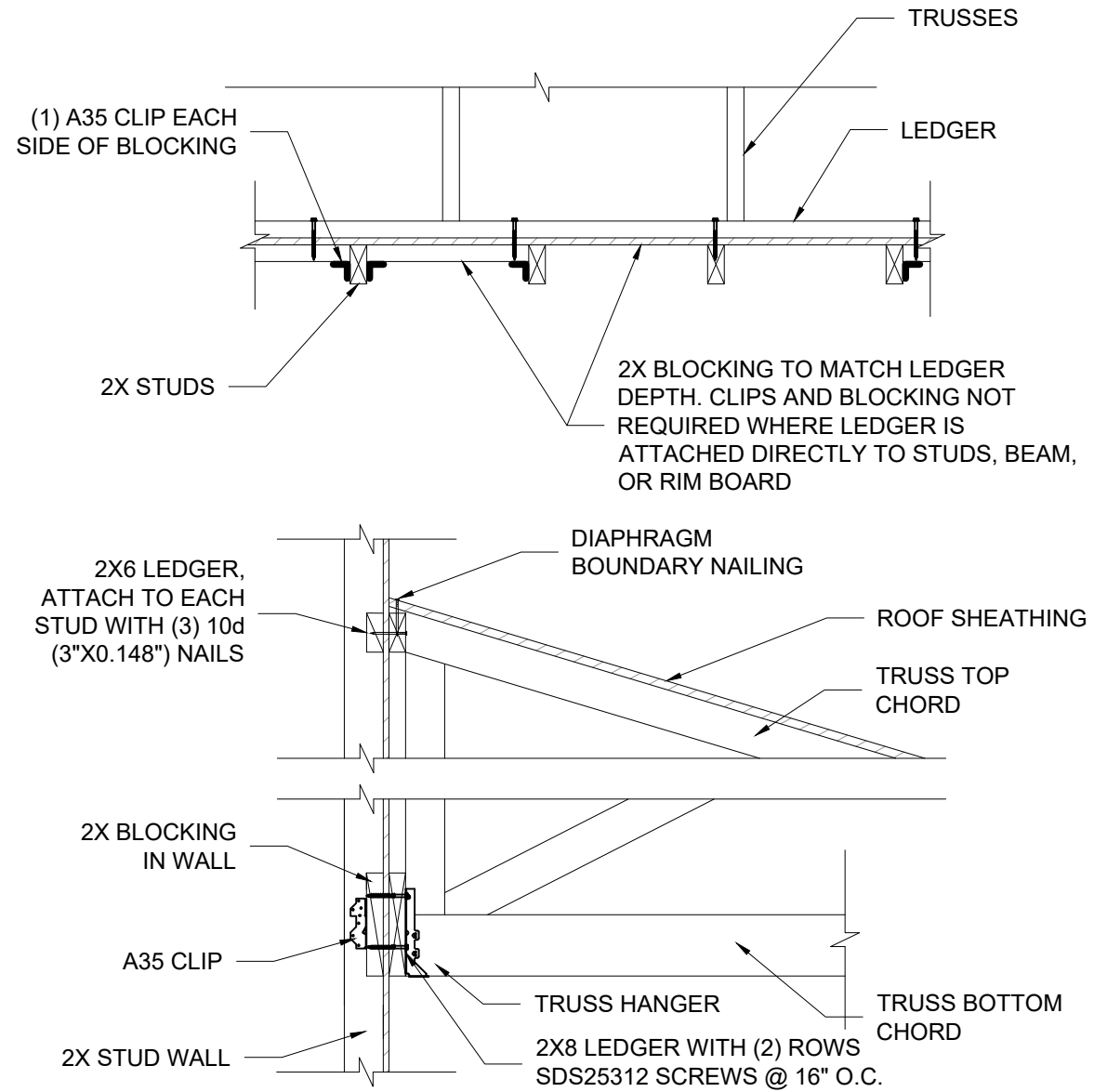
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ROOF TRUSS TO FLOOR SYSTEM

SCALE : NTS



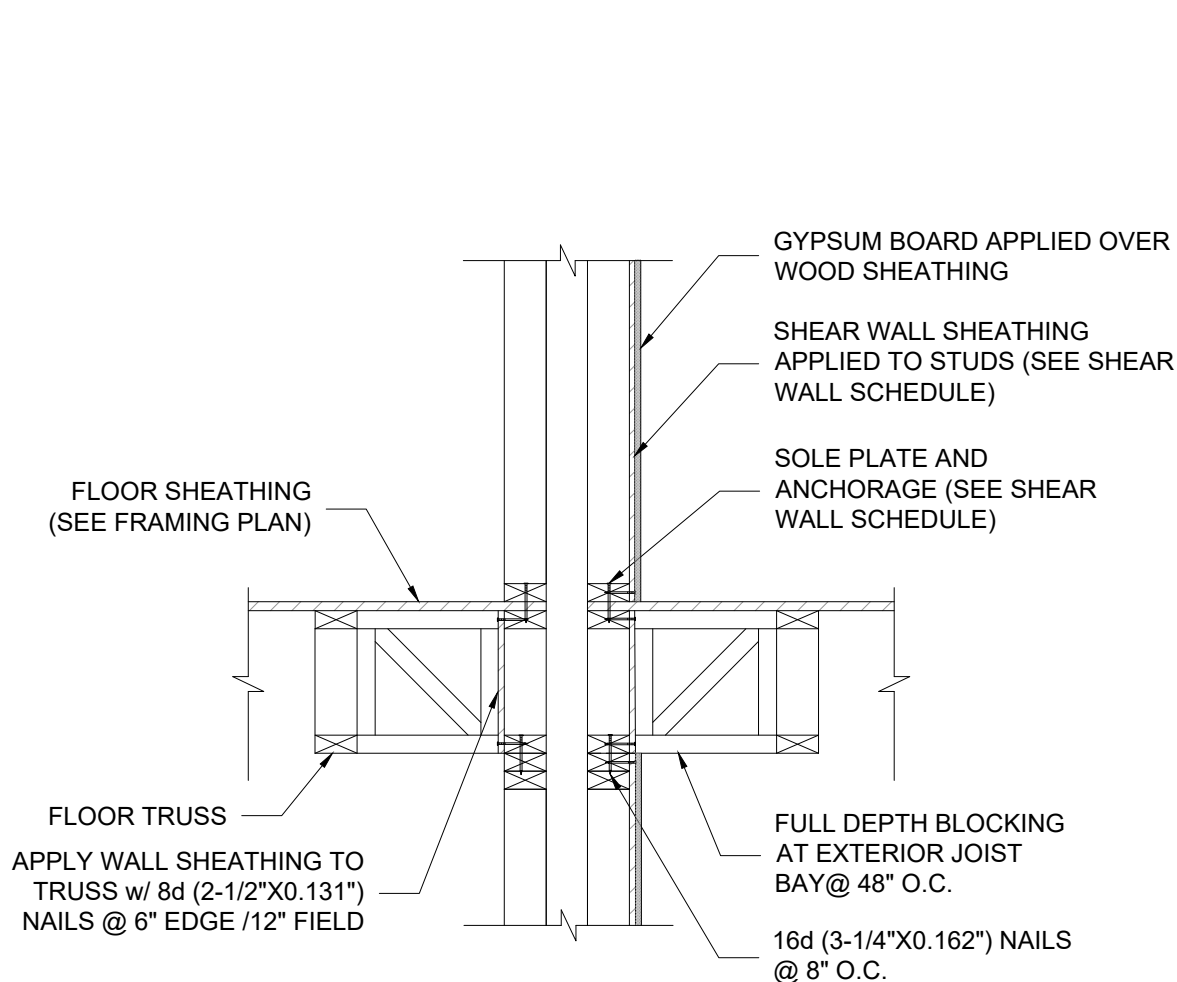
LB
TRUSS FLOOR FRAMING -
PARALLEL TO WALL

SCALE : NTS



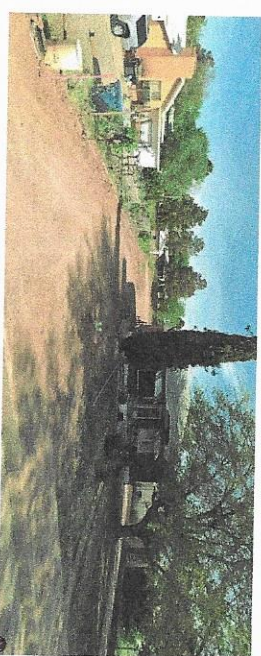
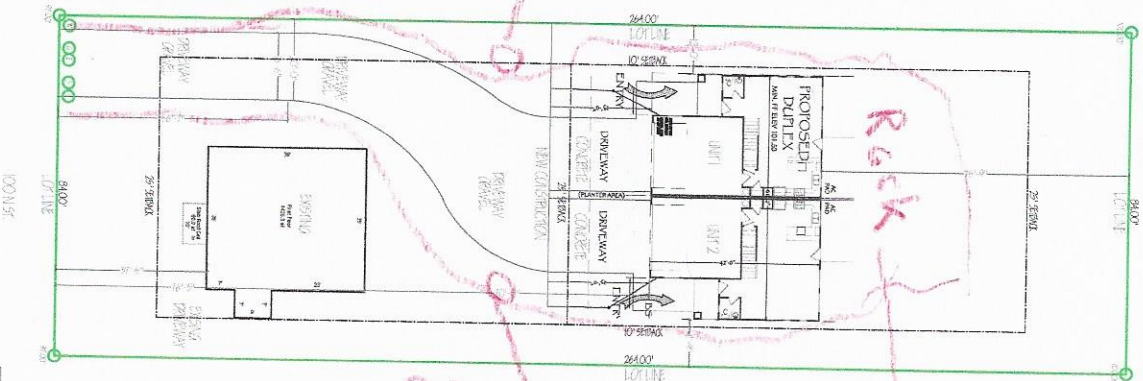
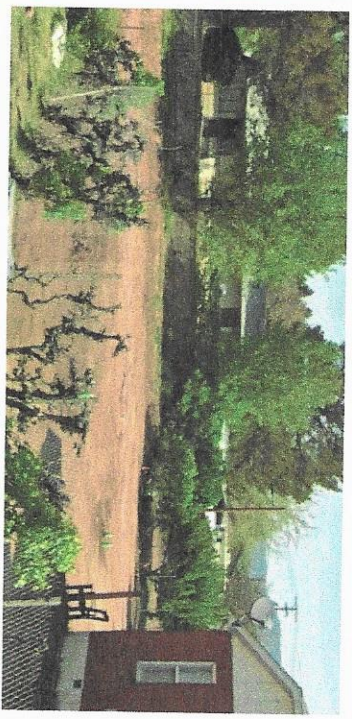
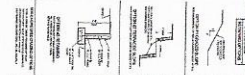
MM
ROOF TRUSS TO WALL - LEDGER

SCALE : NTS



PE
PARTY WALLS - PARALLEL
TRUSSES

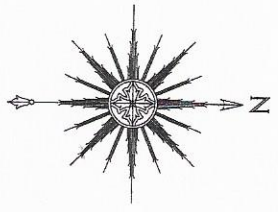
SCALE : NTS



PLOT PLAN

SCALE - 1" = 14'

NOTES: 1. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED. 2. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED. 3. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED.



All dimensions noted on this plan are to be taken to the street and a tolerance of 1/8" is allowed. CONCRETE NOTES: 1. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED. 2. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED. 3. ALL EXISTING DIMENSIONS ARE TO BE MAINTAINED.

H-346-B
232 W 100 N
HURRICANE, UT

BUILDING SHALL COMPLY WITH CURRENT I.R.C. BUILDING CODES
600 SHEET TOTAL 1000 SHEETS
600 SHEET TOTAL 1000 SHEETS
600 SHEET TOTAL 1000 SHEETS
600 SHEET TOTAL 1000 SHEETS



STAFF COMMENTS

Agenda Date:	04/23/2026 - Planning Commission
Application Number:	PSP26-02
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Rob Pitts
Agent:	Tyler Hughes-Rosenberg Associates
Request:	Preliminary Site Plan Approval.
Location:	6960 W Coral Junction Road
Zoning:	GC (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary site plan for a hotel located within the Coral Junction development near the interchange of State Route 9 and Interstate 15. This property is adjacent to the Rush Funplex development. A conditional use permit to allow a four story building was approved in January 2026. This site is zoned General Commercial within the Coral Canyon PDO.



Vicinity Map

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** [No comments received.]
- 2. Fire:** A remote FDC will have to be installed. Remote is out of the collapse zone of the building and within 50' of a fire hydrant.
- 3. Sewer:** New manhole will need to be installed for the hotel connection to sewer
- 4. Water:** Install Ductile Iron Pipe on private lands.
- 5. Power:** If service size does not change this will be a 750kVA 208/120V 3 phase transformer. This may have a long lead time and will require an HCP approved contractor to install. Exact location of transformer shall be determined by HCP during construction design stage.
- 6. Streets:** Approved.
- 7. Engineering:** Existing fire hydrant and existing sewer stubs aren't shown. Existing and proposed utilities must be considered for the proposed lot split. It appears public utility easements are needed over the water loop. The method for splitting the lot must be known during construction drawing review.
- 8. Gas:** Approved.
- 9. Infowest:** Approved.

10. Washington County Water Conservancy District: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. Land Use: The proposed hotel use is permitted in the General Commercial zone within the Coral Canyon PDO.
2. The application appears to contemplate a lot split from the existing parent parcel; this will also include recording the depicted water line and fire access easement. That will need to be applied for and approved separately.
3. The proposed retention pond should not be in the Public Utility Easement (HCC 10-37-8).
4. Parking Requirement: Pursuant to Hurricane City Code (HCC) section 10-34-10(A), a hotel requires, “2 spaces plus 1 space per living or sleeping unit” per the provided site data 126 parking stalls are required and 133 are provided.
5. Landscape: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and a full landscape plan will be required with the final site plan submittal. The applicant will also need to ensure that proper parking lot landscaping is provided.
6. **No Vested Rights:** It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a *preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

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

Date: April 8, 2026

To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner
147 N 870 W
Hurricane, Utah 84737

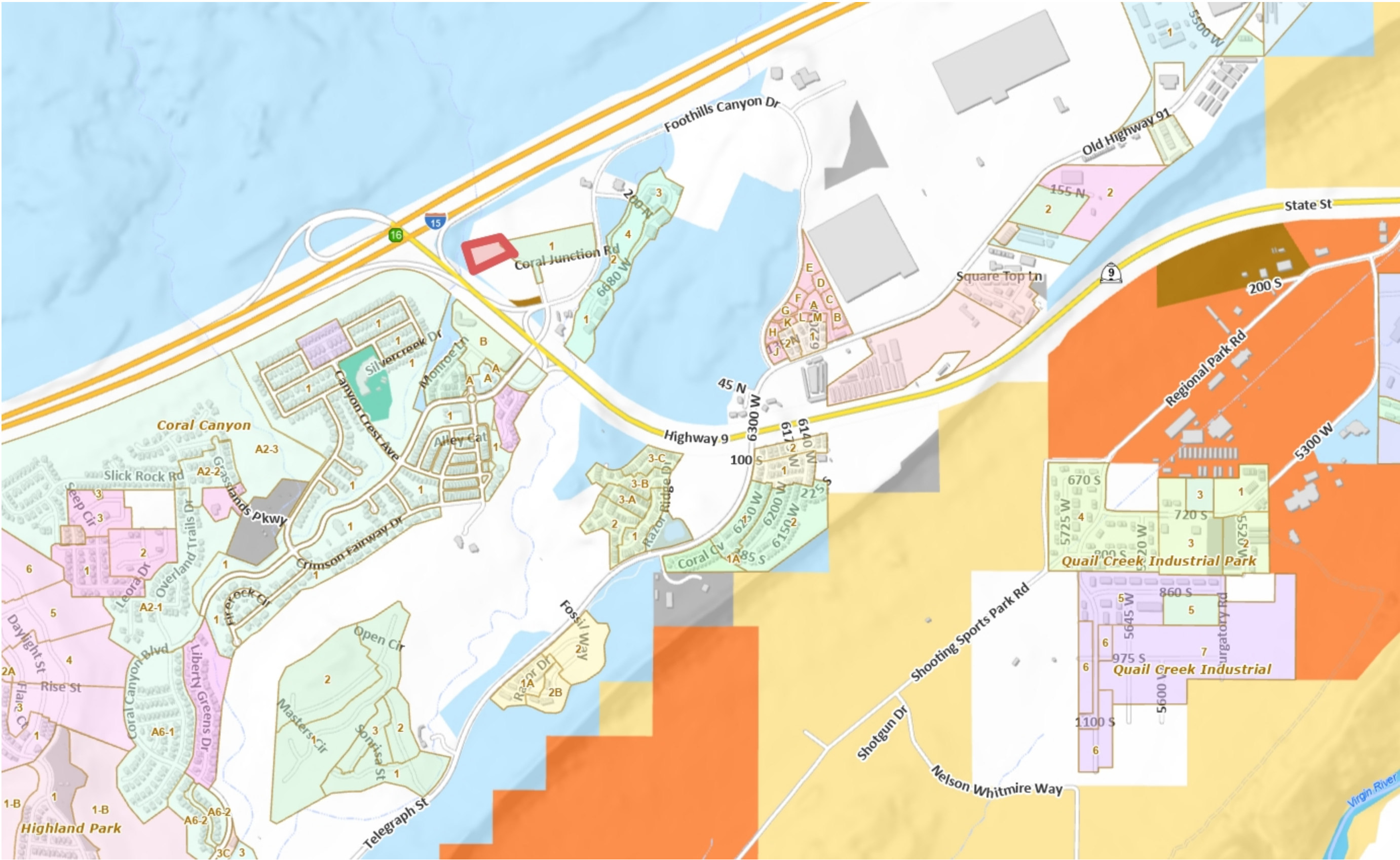
From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Coral Canyon Echo Suites**
Preliminary Site Plan Application
Project Number: 15156-25

This document has been prepared for the proposed Coral Canyon Echo Suites Hotel in Hurricane, Utah. The proposed project consists of a 4 story (124 rooms, 50,204 sq. ft.) hotel building built on 2.05 acres within the Corral Junction commercial subdivision. Site improvements include finish grading, utility installation, and paving of parking and access areas. The main project access will be established at the north end of Coral Junction Road, with a second, emergency access through the undeveloped pad to the south. Stormwater will be detained and routed to the existing stormdrain within Coral Junction Road. Dumpsters will be placed at the northwest corner of the site, away from Coral Junction Road.



Coral Canyon Echo Suites Vicinity Map



Legend

Subdivision Phases

Subdivisions

251 W HILTON DR PLAZA

3 LITTLE BIRDS

3202 EAST CRIMSON RIDGE DR

350 N INDUSTRIAL COMMERCIAL

3D COMMERCIAL CENTER

476 EAST RIVERSIDE CENTER

700 SOUTH COMMERCIAL

900 SOUTH COMMERCIAL

920 WEST SUBDIVISION

ADAMSON

ADOBE HILLS

AFTERTHOUGHT

AL TRUMAN

ALBERTSONS CENTER

ALBORADA

ALMOND HEIGHTS PARK

ALPHA 1 TH

ALPINE

ANASAZI HILLS AT ENTRADA

ANASAZI PLATEAU

ANASAZI RIDGE AT ENTRADA

ANCESTOR EST

ANCESTOR SQUARE

ANCESTOR SQUARE CONDO

ANDERSON

ANDLEY TH

ANDREA'S GARDEN

ANGELL HEIGHTS EST

ANTHEM EST

APPLE ACRES

APPLE ALLEY TH

APPLE VALLEY RANCH

APPLE VALLEY RANCH-GOOSEE

APRICOT ACRES

ARBORS

ARCADIA VACATION RESORT

Notes

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

CORAL CANYON ECHO SUITES

LOCATED IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.

PCD CORAL JUNCTION
PROPERTIES LLC, ET AL

S.E. COR. SECTION 32
T. 41 S., R. 14 W.
S.L.B.&M.
(FOUND DAMAGED REBAR & CAP)

D.C. CLOSING CORNER
N.E. COR. SECTION 5
T. 42 S., R. 14 W.
S.L.B.&M.
(FOUND DAMAGED REBAR & CAP)

PROJECT OWNER/ DEVELOPER

MP 16 LLC
604 CHURCHILL DRIVE
SAINT GEORGE, UT 84790

CONTACT: ROB PITTS
(435) 283-8856

PROJECT ENGINEER

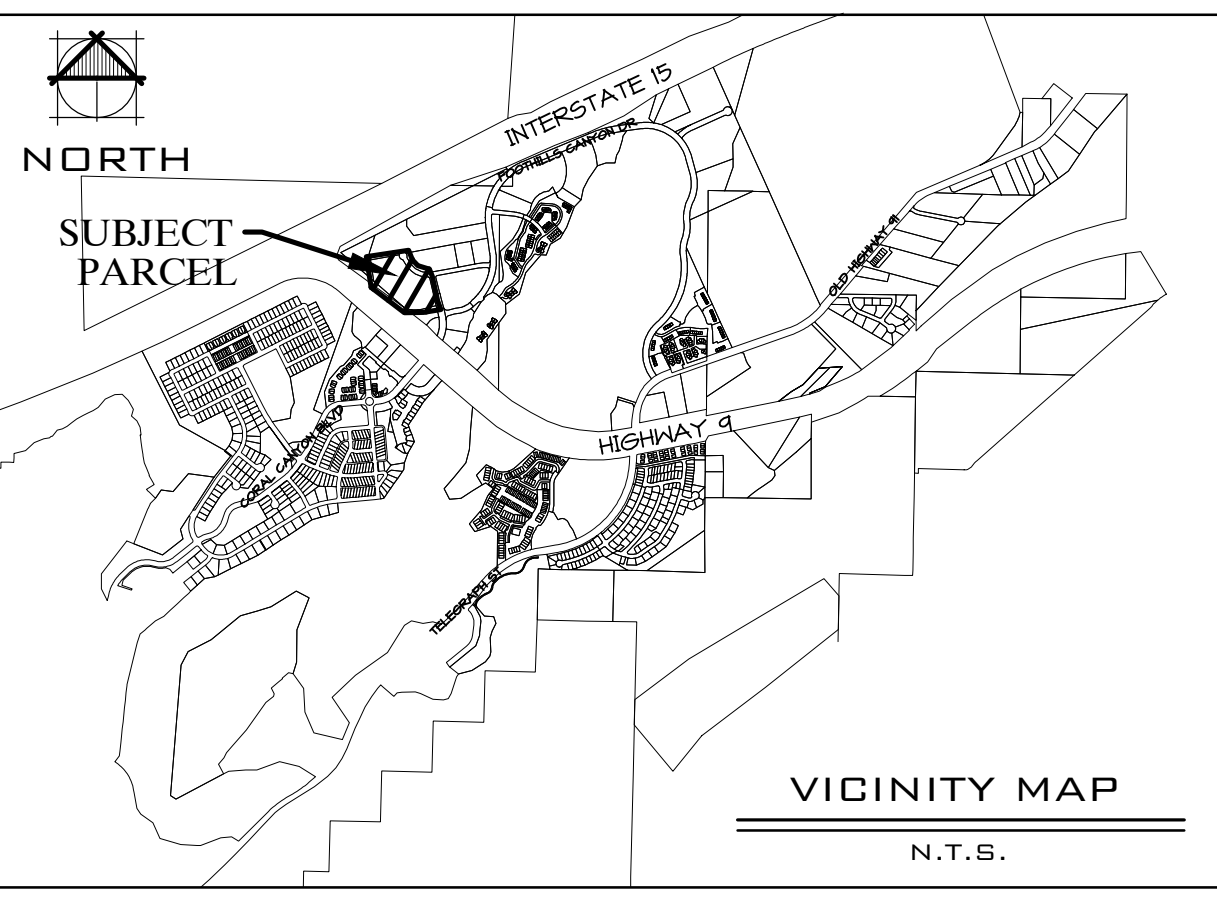
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8850

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 270 EAST
ST. GEORGE, UT 84740

CONTACT: WAYNE ROGERS
(435) 673-6850



LEGEND:

- | | | | |
|------------------|---|---|-----------------------------------|
| ----- 2636 ----- | EXISTING 1" CONTOUR | ☼ | EXISTING STREET LIGHT |
| ----- 2630 ----- | EXISTING 5' CONTOUR | ☼ | PROPOSED STREET LIGHT |
| ----- 2630 ----- | PROPOSED 1" CONTOUR | ⊙ | EXISTING WATER METER |
| ----- 2630 ----- | PROPOSED 5' CONTOUR | ⊙ | PROPOSED 1" WATER METER |
| ⊙ | EXISTING CATCH BASIN | ⊙ | PROPOSED 1 1/2" WATER METER |
| ⊙ | PROPOSED CURB INLET CATCH BASIN | ⊙ | EXISTING WATER VALVE |
| ⊙ | PROPOSED CATCH BASIN | ⊙ | PROPOSED WATER VALVE |
| XXXX | PROPOSED TBC ELEVATION | ☼ | EXISTING FIRE HYDRANT |
| → | DIRECTION OF SURFACE FLOW | ☼ | PROPOSED FIRE HYDRANT |
| --- | PROPOSED RETAINING WALL | | |
| --- | EXISTING ASPHALT | ⊙ | EXISTING SEWER MANHOLE |
| --- | PROPOSED 2 1/2" ASPHALT | ⊙ | PROPOSED SEWER MANHOLE |
| --- | PROPOSED 3" ASPHALT | ⊙ | PROPOSED 6" SEWER CLEANOUT |
| --- | EXISTING WATER MAIN (SIZE INDICATED ON PLAN) | ⊙ | EXISTING SINGLE PHASE TRANSFORMER |
| --- | PROPOSED WATER LINE (SIZE INDICATED ON PLAN) | ⊙ | PROPOSED SINGLE PHASE TRANSFORMER |
| --- | EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED | | |
| --- | PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED | | |
| --- | SECONDARY POWER, AS NOTED | | |
| --- | EXISTING SEWER MAIN (SIZE INDICATED ON PLAN) | | |
| --- | PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN) | | |

ECHO SUITE SITE DATA

TAX ID NUMBER: H-4-2-5-121-C-J
CURRENT ZONES:
GC (GENERAL COMMERCIAL)
TOTAL AREA:
45,715 SQ. FT. - 2.14 ACRES
PROJECT LAND USE: HOTEL
PARKING:
TOTAL PARKING SPACES REQUIRED = 2 SPACES
PLUS 1 SPACE PER LIVING OR SLEEPING UNIT
TOTAL SLEEPING UNITS: 124
REQUIRED PARKING STALLS: 126
PROVIDED PARKING STALLS: 133
PROVIDED ADA PARKING STALLS: 5
LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

0 30' 60'
SCALE: 1"=30'

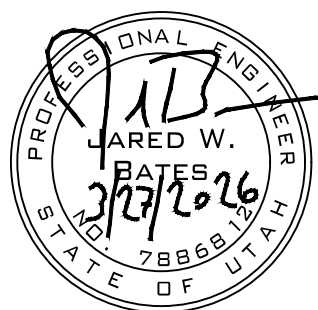
EAST 1/4 CORNER
SECTION 5
T. 42 S., R. 14 W.
S.L.B.&M.
(FOUND 1 974 3'
ALUM. COUNTY BRASS CAP)

DATE:	01/07/26
JOB NO.:	1556-25
DESIGNED BY:	TKH
CHECKED BY:	JKB
DWG:	LAYOUT 1
DATE:	
REVISIONS:	

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8850, Fx (435) 673-8397
www.racivil.com

PRELIMINARY SITE PLAN
FOR
CORAL CANYON ECHO SUITES HOTEL
HURRICANE
UTAH



SHEET
1.0
1 OF 1 SHEETS



STAFF COMMENTS

Agenda Date:	04/23/2026
Application Number:	AFP26-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Daniel Borchardt
Agent:	Barry Thompson
Request:	Approval of an Amended Final Plat.
Location:	1481 W 840 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Table the item.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Scenic Pointe Phase 2 to combine Lots 42 with Lots 16 and 17 of the adjacent Mountain View Estates Phase 2 subdivision. Combining three lots and extending a subdivision boundary requires an amended final plat. The property is zoned Single Family R1-10.



Vicinity Map

JUC Comments

The following comments will need to be addressed.

1. **Public Works:** [No comments received.]
2. **Power:** Residence currently has single phase power. Will have to wait until Black Ridge 2 to the south is developed for three phases.
3. **Water:** The water and irrigation services on Lots 16 and 17 will need to be abandoned at the main water lines.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Common area has been included to conform to Hurricane City Code which does not allow double frontage lots between two separated, non-intersecting, residential streets. Confirm property owners.
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** Approved.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with

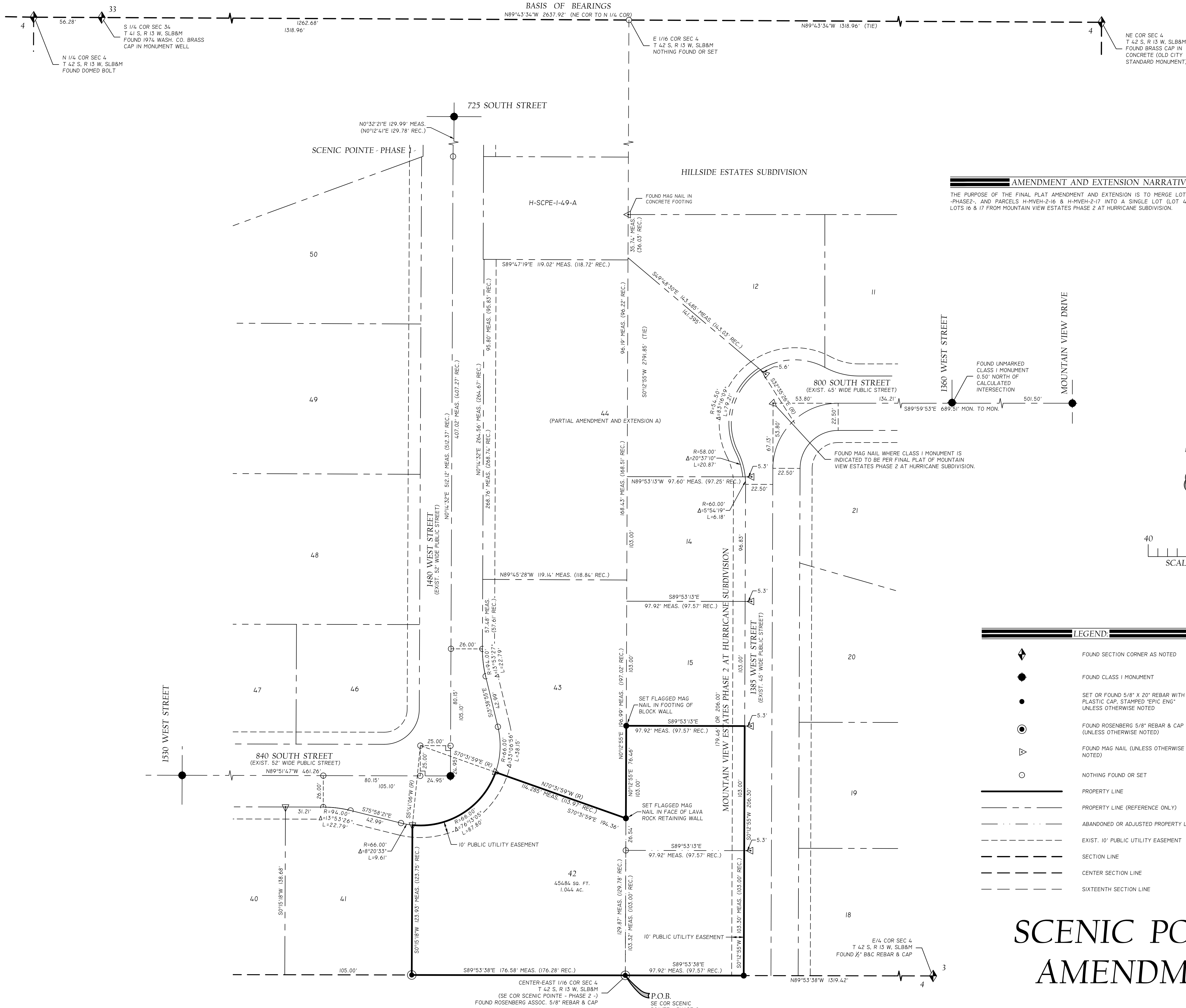
district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following are the key requirements:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. Hurricane City Code (HCC) 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan.* Depending on the applicant's plans there may be ways for the goals of this application to be met and still meet this code, however, as currently presented this plat does not meet city code.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be tabled until the applicant can make the necessary revisions to address Staff Comment #4 to meet city standards.

THE PURPOSE OF THE FINAL PLAT AMENDMENT AND EXTENSION IS TO MERGE LOTS 42 OF SCENIC POINT -PHASE2-, AND PARCELS H-MVEH-2-16 & H-MVEH-2-17 INTO A SINGLE LOT (LOT 42) THEREBY REMOVING LOTS 16 & 17 FROM MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION





STAFF COMMENTS

Agenda Date:	04/23/2026 - Planning Commission
Application Number:	LUCA26-02
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 36 regarding the Sign Ordinance.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion: This revision to the sign ordinance has been prepared at the request of the City Council for the purpose of establishing regulations for the use of political signs during election periods. The sign ordinance, as currently written, does not specifically regulate the placement or use of campaign signs, which has caused clamor and complaints during past election cycles primarily due to a lack of a clear definition in the city code as to what constitutes a political sign and where they can be placed within the city. Staff is also proposing various other “clean-ups” and revisions to the sign ordinance in an effort to make the regulations more clear and explicit, to eliminate contradictions, and to provide an avenue to allow limited exceptions to the height and size maximums for signs. The principal changes being proposed are as follows:

- Proposes a clear definition of what constitutes political and campaign signs, and makes various updates to other definitions in the ordinance (see 10-36-2).
- Proposes clear standards for the use and placement of political signs, and also aligns city code with state law relating to political signs (see 10-36-3(J)).
- Proposes standards to regulate signs that use video display screens, termed as “electronic message centers” in the code (see 10-36-3(K) and the table in 10-36-14).
- Proposes standards for flag poles (see 10-36-15).
- Proposes objective standards for the Planning Commission to approve limited exceptions to the existing height and size maximums for signs (see Notes 2 & 3 after the table in 10-36-14).

Recommendation: The Planning Commission should thoughtfully consider the proposed ordinance update and any comments made at the public hearing. Staff recommends that the Planning Commission make a recommendation of approval to the City Council.

CHAPTER 36. SIGNS

Sec. 10-36-1. Purpose.

The purpose of the sign regulations set forth in this chapter is intended to:

- A. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare of the citizens of the City;
- B. Encourage signs which, by their design, are integrated with and harmonious to the buildings and sites, including landscaping, which they occupy;
- C. Encourage sign legibility through the elimination of excessive and confusing sign displays;
- D. Preserve the appearance of the City as a place in which to live and to work, and create an attraction to nonresidents to come to visit or trade;
- E. Allow each individual business to clearly identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and also enhance the City character;
- F. Safeguard and enhance property values, and protect public and private investment in buildings and open space.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-2. Definitions.

The following words and phrases whenever used in this chapter shall be construed as defined in this section:

A-frame sign means any sign or structure composed of two sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.

Animated sign means any sign designed or constructed to convey a message through the mechanical movement of the sign and/or the flashing, strobing, or rotation of lights or figures on the sign. Electronic message centers that display video messaging content on a video display screen are not considered to be an animated sign. ~~which is designed and constructed to give its message through the flashing of or rotation of lights or figures.~~

Banner means a flexible temporary sign characteristically supported by two or more points. It is generally made of fabric or other nonrigid materials with no enclosing frame.

Billboard means a freestanding ground sign located on real property that is designed and intended to direct attention to a business, product, service, or message that is not sold, offered or existing on the property, nor specific to the property where the property sign is located.

Building face means the visible outer surface of an exterior wall of a building. The area of the face of the building shall be the total area of such surface, including doors and windows.

Canopy. See definition of *marquee*.

Disrepair. A sign shall be considered in disrepair when it fails to be in the same form as originally constructed, or when it fails to perform its intended function of conveying a message. Conditions shall include, but not be limited to:

- A. Structural pole or support failure.
- B. Signs not being held vertically or as originally constructed.
- C. Borders falling off or ~~already~~ removed.
- D. Panels missing or falling off.
- E. Message or parts thereof falling off or in disrepair such that it cannot be interpreted by the motoring public.
- F. Signs that are overgrown by trees or other vegetation.

Electronic message center means a sign that displays video messaging content that may change at frequent intervals on a video display screen with changeable copy that is controlled electronically via a ~~remote~~ programming device. Sometimes referred to as "digital" or "electronic" billboards.

Entry feature sign means a monument sign that is placed at the entrance of a subdivision or other residential or commercial project as part of a distinct architectural or landscape feature that identifies the project and displays the project name.

Erect means to build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition, provided the use, look, or content of the sign is not changed or altered.

Flag means a flag, pennant or insignia of any nation, state, City or other political unit, or of a nonprofit organization. A Flag does not include material commercial in nature and used for advertising purposes.

Flagpole means a pole for the purpose of displaying a Flag as defined herein.

Floating sign means any inflatable or floating sign or advertising device that is affixed to or displayed at a place of business. Examples are blimps, hot air balloons, and inflatable figures.

Freestanding sign means any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts or similar uprights, with or without braces. Any sign which is mounted into the ground, but has the supports to any portion of the roof of a building or structure, shall be considered to be a roof sign.

Frontage means the length of the sides along the street or any other principal public thoroughfare, but not including such length along an alley, watercourse, railroad, street or thoroughfare with no permitted access.

Logo signs means any sign whose single feature is a reproduction of the common recognized logo of the company and/or product.

Marquee means any permanent rooflike structure projection beyond a building or wall, generally designed and constructed to provide protection from the weather.

Monument sign means any on premises sign which is mounted directly to the ground having a foundation or pedestal that is at least 60 percent of the width of the actual sign structure and meeting the standards for height set for monument signs.

Movable, freestanding sign means any sign not affixed to or erected into the ground.

Off-premises sign means any sign which advertises products, development projects, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.

On-premises sign means any sign which advertises products, services, development projects, or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected. "On premises" may include separate parcels that are contiguous to the premises where projects, services, development projects or business establishments are located and owned by the same person or legal entity. Only one sign is permitted on a contiguous parcel.

Outdoor advertising sign. See definition of *on-premises sign*.

Political or campaign sign means any sign or document that advocates the election or defeat of a candidate for public office, or the approval or defeat of a ballot proposition.

Projecting sign means any sign attached to a building or structural wall and extending horizontally outward from such wall more than 18 inches.

Public event banner means a banner pertaining to festivals or events which is installed as a temporary sign. ~~Installation of public event banners across within the SR-9 right-of-way is generally not permitted without~~only permitted with special permission of the City Council.

Public information sign means signs presenting travel information and signs concerning historic and scenic sites, public recreation facilities, miscellaneous instructions and warnings.

Reader board means a sign with manually changeable copy such as gas station prices, school events, etc.

Real property means land or real estate, with or without structures; not goods or services.

Residential zone or district means any zone which is designated by the prefix "R" in this title.

Roof sign means any sign which is erected upon or over the roof or over a parapet of any building or structure.

~~Scenic byway means a road that possesses outstanding scenic, recreational, historical, educational, scientific or cultural values or features. The designation can be made by federal or state agencies.~~

Sign means any words, lettering, parts of letters, documents, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, association, corporation, profession, person, political campaign, proposition, business or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade structure, which are visible from any public street, public highway or public road right-of-way. For the purpose of this chapter, the word "sign" does not include the flag, pennant or insignia of any nation, state, City or other political unit, or of a nonprofit organization. It shall not include, further, any official notice issued by any court, public body or officer, or directional, warning or informational sign or structure required or authorized by law.

Sign area means the area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a double faced sign covering the same subject shall be computed. For signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display on one face. An electronic message center will be included in calculation of overall sign area.

Temporary means a period not to exceed ~~six months~~ sixty (60) days.

Time and temperature device means any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

Wall signs means any sign posted, or painted upon, suspended from, or otherwise affixed to a wall, fascia, canopy, or marquee of a building located on the site to which the sign pertains.

Wind sign means any propeller, spinner, whirligig, or similar commercial advertising device which is designed to flutter, spin, rotate, or display other movement under the influence of wind. This definition shall not include pennants, flags, or banners.

(Ord. 2014-3A, 3-6-2014)

Sec. 10-36-3. General requirements.

The following general requirements shall apply to all signs and outdoor advertising structures which may be erected or maintained within the City:

- A. *Sign approval.* Except as otherwise provided, it shall be illegal to erect or maintain any sign or outdoor advertising structure in the City without first obtaining the approval of the City for said sign or advertising structure, the granting of which shall be based upon the provisions of this chapter.

~~Approval shall not be required for temporary nonelectrical wall and nonelectrical freestanding signs of less than six square feet in area.~~

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- B. *Permits.* The approval of the City shall be evidenced by a permit issued by the Zoning Administrator in accordance with the provisions of section 10-7-15, sign permit, of this title.
- C. *Animated signs.* Animated signs are prohibited. No strobing, flashing, or rotating signs are permitted.
- D. *Sound or emissions.* No sign shall be designed for the purpose of emitting sound, smoke, ~~or steam,~~ or other visible emissions. ~~unless permitted under subsection (J) of this section~~
- E. *Movable and ~~temporary non-permanent~~ freestanding signs.* Except as otherwise provided in this chapter, all ~~off premises,~~ movable and ~~temporary non-permanent~~ freestanding signs, including, but not limited to, movable, freestanding, and A-frame signs, are prohibited off premises. This prohibition shall include signs mounted or painted upon vehicles or trailers which are parked in any location for the purpose of calling attention to or advertising a person, place, or thing. ~~"Temporary" shall be construed to mean a period not to exceed 30 days.~~
- ~~Movable A-frame signs displaying a menu or special message in front of a place of business to be displayed during open hours of the business may be approved subject to a maximum size of 30 inches by 36 inches. Such signs require a permit and must be stored inside the place of business outside of regular business hours and may not obstruct the flow of pedestrian traffic on the sidewalk or be placed on the street.~~
- F. *Off premises billboard signs and off premises outdoor advertising structures.* Off premises billboard signs and off premises outdoor advertising structures are not permitted in any location within the City. Conversion of existing billboards, of any size or any description, to electronic or digital billboards is not permitted.
- G. *Roof signs.* Roof signs may be permitted upon approval of a design which hides all supporting members. Roof sign area will be included in the total allowed wall sign area for the wall over which the roof sign is erected. Roof signs are not permitted by right.
- H. *Canopy signs.* Signs painted on or affixed to canopies which are part of the building shall be considered part of the total allowed area of wall signs for the wall from which the canopy projects. Signs painted on or affixed to canopies which are freestanding shall be considered part of the total allowable area of freestanding signs for that use. ~~Signs suspended under canopies (marquees) which project over public rights-of-way shall be limited to six square feet.~~ Signs with changeable copy (reader boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces as permitted by the City so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached.
- ~~I. *Banner signs.* Banner signs will be permitted under the following conditions:~~
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- ~~1. Sign must be mounted or displayed on the face of a building or affixed to supporting poles or on a permanent fence in such a manner as to prevent displacement by wind or other cause. Location of banner sign must be such that safe sight distances are maintained for pedestrian and vehicular traffic.~~
 - ~~2. Sign may not be larger than 100 square feet.~~
 - ~~3. For grand opening promotions, banner signs may be displayed for 60 consecutive days (only one such display per business location).~~
 - ~~4. For new businesses without permanent signs, a banner sign may be permitted for up to six months. One six-month extension may be granted by the Planning Commission Zoning Administrator.~~
 - ~~5. For bankruptcy or going out of business promotions, banner signs may be displayed for 60 consecutive days (only one such display per business license).~~
 - ~~6. For all other sales and events, banner signs may be displayed for a maximum of 30 days per quarter (a three-month period).~~
 - ~~7. Banner signs which become tattered, worn, or in a state of disrepair must be immediately removed, regardless of time limits. However, a replacement banner sign with the same message may be erected for the remainder of the time limit.~~
- J. ~~*Floating signs.* Such signs may be permitted by the Zoning Administrator as a temporary use for special events, sales, or similar occasions for a time period not exceeding 21 days. One such 21-day period may be approved in each three-month period.~~
- I. *Wind signs.* Wind signs are prohibited.
- J. *Political or campaign signs.* Political or campaign signs are permitted under the following conditions:
1. Such signs must advocate for the election or defeat of a candidate for public office, or for the approval or defeat of a ballot proposition.
 2. Such signs shall not be erected or maintained within any public right-of-way nor shall such signs overhang public property or a public right-of-way.
 3. Such signs shall not be attached to a utility pole, light pole, an electric utility box, traffic signs, street signs, utility poles, mail boxes, a traffic control device, or any railroad sign or signal.
4. Political or campaign signs may be allowed on certain City-owned or controlled properties if identified in a resolution approved by the Hurricane City Council. Such signs on City-owned or controlled property shall only be displayed during Federal, State, or Local elections periods. The election period begins upon the first election deadline for candidates to file a declaration of candidacy for the applicable election. Political signs shall be removed from the city-owned or
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controlled property within three (3) business days after the general election or the defeat of the candidate or ballot proposition, whichever occurs first. Political signs regarding candidates that are defeated in a primary election shall be removed from the property within three (3) business days after the primary election.

5. Such signs shall not constitute a traffic, pedestrian, line-of-sight, or other safety hazard or nuisance.
6. Such signs shall not be erected, constructed, or maintained upon any property without the consent of the owner or person entitled to possession of the property.
7. Such signs shall not be located within 150 feet of a building that is serving as a polling place for an election on an election day. (UCA 20A-3-501)
8. Such signs shall comply with all state laws governing political signs and political advertising. Enforcement, abatement, and disposal of non-compliant political signs shall also be conducted pursuant to all applicable state laws governing such action.

9. Political signs may be allowed in park strips only if (1) the person posting the political sign is the owner or lawful occupant of property that is adjacent to the park strip and (2) the person is required by a local ordinance or an agreement to maintain the park strip; or if the person posting the sign obtains consent to post the political sign from the person previously described.

10. A sign owner that posts or displays a political sign on a park strip shall ensure that the political sign is removed from the park strip no later than fourteen (14) calendar days after the day of the election to which the political sign relates.

K. *Electronic message centers (EMC).* Electronic messaging signs shall comply with the following standards:

1. Shall not have an interval between message changes more frequent than eight (8) seconds. No portion of the message may flash, strobe, or blink. The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.
 2. Shall be located at least three hundred (300) feet from any residence as measured from any part of EMC to the nearest property line of the residence. This distance may be reduced to one hundred fifty (150) feet if no portion of the EMC display face or viewing surface is visible from the residence.
 3. Shall be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to changes in the day/night ambient light levels. In addition, EMCs must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction.
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4. The illumination at no time shall cast a light level greater than three-tenths (3/10) foot candle more than the ambient light level at the location. Light cutoff devices should minimize light above the sign. Foot candle readings shall be measured at ground level and at the distances shown in the table below:

<u>Sign Size (square feet)</u>	<u>Distance From Source</u>
<u>0 to 100</u>	<u>100 feet</u>
<u>101 to 200</u>	<u>150 feet</u>

5. Shall not be located closer than five hundred (500) linear feet from an interstate highway interchange, as measured from any part of the sign to the nearest right-of-way line of the interchange.

LK. Sign Illumination. Lighting fixtures used to illuminate any sign shall be mounted on the top of the sign structure and shielded to prevent the emission of light beyond the sign.

ML. Location. Except as expressly permitted by this Chapter, no sign shall be placed in or on any public right-of-way or park strip, nor shall such signs overhang public property or a public right-of-way. Any sign posted upon public property may be removed immediately by the city, but in no case shall the failure to remove said sign constitute acquiescence or waiver by the city of the illegal placement of the sign. No sign shall be constructed or erected in such a location or manner that it obstructs or unreasonably interferes with an existing sign. Any such sign removed shall not be destroyed within a period less than thirty (30) days from the date of removal.

N. Temporary signs. Temporary signs shall comply with the following standards:

1. All temporary signs require approval of a sign permit.
 2. Off premises temporary signs are not allowed (see also Note 1 of Table 10-36-1).
 3. Temporary signs may be attached to existing permanent signs for grand openings or upon the change of ownership or name of the business. Such temporary signs shall only be allowed during the grand opening period or upon the change of ownership or name change period, with neither period of time extending beyond sixty (60) days.
 4. Temporary signs shall not be placed in or over a public right of way, or otherwise impair the visibility of traffic, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind. No temporary sign shall be attached to a utility pole or tree. They must be firmly secured to the building or ground.
 5. Temporary signs may be attached to existing permanent signs for grand openings or upon the change of ownership or name of the business. Such temporary signs shall only be allowed during the grand opening period or upon
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the change of ownership or name change period, with neither period of time extending beyond sixty (60) days.

6. Banner signs may not be larger than 100 square feet. Such signs must be mounted or displayed on the face of a building or affixed to supporting poles or on a permanent fence in such a manner as to prevent displacement by wind or other cause. Location of banner signs must be such that safe sight distances are maintained for pedestrian and vehicular traffic. Banner signs which become tattered, worn, or in a state of disrepair must be immediately removed. For grand openings, bankruptcy, or going out of business promotions, only one such display per business license is allowed.
7. Events intending to use on-premises temporary signs may be permitted for up to sixty (60) days upon approval of a sign permit.
8. Floating signs may be permitted by the Zoning Administrator as a temporary use for special events, sales, or similar occasions for a time period not exceeding twenty-one (21) days in any three-month period.

(Ord. 2008-4, 3-6-2008; Ord. 2009-03, 3-19-2009; Ord. 2009-18, 11-19-2009; Ord. 2014-3A, 3-6-2014)

Sec. 10-36-4. Violation and remedies.

It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter, it shall be deemed a class C misdemeanor and upon conviction, subject to penalty as provided in section 1-4-1 of this Code.

A. In addition to the remedies and enforcement procedures outlined in chapter 9 of this title, the City may invoke the following remedies:

1. Order the defect corrected within a period of time, not exceeding 60 days from the date of notice or the time established by an agreement signed by the Zoning Administrator, if correction of the defect will bring the subject sign into compliance with the provisions of this chapter; or
 2. If the defect cannot be corrected without resulting in a violation of the provisions of this chapter, order that the subject sign be removed by and at the expense of the owner of the sign, within a period of time not exceeding 30 days from the date of notice.
- B. It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter, the City may do the following:

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1. Order the defect corrected within a fixed period of time, not exceeding 30 days, if correction of the defect will bring the subject sign into compliance with the provisions of this chapter; but
 2. If correction of the defect will result in a violation of the provisions of this chapter, order that the subject sign be removed by and at the expense of the owner of the sign, within a fixed period of time not exceeding 30 days.
- C. If the owner of the sign contests the order of the City, the remedy shall be an appeal to the Appeals Board, which appeal shall be taken in the time and manner otherwise provided in section 10-7-19 of this title for appeals to the Appeals Board.
- D. If the owner of the sign fails or refuses to remove the subject sign at the order of the City, the City may remove the sign at any time after the owner thereof exhausts his or her administrative remedies in relation thereto, unless otherwise ordered by a court of law. Removal by the City shall be at the expense of the owner, and the City may obtain judgment against the owner in an amount equal thereto, together with reasonable attorney fees and costs.

(Ord. 2008-4, 3-6-2008; Ord. 2018-12, 10-18-2018)

Sec. 10-36-5. Exceptions.

- A. This [Chapter](#) shall have no application to signs used exclusively for:
- A.—1. The display of official notices used by any court or public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice.
- B.—2. Directional, warning, or informational signs of a public or semipublic nature, erected and maintained by an official body or public utility.
- C.—3. Any sign of a noncommercial nature when used to protect the health, safety, or welfare of the general public.
- D.—4. Any official flag, pennant or insignia of any nation, state, City, or other political unit.
- ~~E.—Time and temperature signs and elements of commercial signs which convey only time, temperature, or weather conditions.~~
- ~~In zones other than residential or residential agriculture, a~~

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-6. Location standards.

All signs and outdoor advertising structures shall comply with the following location requirements:

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- A. *Not obstruct, interfere.* No sign shall be erected in such a manner that any portion of the sign or its support will interfere with the use of any fire escape, exit or standpipe, or obstruct any required stairway, door, ventilator or window. No sign or its support shall create a visual obstruction and shall be erected to comply with the supplemental development standards in subsection 10-37-9E of this title.
 - B. *Sight triangle.* No freestanding or projecting sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points 25 feet from the intersections of the projecting property lines; ~~unless same in its entirety is less than three feet, or more than eight feet above the curb grade, no part of its means of support has a single or joined horizontal dimension exceeding 12 inches, or said sign is within an area in which a building or structure is permitted by the provisions of the respective zone.~~
 - C. *Utility clearance.* No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state or rules and regulations duly promulgated by agencies thereof or by electrical utility providers. No signs shall be erected or maintained on any utility pole except by the utility company itself.
 - D. *Clearance; public, private ways.* No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than ten feet.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-7. Sign development standards.

- A. Monument signs are encouraged in all planned commercial zones and commercial zones located along the commercial corridor of SR-9.
- B. Monument signs are required in all other zones including planned developments, project entrances, historical zones, and park, church, and school sites.
- C. Wall signs shall be so placed as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within close proximity to the sign.

The area of wall sign shall be no greater than **2025** percent of the total square footage of the wall where it is located. Marquee, canopy, and roof signs shall be considered part of the **2025** percent area limit.

No part of any such sign shall extend above the top level of the wall upon, or in front of, which it is located.

No such sign, including any light box or structural part, shall project more than 18 inches from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.

- D. Freestanding signs. There may be one such sign per frontage on properties with up to 200 feet of frontage. for each 200 feet of frontage of the property, plus one One additional sign may be permitted for each additional 200 feet-foot of frontage. In the case of a parcel of property having multiple occupancies with a common frontage, the frontage shall be deemed to be that of the entire commonly used parcel of property and not the frontage of individual businesses or occupancies.

~~Such signs shall not exceed 35 feet in height.~~

~~No such sign shall project more than 15 feet into any required front yard.~~

- E. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering styles, scale, symbols, and size of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign in excess of the maximum size permitted by this chapter when considering the overall sign plan.
- F. Signs which become tattered, worn, or in a state of disrepair must be removed if not repaired within 21 days of written notice by City to sign owner.

(Ord. 2008-4, 3-6-2008; Ord. 2014-3A, 3-6-2014)

Sec. 10-36-8. Special purpose signs.

In addition to any other permitted signs, signs for special purposes set forth in this section shall be permitted as provided herein:

- A. *For sale, rent or lease signs.* In all zoning districts, signs may be erected to advertise the sale, rent or lease of property upon which said signs are placed. Said signs shall be limited to one sign per street face, unless otherwise provided by the zoning provisions, and shall not exceed an area of six square feet in residential zones or 25 square feet in nonresidential zoning districts. Said signs shall be exempt from project plan approval.
- B. *Directory signs.* In all districts where group occupancies in office buildings, commercial buildings, or industrial buildings are permitted, directory signs may be erected displaying the names of occupants of a building who are engaged in a particular profession, business or industrial pursuit. Said sign shall be situated at least 15 feet inside the property line and shall not exceed 12 feet in height. Said sign shall

not exceed an area of 100 square feet and shall not be placed within a clear vision area of a corner lot as set forth in section 10-37-9 of this title.

- C. *Construction project signs.* Signs may be erected in conjunction with construction projects and used for the purpose of publicizing the future occupants of the building, architects, engineers and construction organizations participating in the project; and such other information as may be approved by the Zoning Administrator. In residential districts, no such sign shall exceed 100 square feet in area. In other districts, no such sign shall exceed an area of 200 square feet, and no freestanding sign shall exceed 12 feet in height. All such signs shall be removed before final inspection.
- D. *Directional signs.* Directional signs may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property. If a directional sign is not located on the property or properties to which it pertains, it may not be located on another property that contains more than one other directional sign. Consent of the other property owner, lessee, or occupant is required. No such sign shall exceed 16 square feet.
- E. *Open house signs.* Open house signs advertising real estate open for inspection for a prospective sale may be placed on private property in all districts with the consent of the owner, lessee or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed six square feet. No more than two such signs may be placed on any one parcel of private property at the same time.
- F. *Church, quasi-public organizations and apartment house identification signs.* In all districts, a church or quasi-public organization may erect one wall sign on the premises to identify the name of the organization and announce activities thereof. Apartment houses of five or more dwelling units may erect one wall sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said wall sign shall not exceed an area of 32 square feet, and may be mounted upon a freestanding, ornamental structure if approved by the Zoning Administrator.
- G. *Bus bench signs.* In all zones, bus bench signs are prohibited.
- H. *Development promotional and directional signs.* Two development promotional signs facing different directions may be placed on the premises of each subdivision, planned development, or condominium project having five or more lots or approved dwelling units. Said promotional sign may have an area of 64 square feet. Two additional promotional signs facing different directions may be placed on the premises of each subdivision, planned development or condominium project having two or more separate, major points of access at each major access point. All of the above signs shall be removed not later than 30 days following the sale of all lots in said development.

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- I. *Yard/garage sale signs.* Such signs may be posted only for those sales conducted in compliance with subsection 10-48-3C of this title.
 - J. *Entry feature sign.* Such signs may be constructed at entrances of residential or commercial projects subject to all the safety and visibility provisions of this title.

(Ord. 2008-4, 3-6-2008; Ord. 2012-2, 4-19-2012)

Sec. 10-36-9. Classification of signs.

Every sign erected or proposed to be erected within the City shall be classified in accordance with the definitions of signs contained in this chapter. Any sign which does not clearly fall within one of the classifications shall be placed in the classification which the sign, in view of its design, location and purpose, most clearly approximates by the Zoning Administrator.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-10. Signs permitted in agricultural (A) and residential (R) zones and noncommercial uses.

No sign shall be erected in any agricultural or any residential zones or for noncommercial uses except that [\(a\) political signs may be erected in all zones in compliance with this Chapter, and \(b\) certain special purpose signs may be erected in all zones in compliance with the provisions of section 10-36-6-8 of this chapter.](#)

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-11. Signs permitted in other zones.

For those zoning districts which do not have sign regulations as a part of the zone provisions, and for those which are not readily placed into classifications referred to in preceding sections, the Planning Commission shall classify said zones as either: residential (R); agricultural (A); commercial (C); or industrial (I) zones, depending upon the similarity of the characteristics and permitted uses of said zone to those already classified. When such a classification has been made by the City, the sign provisions applying to the respective classification shall apply to said zones.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-12. Off premises advertising structures.

- A. *Prohibition of new off premises signs.* Except for off premises public information and logo signs meeting the size, shape, color and other requirements described in subsection B2 of this section, no permits shall be issued for the construction of off premises signs or

outdoor advertising structures. All lawfully existing off premises signs and outdoor advertising structures as of the adoption of this chapter are declared nonconforming uses in all zones of the City.

B. *Public information and logo signs.*

1. Off premises public information signs are permitted pursuant to this section for the purpose of directing the traveling public to points of interest, historical sites and other locations of interest, approved as such by the City. Specifications for off premises information signs are as set forth in the Manual of Uniform Traffic Control Devices for Streets and Highways and all such signs shall comply with those specifications.
2. Off premises "logo" signs within a Utah Department of Transportation (UDOT) right-of-way are permitted under this section for the purpose of directing the traveling and general public to business establishments which provide lodging, food, camping, gas or other services. Identified by ~~the state department of transportation~~ UDOT as the ~~"logo sign program,"~~ "Outdoor Advertising Control" program, these signs shall comply with the following regulations:
 - a. ~~in~~ constructing and maintaining a logo sign, ~~program of signs~~, the owner and installation contractor shall comply with and adhere to all applicable state and federal laws and regulations, and to UDOT policy and procedure.

C. *City may amortize.* The City may acquire title to off premises nonconforming signs or outdoor advertising structures by gift, purchase, agreement, exchange or eminent domain, and shall have the right to amortize off premises nonconforming signs as permitted by state or federal law.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-13. Nonconforming signs.

- A. *On premises signs.* All on premises or appurtenant signs which have been made nonconforming by the adoption of provisions contained within this chapter shall be subject to the following regulations:
1. *Unsafe signs.* Any sign or portion thereof declared unsafe by a proper public authority must be restored to a safe condition or removed within 30 days of mailing or otherwise given notice of the unsafe condition.
 2. *Alterations.* A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged or other alteration made unless said sign is changed so as to conform to all provisions of this chapter. "Alterations" shall also mean that changing of the text or message on the sign from one use of the premises to another use of the premises and the changing of the ownership of the sign when that ownership necessitates a change in the text or message of the sign. "Alterations" shall not be

interpreted to include changing the text or copy on off premises advertising signs, theater signs, outdoor bulletins or other similar signs which are designed to accommodate changeable copy.

3. *Restoration.* Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, act of a public enemy, or damaged by any other cause, to the extent of more than 60 percent of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.

- B. *Off premises signs.* All off premises signs which are made nonconforming uses by the provisions of this chapter shall be subject to the provisions of Utah Code Annotated sections 10-9a-511, 10-9a-512, and 10-9a-513 or subsequent amendments.

(Ord. 2008-4, 3-6-2008)

Sec. 10-36-14. Sign features and requirements by zone.

TABLE 10-36-1

<u>Zone</u>	Agricultural/ Residential	Commercial	Industrial	SR-9 & SR-7
SIGN TYPE				
On premises signs:				
Canopy	N	P	P	P
Entry feature	P	P	P	P
Fascia	N	P	P	P
Freestanding	N	P	P	P
Marquee	N	P	P	P
Monument	N	P	P	P
Wall	N	P	P	P
Window	N	P	P	P
<u>Wind signs</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Off premises signs ¹	N	N	N	N
SIGN EFFECTS AND COPY CONTENT				
On premises signs:				
Animated	N	<u>NP</u>	<u>NP</u>	<u>NP</u>
Changeable copy	N	P	P	P
Electronic message center	N	P	P	P
Flashing/ <u>strobing</u>	N	N	N	N
Identification	P	P	P	P
Illuminated	N	P	P	P

Rotating	N	NP	NP	NP
Off premises signs ¹	N	N	N	N
SIGN DIMENSIONS				
Maximum sign height ² :				
Freestanding	n/a	35'	35'	35'
Monument sign	n/a	35'	35'	35'
Maximum sign area ³ :				
Freestanding	n/a	200 sq. ft.	200 sq. ft.	200 sq. ft.
<u>Electronic message center</u>	<u>n/a</u>	<u>200 sq. ft.</u>	<u>200 sq. ft.</u>	<u>200 sq. ft.</u>
Home based business	1 window or wall sign, not to exceed 12" x 24" containing business name	1 window or wall sign, not to exceed 12" x 24" containing business name	1 window or wall sign, not to exceed 12" x 24" containing business name	1 window or wall sign, not to exceed 12" x 24" containing business name
Monument sign	n/a	200 sq. ft.	200 sq. ft.	200 sq. ft.
NUMBER OF SIGNS (per building or lot)				
On premises signs:				
Canopy	n/a	1	1	1
Entry feature	Per site plan	Per site plan	Per site plan	Per site plan
Fascia	n/a	1	1	1
Freestanding	n/a	1	1	1
Per 200 feet of single project frontage	n/a	1 monument or 1 freestanding	1 monument or 1 freestanding	1 monument or 1 freestanding
Marquee	n/a	1	1	1
Monument	n/a	1	1	1
Wall	n/a	1 <u>per street face</u>	1	1
Window	n/a	1	1	1
<u>Wind signs</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Off premises signs ¹	N	N	N	N
Location of signs:				
Minimum clearance under sign	n/a	10'	10'	10'
Minimum support setback from public right-of-way	n/a	5'	5'	5'

Maximum overhang of public right-of-way	n/a	5'	5'	5'
Maximum thickness of sign over public right-of-way	n/a	3'	3'	3'

Notes:

1. Except in residential zones, limited off premises temporary signs up to eighteen square feet in area for community events, such as county fairs and city-sponsored events or events of city interest, may be permitted. Such signs shall be non-permanent and require approval of a sign permit and must be authorized by the property owner. The location of the sign must be such that safe sight distances are maintained for pedestrian and vehicular traffic.
2. The Planning Commission, upon review of a detailed sign plan, and pursuant to its discretion in considering the health, welfare, and safety of the public, may approve a sign in excess of the maximum height permitted by this chapter, not to exceed fifty-five (55) feet, for any of the following circumstances:
 - a. The property sits significantly below the level of an adjacent roadway and a taller sign is needed to achieve standard visibility for drivers.
 - b. Existing permanent structures such as highway sound walls or topographic features on adjacent properties or rights-of-way create a substantial visual obstruction that renders the sign ineffective from the public roadway unless a taller sign is permitted.
 - c. The property is in a commercial or industrial zone and is located within one-half mile of an interstate right-of-way.
 - d. For uses that provide travel-related services such as gas stations, convenience stores, or hotels: The property (1) is in a commercial or industrial zone, (2) lacks frontage on a state highway, and (3) is located within 1,000 feet of a state highway.

The proposed sign shall not present a danger or hazard to the general public or create a visual obstruction for pedestrian or vehicular traffic, nor shall the sign be a nuisance or visual detriment to the community or conflict with the intent or purpose of this chapter.
3. The Planning Commission, upon review of a detailed overall sign plan, and pursuant to its discretion in considering the health, welfare, and safety of the public, may approve a sign in excess of the maximum size permitted by this Chapter.

(Ord. 2014-3A, 3-6-2014)

Sec. 10-36-15. Flagpole and Flags.

- A. A flagpole is permitted in all zones. A limit of one (1) flagpole is permitted on each lot or parcel.
- B. 1. Except as provided under subsection (B)(2) of this section, the maximum height of a flagpole may not exceed the maximum height allowed for any structure in the zone where the flag is located.
2. A conditional use permit may be granted pursuant to Section 10-7-9 for a flagpole displaying only the flag of the United States or State of Utah up to a maximum height to one hundred feet (100') in nonresidential zones.

-
- C. 1. A flagpole may not be located in a manner as to cause a safety hazard.
2. A flag may not extend beyond the property line of the lot on which the flagpole is located.
3. Lighting fixtures shall be shielded to prevent direct illumination of adjoining properties and public rights-of-way.

**Hurricane Planning Commission
Meeting Minutes
January 8, 2026**

Minutes of the Hurricane City Planning Commission meeting held on January 8, 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, Brad Winder, Kelby Iverson, Michelle Smith, and Amy Werrett.

Members Excused: Shelley Goodfellow and Ralph Ballard

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 Paul Farthing

Prayer and/or thought by invitation given by Kelby Iverson

Paul Farthing motioned to approve the agenda as presented. Kelby Iverson seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.

Rick Richardson shared they are the developers of this application. They would like to table this until a later date.

No further comments.

NEW BUSINESS

1. ZC25-23: Discussion and consideration of a recommendation to the City Council on a Zone Change request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre to R1-15, single family residential one unit per 15,000 square feet. DAF Development, Applicant. Rosenberg Associates-Rob Reid, Agent.

Discussion was held regarding electrical service capacity for the development. Mark Sampson inquired whether the original 400-amp service reduction would still allow sufficient capacity to serve the project currently underway. Reilly Richardson responded that the homes being constructed will be adequately served by 200-amp service. Dayton Hall noted that a bottleneck had previously occurred, with eight subcontractors ready to proceed but unable to do so due to power capacity limitations. He explained that

1 the Power Department allowed the developers to buy into additional capacity, which has since been
2 completed. Mr. Richardson stated that 200 amp service is sufficient for most residential needs.

3
4 Kelby Iverson questioned whether 400-amp services are required on half-acre or one-acre lots. Mr. Hall
5 clarified that the City does not require specific power meter sizes based on lot size, and that service
6 capacity is instead determined by the size of the home and the electrical demand identified by the
7 project engineer. He added that larger lots are often assumed to require greater capacity due to the
8 nature of development on those lots. Commissioner Iverson stated that Phases 1 and 2 service sizes
9 cannot be reduced and expressed concern with reallocating capacity from the existing subdivision to
10 support future phases. Paul Farthing commented that developers are unlikely to construct homes with
11 200-amp service if it is not adequate.

12
13 Commissioner Iverson requested further explanation regarding engineering concerns related to rights-of-
14 way along 1100 West. Jeremy Pickering responded that there is limited action this development can
15 take regarding 1100 West and noted that the concern was raised more as a general observation for the
16 area. He stated that alignment of 1100 West should improve as the Rock Hollow subdivision continues
17 to develop. Commissioner Iverson concluded that while the proposal meets general expectations,
18 concerns remain regarding electrical service adequacy, emphasizing the need to ensure sufficient power
19 capacity rather than reducing 400-amp services to 200-amp services.

20
21 *Paul Farthing motioned to table ZC25-23 per the applicants request until they have figured out things*
22 *with power. Brad Winder seconded the motion. Unanimous.*

23
24 **2. AFP25-12: Discussion and consideration of a possible approval of an amended final plat**
25 **for Dixie Man Caves Lots 24-26 and Lots 31-33, located at the northwest corner of Abbey Road**
26 **and Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgeon, Agent.**

27 Discussion was held regarding the combination of units to create larger spaces for clients seeking
28 additional storage. Mark Sampson questioned whether increasing unit size would impact HOA rules.
29 Bob Hermandson clarified that the change primarily involves adding a second garage to accommodate
30 owners' storage needs. Kelby Iverson requested additional input on engineering considerations. Jeremy
31 Pickering explained that, for the final plat, it would be clearer to describe only the six affected lots rather
32 than restating the entire subdivision boundary, and to remove language from the original plat to avoid
33 confusion and clarify signature requirements.

34
35 *Amy Werrett motioned to approve AFP25-12 subject to staff and JUC comments. Kelby Iverson*
36 *seconded the motion. Unanimous.*

37
38 **3. PP25-19: Discussion and consideration of a possible approval of a preliminary plat for**
39 **Desert Sands Garage Condos, a 104 lot commercial subdivision located at 4640 W 2650 S. The**
40 **Hollows LLC, Applicant. Logan Blake, Agent.**

41 Stacy Young, representing the applicant, presented the proposal for storage unit condominiums
42 designed for individual ownership. The development will consist of storage units only, with no residential
43 use permitted, and will be gated and secured.

44
45 *Kelby Iverson motioned to approve PP25-19 subject to staff and JUC comments. Paul Farthing*
46 *seconded the motion. Brad Winder, Amy Werrett, Mark Sampson, Paul Farthing, and Kelby Iverson –*
47 *aye. Michelle Smith – nay, needs to be more regulated.*
48
49

1 **4. PP25-20: Discussion and consideration of a possible approval of a preliminary plat for**
2 **Desert Sands Commercial, an 8 lot commercial subdivision located at 2840 S Sand Hollow Road.**
3 **The Hollows LLC, Applicant. Logan Blake, Agent.**

4 Stacy Young presented the concept for the proposed project. Brad Winder inquired whether there are
5 concerns related to standing water in the area. Jeremy Pickering responded that foundations will be
6 designed accordingly to address any such conditions.

7
8 *Paul Farthing motioned to approve PP25-20 subject to staff and JUC comments. Kelby Iverson*
9 *seconded the motion. Unanimous.*

10
11 **5. PSP25-24: Discussion and consideration of a possible approval of a preliminary site plan**
12 **for Venture Fuels Commercial Plaza, a gas station and convenience store located at 600 N and**
13 **700 W. CIG Hurricane Holdings LLC, Applicant. Eric McFadden, Agent.**

14 Eric McFadden represented the applicant. No discussion or comments were made by the Planning
15 Commission.

16
17 *Amy Werrett motioned to approve PSP25-24 subject to staff and JUC comments. Brad Winder*
18 *seconded the motion. Unanimous.*

19
20
21 **6. FSP25-44: Discussion and consideration of a possible approval of a final site plan**
22 **for Ernie's Too, a convenience store located at State St and 300 W. Gas Patch LLC, Applicant.**
23 **Eric McFadden, Agent.**

24 Eric McFadden shared that this is the proposal is a rebuild of Ernie's Too. All required approvals have
25 been obtained, and the project is ready to proceed.

26
27 *Paul Farthing motioned to approve FSP25-44 subject to staff and JUC comments with the note of*
28 *approving the deviation to the landscaping plan. Brad Winder seconded the motion. Unanimous.*

29
30 **7. FSP25-45: Discussion and consideration of a possible approval of a final site plan**
31 **for Downtown Pickleball Court Reconstruction, a parks project located at 50 S 200 W. Hurricane**
32 **City-Darren Barney, Applicant. Sunrise Engineering-Nathan Wallentine, Agent.**

33 Nathan Wallentine represents the applicant. No discussion or comments were made by the Planning
34 Commission regarding the approval standards for a final site plan application.

35
36 *Amy Werrett motioned to approve FSP25-45 subject to staff and JUC comments. Michelle Smith*
37 *seconded the motion. Unanimous.*

38
39 **Approval of Minutes: None**

40
41 *Paul Farthing motioned to adjourn. Amy Werrett seconded the motion. Unanimous.*

42
43 **Adjournment at 7:16PM**

Hurricane Planning Commission
Meeting Minutes
February 12, 2026

Minutes of the Hurricane City Planning Commission meeting held on February 12, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, Michelle Smith and Scott Hughes.

Members Excused: Paul Farthing

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and water representative Kory Wright.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation given by Shelley Goodfellow

Ralph Ballard motioned to approve the agenda. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest – none.

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings.

Gary Cupp provided an overview of the proposed update, noting it was initiated at the direction of the Planning Commission. He explained that while metal building conditional use permits are currently reviewed and approved by the Commission, the proposed change would retain the conditional use permit requirement but shift approval to an administrative process instead.

2. A General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106.

Bob Beach, a neighborhood resident, stated that proper notification was not provided, noting that no mailed notice or phone call was received, and requested the item be re-noticed. He emphasized that he purchased his home with the expectation of a residential setting and expressed concern about a shift toward rental-type development. He added that ownership encourages better property maintenance and allows for long-term equity building.

Roxanne Sanchez, a nearby resident, stated she is not opposed to growth but emphasized that it must occur in the appropriate location and form. She expressed opposition to the proposal, citing conflicts with the City's General Plan and concerns regarding insufficient public noticing, noting issues with the posted sign and lack of additional outreach. She highlighted the surrounding agricultural uses, as well as proximity to BLM land and the Dixie Reserve area, and described the proposed six-unit development as

1 high density with higher turnover that is not compatible with the neighborhood. She stated that design
2 considerations do not outweigh land use compatibility and characterized the proposal as spot zoning
3 that benefits a single property owner while negatively impacting surrounding residents. She emphasized
4 that zoning should remain consistent and that multifamily developments should be located near services,
5 which she stated this area lacks. Multiple members of the audience expressed agreement through
6 applause.

7
8 A resident expressed concerns regarding ingress and egress in the area, stating that traffic is already
9 problematic. He opposed introducing multifamily development, noting it would set an undesirable
10 precedent for the area. He added that he has lived there for seven years and that what was once a quiet
11 neighborhood has become increasingly congested.

12
13 Teri Pallesen lives at the bottom of the hill on 200 W and owns horses. She stated that the existing R1-
14 10 zoning serves as a buffer in the area. She noted that the road is frequently used by horses traveling
15 to the park and expressed concern that introducing higher-density units would create conflicts between
16 vehicle traffic and equestrian use. She also emphasized that there is only one access road, which would
17 further compound these concerns.

18
19 Beatrice Briseno shares the south property line with the proposed change. She stated that the notice
20 posted on the property was insufficient. She explained that she and her husband chose the area to avoid
21 congestion and were drawn to its open space, scenic landscape, and presence of horses. She
22 expressed concern that existing traffic on 200 West is already significant and that additional
23 development, particularly with access to the trail, would further increase congestion.

24
25 Barbara Johnson, who lives directly across the street, expressed concerns regarding high-density
26 housing. While she noted that families and children are not an issue, she raised safety concerns about
27 children accessing the nearby gorge, as well as proximity to the tortoise reserve. She also expressed
28 concerns about increased traffic and dust, stating that multifamily development would likely generate
29 more impact compared to single-family homes.

30
31 Jim Lundeen, a resident on 100 West, requested that the Commission consider the recent development
32 of approximately 55 R1-10 lots in the area. He expressed opposition to allowing multifamily housing and
33 stated that increased traffic would be a concern.

34
35 Roxanne Sanchez noted that a separate development in the area is a self-help project and expressed
36 support, stating she appreciates that future residents will be building their own homes.

37
38 Liliana Castanieta stated that traffic in the area is already heavy and becomes significantly worse during
39 baseball events. She expressed concern that adding approximately 36 units, along with associated
40 vehicles, would further increase congestion. She also stated that higher-density apartment-style
41 development would introduce additional safety concerns and is not a logical fit for the area.

42
43 **3. A Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one**
44 **unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106.**
45 Leslie Pellegreeno, a nearby resident, stated that the project is located directly behind her property. She
46 expressed that she was under the impression that the land would be developed for single-family homes
47 through a self-help program and believes it should remain single-family. She noted that with nearby ball
48 fields, gyms, Confluence Park, and equestrian activity, the area is already congested and additional
49 density would exacerbate these conditions.

50
51 **NEW BUSINESS**

1. GPA26-01: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that the subject property is approximately 0.48 acres and that the applicant, Adam Nielson, is proposing to construct a duplex with each unit having a garage. He noted that the only way to subdivide the property for this purpose would be through RM-1 zoning, and that a power line easement further limits the buildable area. He suggested the Commission ask additional questions to better understand and help achieve the applicant's goals. Mr. Nielson stated that his intent is to provide affordable housing for his children, as they are currently unable to afford to live in the area.

Fred Resch commented that a similar outcome could be achieved with a single-family home and an accessory dwelling unit (ADU); however, the applicant's challenge is that two separate utility connections would not be permitted under that approach. Kelby Iverson referenced the General Plan, noting that while the City can make accommodations when appropriate, this request appears to fall outside of the plan, requiring an amendment to support the proposed zone change. He stated that while the applicant could accomplish a similar result through other means, he is not in favor of changing the zoning due to concerns about maintaining neighborhood integrity.

Shelley Goodfellow inquired whether Ash Creek allows two units on a single septic system. Mr. Nielson responded that such arrangements were grandfathered in around 1994. Mr. Rasmussen clarified that current state law permits only one unit per septic system, which is why subdivision is being considered. Mr. Nielson added that the plan would be to connect to sewer if available, otherwise septic would be used if zoning does not allow a duplex. Commissioner Goodfellow noted that a single set of utilities may be more cost-effective. Mr. Rasmussen estimated that sewer installation would cost approximately \$40,000, which, when split between two units, is comparable to the cost of installing a septic system.

Commissioner Goodfellow further stated that while the General Plan allows for a variety of uses, the need to amend the entire plan to accommodate a zone change raises concerns. Ralph Ballard expressed agreement, noting that such a change could constitute spot zoning. He acknowledged staff's recommendation of an ADU as a reasonable alternative but viewed the current proposal as a stretch. Brad Winder also expressed concern, stating that a General Plan amendment for this request may not be reasonable.

Shelley Goodfellow motioned to send a recommendation of denial of GPA26-01 to the City Council. Ralph Ballard seconded the motion. Roll call. Unanimous.

2. ZC26-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.

Shelley Goodfellow reviewed the four approval criteria, stating that while she supports duplexes and believes they are needed in the city, they must be located appropriately. She expressed concern that the site lacks adequate infrastructure, including an improved street and sewer services. Karl Rasmussen responded that there is a deeded and dedicated right-of-way, and that the applicant could either bond for or install the required improvements. He also noted that will-serve letters from utilities have been obtained for a duplex.

Adam Nielson questioned why the road has not already been improved despite existing residents, pointing out that it lacks curb, gutter, sidewalk, and remains dirt. He expressed understanding of concerns but reiterated his goal of creating affordable housing for his family. Kelby Iverson asked

whether similar road improvements would be required if the project were a single-family home. Jeremy Pickering explained that the area presents challenges due to being subdivided prior to current subdivision standards, and noted that nearby developments, including Sage Point, are planning infrastructure improvements through a development agreement with the City. He added that additional upgrades will be needed to extend sewer service west of 200 West.

Michelle Smith asked whether existing properties on the road are served by septic or sewer, and it was confirmed they are on septic systems. She then asked if neighboring properties could connect to sewer if extended. Mr. Rasmussen clarified that the proposed sewer extension would serve only the applicant's property.

Ralph Ballard motioned to send a recommendation of denial of ZC26-01 to the City Council because it is not compatible with the existing neighborhood. Kelby Iverson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Mark Sampson, Scott Hughes – aye. Michelle Smith – nay, we need something like this, its two houses, and if he can make it work we should let him. Motion carries.

Commissioner Iverson noted that while two units could be constructed under current regulations, they could not be separately owned. As a result, occupants would be unable to build equity or establish credit, which limits the long-term benefits of the housing despite its affordability.

3. PP26-01: Discussion and consideration of a possible approval of a preliminary plat for Gateway Resort at Sand Hollow Phase 1, a 96 unit recreation resort development located at Resort Drive and Sand Hollow Road. Enhanced Home Builders-Brent Moser, Applicant. Karl Rasmussen, Agent.

It was noted that the previously approved plat had lapsed, which prompted the applicant to return with an updated proposal. Karl Rasmussen outlined a phased approach to the project and explained the phasing plan using a map. In response to a question from Mark Sampson regarding changes from the original proposal, it was clarified that the unit count remains the same, with modifications limited to the parking lot design and building layout. Brent Moser added that the Gateway Project has been a large-scale development that has taken considerable time to progress.

Kelby Iverson motioned to approve PP26-01 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

4. FSP26-03: Discussion and consideration of a possible approval of a final site plan for the Hurricane City Pool, a recreational development located at 750 N 200 W. Hurricane City, Applicant.

Shelley Goodfellow asked whether the proposal includes a water slide and if it would be classified as a water park, as well as whether it complies with water district requirements. Dayton Hall responded that the proposal is consistent with the district's guidelines.

Shelley Goodfellow motioned to approve FSP26-03. Michelle Smith seconded the motion. Unanimous.

5. FSP26-04: Discussion and consideration of a possible approval of a final site plan for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3100 W. SkyRim Development, Applicant. Clark Conway, Agent.

Mark Sampson asked how the current request differs from a previous proposal seeking to exceed the 35-foot height limit. Gary Cupp clarified that the prior request involved amending a development agreement, whereas the current proposal must comply with existing standards and applies specifically to the townhome portion. Kelby Iverson inquired about property ownership and whether Mr. Conway is working with DR Horton, not that it matters either way. He asked if all issues had been resolved, to

1 which Gary Cupp confirmed they had been addressed prior to the final site plan. Fred Resch noted that
2 landscape revisions are required due to excessive grass. Mark Sampson asked about the adequacy of
3 the roadway through Walmart. Jeremy Pickering explained that the property has changed ownership
4 multiple times and that, at the time the Skyrim project was originally proposed, the roadway was
5 considered sufficient. He added that the City had previously determined that 90 North would adequately
6 serve the area at that time.

7
8 *Scott Hughes motioned to approve FSP26-04 subject to staff and JUC comments. Brad Winder*
9 *seconded the motion. Unanimous.*

10
11 **6. LUCA26-01: Discussion and consideration of a recommendation to the City Council on a**
12 **Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal**
13 **buildings. Hurricane City, Applicant.**

14 Ralph Ballard asked about the appeal process in the event a request is denied. Fred Resch clarified that
15 a staff-level denial is appealed to the Planning Commission and if the Planning Commission denies a
16 request, it is appealed to the Appeals Board. Those are procedures already established within our
17 ordinance.

18
19 *Ralph Ballard motioned to send a recommendation of approval of LUCA26-01 to the City Council.*
20 *Shelley Goodfellow seconded the motion. Unanimous.*

21
22 **Approval of Minutes:**

23
24 **1. December 11, 2025**

25
26 *Kelby Iverson motioned to approve the minutes from December 11, 2025. Shelley Goodfellow seconded*
27 *the motion. Unanimous.*

28
29 *Shelley Goodfellow motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.*

30
31 **Adjournment**

Hurricane Planning Commission
Meeting Minutes
February 26, 2026

Minutes of the Hurricane City Planning Commission meeting held on February 26, 2026, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Council Members Present: David Imlay, Lynn Excell, Joseph Prete, Amy Werrett, and Mayor Clark Fawcett.

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, and Scott Hughes.

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, City Engineer Arthur LeBaron, Public Works Director Mike Vercimak, and Streets Department Representative Weston Walker.

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

Arthur LeBaron presented the project. He explained that the project is not currently time-sensitive, but the intent is to begin shortly after Peach Days in August 2026 and complete it before the car show in April 2027. He emphasized that now is the time for feedback, as major changes will not be feasible once the project advances further. An open house is planned in the coming months to gather public input, though only minor design adjustments are anticipated.

Councilman Dave Imlay asked whether the 60-foot right-of-way had already been acquired. Staff confirmed that it has. Councilman Imlay then asked whether removing the park strip and shifting the curb, gutter, and sidewalk would allow for diagonal parking. Mr. LeBaron responded that it would not. Commissioner Ralph Ballard asked about adding diagonal parking on the opposite side of the street. Mr. LeBaron stated there is not sufficient space on either side. Councilman Imlay also inquired about 45-degree parking instead of 90-degree parking. Mr. LeBaron indicated he was unsure if that would be feasible.

Commissioner Shelley Goodfellow asked whether the proposed bulb-outs would impact the parade route. Mr. LeBaron stated they would not. A member of the public asked if additional ADA parking would be included. Mr. LeBaron confirmed that no additional ADA spaces are planned. Councilman Imlay asked whether the proposed cross-section matches the design used on 100 North. Mr. LeBaron confirmed it is the same cross-section.

A representative from JUB Engineers shared safety concerns regarding angled parking, noting a recent incident where a driver was struck while exiting such a space. He explained that angled parking is being reduced for safety reasons. He also outlined the proposed improvements, including installation of curb, gutter, sidewalks, and driveway approaches.

He detailed parking impacts by segment:

- Between 300 W and 200 W: reduced from 20 spaces to 8 parallel spaces
- Between 200 W and 100 W: reduced from 38 spaces to 25
- Between 100 W and Main Street: reduced from 39 spaces to 23
- Total within project limits: reduced from 108 spaces to approximately 78 (a loss of about 30 spaces)

He also noted that the fine arts building parking lot will be restriped and that angled parking will be added along the east side of 200 W to help offset some loss. Bulb-outs on Main Street will be smaller to maintain traffic flow.

Mayor Clark Fawcett asked about the larger landscape strip near the angled parking. The engineer responded that modifications to the park strip will be required.

Ray Ballard expressed appreciation for the removal of some parallel parking along 100 South. Kenneth Ballard raised concerns that the proposed cross-section may block existing driveways between 300 W and 200 W. The engineer acknowledged the challenge of accommodating all driveways, particularly those up to 85 feet wide. Mr. LeBaron added that the park strip contributes to a more walkable environment.

Councilman Imlay expressed concern about impacts to long-time residents, particularly the potential loss of driveway access in the 300 W to 200 W segment. Councilman Lynn Excell also raised concerns about reduced parking, noting that events already strain neighborhood parking capacity. Mr. LeBaron responded that streets are not intended to function as parking lots and suggested that the City should consider expanding parking facilities, potentially including structured parking in the future. Commissioner Brad Winder asked about the possibility of a parking garage; Mr. LeBaron noted that such a project would require significant discussion and funding.

Councilman Joseph Prete questioned whether the project prioritizes beautification over maintaining parking. Mr. LeBaron stated that implementing curb, gutter, and sidewalk standards limits available space for parking and reflects adopted City standards. He emphasized that any change in direction would need to come from the Council. Councilman Prete questioned whether the City is willing to accept trade-offs such as increased taxes for structured parking or reduced walkability. Mr. LeBaron stated that prioritizing parking over sidewalks would reduce walkability in the downtown area.

Councilman Imlay reiterated that while parking is an issue, his primary concern remains the impact to residents between 300 W and 200 W. Kenneth Ballard stated he would prefer no improvements over losing existing parking access. Ray Ballard asked whether a rollover curb had been considered. Mr. LeBaron stated that where a park strip exists, rollover curbs are not necessary.

Commissioner Goodfellow asked how bulb-outs would impact semi-truck traffic if detours from State Route 9 were required. Mr. LeBaron stated that trucks would continue straight through to 300 W and that turning radii would not be affected. Councilman Excell noted that rollover curbs can support flatter sidewalks and expressed appreciation for the overall effort, while acknowledging that some issues still need to be addressed.

Mr. LeBaron emphasized the importance of designing streets for more than just vehicles and cautioned against changing the adopted cross-section, which has been in place for over 15 years and was developed through prior public input. Councilman Imlay stated he has received feedback from residents who do not support the current cross-section and believes this area may require a different approach, particularly to preserve access for existing residents. Mr. LeBaron stated he is willing to work with

1 affected property owners but noted that compromises will be necessary. He reiterated concerns about
2 diagonal parking and advised against its use on 100 South.

3
4 Councilwoman Amy Werrett suggested engaging with neighbors and asked whether converting the
5 street to one-way traffic could increase parking capacity. Mr. LeBaron responded that a permanent one-
6 way configuration could allow for diagonal parking and would significantly change the design.
7 Councilman Prete clarified that he supports beautification but has concerns about moving away from the
8 City's rural character and increasing reliance on curb, gutter, and sidewalk infrastructure.

9
10 **6:00 p.m. - Call to Order**

11
12 **Members Present:** Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Michelle
13 Smith, and Scott Hughes.

14
15 **Members Excused:** Paul Farthing and Kelby Iverson.

16
17 **Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney
18 Dayton Hall, Planning Technician Brienna Spencer, City Engineer
19 Representative Jeremy Pickering, and GIS Representative Thomas
20 Wilkins.

21
22 Roll Call

23
24 Pledge of Allegiance led by Shelley Goodfellow

25
26 Prayer and/or thought by invitation given by Brad Winder

27
28 Declaration of any conflicts of interest - none

29
30 *Shelley Goodfellow motioned to approve the agenda. Brad Winder seconded the motion. Unanimous.*

31
32 **NEW BUSINESS**

33
34 **1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat**
35 **for Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units**
36 **and two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton**
37 **Call, Agent.**

38 Gary Cupp explained that the property was originally rezoned for an assisted living project under a
39 Planned Development Overlay (PDO), which did not move forward. Approximately one year ago, the
40 property was rezoned to R1-8/PDO with a planned commercial component, and both the zoning and
41 preliminary site plan were approved. The applicant is now seeking approval of the plat and has proposed
42 a three-phase development.

43
44 Mark Sampson asked about phasing and access. Beau confirmed the three-phase layout. Mr. Cupp
45 acknowledged that access was addressed at the site plan level; however, engineering staff still have
46 outstanding concerns. He stated that staff believes it may be appropriate to table the item until those
47 concerns are fully addressed, as the applicant has not yet had the opportunity to resolve them. Beau
48 responded that some concerns are straightforward and can be addressed, while others may be more
49 complex, but noted they cannot proceed with construction drawings until plat approval is granted.

Dayton Hall noted that no preliminary plat is ever perfect and all are subject to staff comments. He framed the question for the Commission as whether the plat is sufficiently complete to move forward with the understanding that remaining issues will be addressed during construction drawings, or if additional refinement is needed prior to approval.

Jeremy Pickering outlined specific engineering concerns, including uncertainty with the roadway along the east boundary. He explained that this is not a master planned roadway, making it difficult to define requirements, though an existing easement agreement has addressed some aspects. He also identified stormwater drainage as a secondary but complex issue, noting the golf course sits at a lower elevation and may be the natural drainage direction, but it is unclear whether discharging stormwater there would be acceptable. He added that connecting to the storm drain on 600 North is not a viable option.

Ralph Ballard asked about additional unresolved concerns and the proximity to Goulds Wash. Mr. Pickering reiterated that many concerns would typically be addressed as conditions of preliminary plat approval and confirmed that stormwater would likely need to flow toward the golf course unless new infrastructure is constructed. Discussion also touched on the extent to which the City can rely on or enforce private easement agreements, particularly regarding access and future roadway improvements.

Beau clarified that while there is an easement in place allowing access and utility improvements, the applicant cannot commit to constructing or dedicating a future roadway on adjacent property, as it is outside their control and subject to agreements with Toquerville Enterprises. He noted that the easement does allow for necessary improvements such as water looping and secondary fire access, but not full roadway dedication. Scott Hughes asked whether Toquerville Enterprises had expressed interest in a roadway connection, and Beau confirmed discussions have occurred but no commitments have been made.

Commissioner Ballard raised questions regarding the legal expectations for such arrangements. Mr. Hall concluded that while phasing is acceptable, each phase must independently meet all code requirements and be capable of functioning on its own, as there is no guarantee that future phases or related improvements will be completed.

Shelley Goodfellow made a motion to continue item PP26-02 to allow time to address outstanding engineering issues identified in the report. Ralph Ballard seconded the motion. The motion passed unanimously.

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.

Gary Cupp stated that the project has completed all required processes and meets applicable requirements and is ready for approval.

Ralph Ballard made a motion to approve FSP26-05 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. The motion passed unanimously.

Planning Commission Business:

1. Discussion on the sign ordinance

Gary Cupp explained that staff was directed to propose updates to the sign ordinance, primarily related to political signs. Additional updates include establishing standards for electronic message centers, allowing the Planning Commission to approve signs exceeding standard height limits, and clarifying

1 definitions. He also reviewed the proposed standards for campaign signs, noting they will generally
2 mirror the state ordinance.

3
4 Mr. Cupp outlined standards for electronic message centers. Shelley Goodfellow asked how brightness
5 levels would comply with the City's dark sky ordinance. Mr. Cupp stated that the signs will be required to
6 comply, though specific brightness limits have not yet been determined. Commissioner Goodfellow
7 noted that the new theater sign is distracting and asked whether the proposed regulations would
8 address that issue. Mr. Cupp responded that signs cannot create a distraction and must support public
9 safety; any sign appearing to flash or create a strobe effect would not be permitted.

10
11 Discussion then shifted to flagpoles. Mr. Cupp stated that while staff does not intend to heavily regulate
12 flagpoles, the proposal would limit properties to one flag. In commercial zones, flagpoles exceeding 35
13 feet would require approval from the zoning administrator to ensure they meet engineering standards
14 and do not pose a risk to public health and safety.

15
16 Commissioner Goodfellow asked about regulation of flagpoles on RA properties near the airport. Mr.
17 Hall responded that the FAA provides applicable regulations. Scott Hughes suggested there should also
18 be restrictions on proximity to power lines. Hall asked whether the concern was contact with the line or
19 the pole falling into it. Commissioner Hughes confirmed both are concerns.

20
21 Mr. Cupp then reviewed the process for requesting exceptions to sign height or size, which would
22 require Planning Commission approval.

23
24 Steve Nation noted that the new Fiiz sign hangs too low and creates a line-of-sight issue. Mr. Hall
25 responded that the City enforces a site triangle standard, which prohibits any obstruction over three feet
26 in height within designated visibility areas.

27
28 **Approval of Minutes:**

29
30 **1. November 13, 2025**

31 Amy was present and not present.

32 *Shelley Goodfellow motioned to approve the minutes with the adjustment. Brad Winder seconded the*
33 *motion. Unanimous.*

34
35 **2. January 22, 2026**

36
37 *Shelley Goodfellow motioned to approve the meeting minutes for January 22, 2026. Ralph Ballard*
38 *seconded the motion. The motion passed unanimously.*

39
40 *Shelley Goodfellow motioned to adjourn. Michelle Smith seconded the motion. The motion passed*
41 *unanimously.*

42
43 **Adjournment at 7:13PM**

**Hurricane Planning Commission
Meeting Minutes
March 12, 2026**

Minutes of the Hurricane City Planning Commission meeting held on March 12, 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, Brad Winder, Michelle Smith, Kelby Iverson, and Scott Hughes.

Members Excused:

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Scott Hughes

Prayer and/or thought by invitation given by Mark Sampson

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

Declaration of any conflicts of interest – Michelle Smith voiced a conflict with new business item number 3, an amended final plat for

Public Hearings

1. A Zone Change Amendment request located at 515N 360 E from MH/RV, Mobile Home/Recreational Vehicle, to HC, Highway Commercial. Parcel number H-SMME-18-B.

Alyssa Meyer, an adjacent property owner, stated she moved into her home in 2022 and has since completed a full interior remodel, with exterior improvements currently underway. She expressed concern regarding the potential impact of adjacent commercial zoning on her property value. While she was unable to identify precise data, she noted general estimates indicating a potential decrease in residential property values ranging from 5% to 20%. Based on this range, she estimated a potential loss of approximately \$20,000 to \$30,000 if the neighboring property were designated for commercial use.

2. A Zone Change Amendment request on approx.. 49 acres, from RA-1, residential agriculture one unit per acre, and RM-2, multifamily ten units per acre, to A-5 with a PDO, agriculture 1 unit per 5 acres with a planned development overlay. Parcel numbers, H-3-2-7-4501, H-3-2-7-45031, H-3-2-7-4331, and H-3-2-7-4332.

No comments.

1 **3. A Zone Change Amendment request located at approx.. 1188 S 920 W from RA-1,**
2 **residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre.**
3 **Parcel number H-3-2-3-335.**

4 No comments.

5 **OLD BUSINESS**

6
7 **1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat for**
8 **Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units and**
9 **two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton Call,**
10 **Agent.**

11 Paul Farthing asked whether the recommendation had changed and if there were any updates. Fred
12 Resch III reported that a meeting held the previous Monday was productive, though additional updates
13 are still being developed.

14 Johnathan Zundell expressed concern regarding the online meeting system being unavailable.
15 He noted that the applicant has met with City staff and continues to work through outstanding
16 items and indicated the applicant would prefer that the item be continued.

17 Gary Cupp stated that if the item is tabled, it may be scheduled for a future meeting when
18 appropriate. Shelley Goodfellow asked whether a tabled item would return to the agenda at the
19 applicant's request or only at the direction of staff. Mr. Cupp responded that the item could be
20 tabled until a request is made to place it back on the agenda. Commissioner Goodfellow
21 expressed concern that the applicant may wish to present information to the Commission even
22 if staff does not consider the application complete.

23 *Kelby Iverson motioned to continue PP26-02 as the applicant was not able to be here to present*
24 *themselves due to technical issues with the online meeting system. Shelley Goodfellow seconded the*
25 *motion. Roll call. Scott Hughes - aye, Paul Farthing – nay, Shelley Goodfellow – aye, Michelle Smith –*
26 *aye, Ralph Ballard – aye, Brad Winder – aye, Kelby Iverson – aye, Mark Sampson – aye. Motion carries.*
27

28 **NEW BUSINESS**

29
30 **1. ZC26-02: Discussion and consideration of a recommendation to the City Council on a**
31 **Zone Change Amendment request located at 515 N 360 E from MH/RV to HC, Highway**
32 **Commercial. Interstate Rock Products, Applicant. Chase Stratton, Agent.**

33 Chase Stratton stated that he and his partners have purchased the property located south of the subject
34 site. He explained that during prior discussions with the City Council, plans were presented to extend
35 500 North across State Street, creating a full four-way intersection. He noted that current access to the
36 subdivision is limited to right-in/right-out only. He further stated that there is an agreement with UDOT to
37 acquire the subject property in exchange for completing the 500 North connection across State Street,
38 which would result in approximately one-half acre of commercial property on each side of the
39 intersection.

40
41 Mark Sampson asked whether this was already a verbal agreement and if the current request was
42 primarily a formality. He also inquired about the implications if the request were denied. Gary Cupp
43 responded that he was unsure and that it would be a legal matter, but noted denial could potentially
44 conflict with an agreement between the City and the applicant.
45

1 Ralph Ballard expressed that while the proposal may provide short-term traffic benefits, he has concerns
2 about long-term impacts. He noted that future roadway plans could be limited and identified 600 North
3 as an important potential bypass route that could be affected by the proposal.

4
5 Mr. Cupp clarified that neither the Commission nor the City Council is obligated to approve the
6 requested zone change, and that the agreement allows the applicant to apply but does not guarantee
7 approval. Shelley Goodfellow asked how 360 East would connect to 500 North. Mr. Stratton stated that
8 the road would extend directly through the property and align with 360 East without offset.

9
10 Scott Hughes asked whether neighboring residents support the proposed road connection. A member of
11 the public stated that, based on conversations with neighbors, there is opposition to the proposal.
12 Concerns were also raised regarding the existing bus stop on 360 East and how it may be impacted.

13
14 Commissioner Ballard asked for clarification on roadway widths. Mr. Stratton stated that 500 North is
15 planned as a three-lane roadway that would transition to two lanes. Iverson noted that the existing
16 asphalt width on 360 East is approximately 27 feet.

17
18 *Paul Farthing motioned a recommendation of approval of ZC26-02 subject to staff and JUC comments.*
19 *Michelle Smith seconded the motion. Roll call. Scott Hughes – aye, Paul Farthing – aye, Shelley*
20 *Goodfellow – aye, Mark Sampson – aye, Michelle Smith – aye, Ralph Ballard – nay, take a look at the*
21 *long term of this. Brad Winder – aye, Kelby Iverson – nay, would like more clarification on the agreement*
22 *with the city. Motion carries.*

23
24 **2. ZC26-04: Discussion and consideration of a recommendation to the City Council on a**
25 **Zone Change Amendment Request located at 1188 S 920 W from RA-1, residential agriculture**
26 **one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Marja Riitta Nugent,**
27 **Applicant. Karl Rasmussen, Agent.**

28 Karl Rasmussen explained that the property owner is requesting a zone change to allow for a lot line
29 adjustment, with the intent of selling the rear portion of the property to an adjacent neighbor. He noted
30 that similar RA-0.5 zoning exists in the surrounding area and stated that the request would not constitute
31 spot zoning.

32
33 Kelby Iverson stated that the property is designated as rural residential in the General Plan and that the
34 proposed adjustment would result in a larger lot. Ralph Ballard asked whether the remaining parcel
35 would be zoned RA-0.5 and if the other portion would become RA-1. Mr. Rasmussen clarified that the
36 portion in question would remain zoned RA-0.5.

37
38 Paul Farthing asked whether the proposal could result in the creation of a flag lot, even if that is not the
39 applicant's intent. Gary Cupp confirmed that it could. Scott Hughes asked for clarification on the
40 definition of spot zoning. Mr. Cupp responded that while the request could be interpreted as spot zoning,
41 it is consistent with the General Plan and would not alter the overall character of the neighborhood.

42
43 *Shelley Goodfellow motioned a recommendation of approval of ZC26-04 to the City Council. Kelby*
44 *Iverson seconded the motion. Unanimous.*

45
46 **3. AFP26-01: Discussion and consideration of a possible approval of an amended**
47 **final plat for Quail Creek Industrial Park Phase 7 Lots 702 & 703, located at 720 S 5300 W.**
48 **Douglas Dennett, Applicant. Brandee Walker, Agent.**

49 A representative from Civil Science explained that during Phase 5 of the development, a lot split was
50 completed to accommodate a buyer's mechanical equipment needs, resulting in one larger lot and one

smaller lot. Due to increased interest in this configuration, the developer is proposing a similar lot split for the current phase.

Kelby Iverson motioned to approve AFP26-01. Paul Farthing seconded the motion. Unanimous.

4. PP26-04: Discussion and consideration of a possible approval of a preliminary plat for Trails at Sand Hollow, a multifamily development consisting of 252 apartments, 211 townhomes and 210 condos, located at Sand Hollow Road between Resort Drive and Jellystone Road. Simply Land LLC, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen stated that the preliminary plat was originally approved two years ago and is being brought back for consideration due to the expiration of the allowed extension, noting that only one extension is permitted. He added that curb, gutter, and sidewalk improvements have since been installed to provide access to the area.

Brad Winder questioned whether the infrastructure is adequate and asked if the PID is responsible for installing it. Mr. Rasmussen responded that the infrastructure is in place and that Jellystone Road has been bonded for and is expected to begin construction soon. Gary Cupp noted that the project is in a more advanced state than it was two years ago and that required services are now readily available.

Shelley Goodfellow asked whether the PID funded improvements to Jellystone Road, Gateway Boulevard, and Sand Hollow Road. Mr. Rasmussen confirmed that it did. Commissioner Goodfellow then asked whether the PID funded roads within the development; Mr. Rasmussen clarified that it did not. Commissioner Goodfellow also asked whether the property was acquired using PID funds; Mr. Rasmussen stated that it was not and clarified that the PID funds infrastructure improvements, not land acquisition.

Shelley Goodfellow motioned to approve PP26-04 subject to staff and JUC comments. Paul Farthing seconded the motion. Scott Hughes, Paul Farthing, Shelley Goodfellow, Mark Sampson, Ralph Ballard, Brad Winder, Kelby Iverson – aye. Michelle Smith – nay, the development is too dense.

5. AFP26-02: Discussion and consideration of a possible approval of an amended final plat for FireRock Phase 3 Lots 96 & 97, located at 336 N FireRock Way. Steve Nantz, Applicant.

Paul Farthing motioned to approve AFP26-02 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

6. AFP26-03: Discussion and consideration of a possible approval of an amended final plat for The Estates at Sand Hollow Phase 1 Lots 26 & 27, located at 5658 W Desert Dream. Mark Leavitt, Applicant. Gerold Pratt, Agent.

Kelby Iverson motioned to approve AFP26-03 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

7. AFP26-04: Discussion and consideration of a possible approval of an amended final plat for Pioneer Estates Lot 7, located at 203 S 1430 W. Ramsey Cox, Applicant. Tony Carter, Agent.
Fred Resch III referenced the Transportation Master Plan and noted that the planned roadway alignment would accommodate the proposed lot configuration. Mark Sampson asked whether the applicant is aware of the planned roadway extending through the rear portion of the property. The applicant confirmed awareness of the planned improvements in the area. Scott Hughes asked whether additional roadway improvements would be required for the proposed lot.

1 *Shelley Goodfellow motioned to approve AFP26-04 subject to staff and JUC comments. Paul Farthing*
2 *seconded the motion. Unanimous.*
3

4 **8. FSP26-06: Discussion and consideration of a possible approval of a final site plan for**
5 **Culver's, a restaurant located at 485 W State St. State Street Properties LLC, Applicant. Rick**
6 **Meyer, Agent.**

7 Rick Meyer stated that the project site is the former location of Ace Hardware and that a Culver's
8 restaurant is proposed for the property. He noted that one access point to State Street will be removed,
9 which is expected to improve traffic flow. He added that the project is ready to proceed.

10
11 Kelby Iverson asked whether there would be shared parking with the adjacent school. Mr. Meyer
12 responded that the properties will operate independently, though shared parking could be considered in
13 the future. Paul Farthing asked whether the proposal includes a double drive-through. Mr. Meyer
14 clarified that it will include a double order lane.

15
16 *Kelby Iverson motioned to approve FSP26-06 subject to staff and JUC comments. Shelley Goodfellow*
17 *seconded the motion. Unanimous.*
18

19 **Approval of Minutes:**

20 None

21
22 **Planning Commission Business:**
23

24 **1. Election of chairperson and appointment of alternate chairperson**

25 Mark Sampson, Ralph Ballard, and Scott Hughes were nominated for the position of Chair. A silent vote
26 was conducted to which Mark Sampson received the majority of votes and was elected as Chair.

27
28 Ralph Ballard was appointed and accepted the position of Alternate Chair.

29
30 *Paul Farthing motioned to adjourn. Shelley Goodfellow seconded the motion. Unanimous.*
31

32 **Adjournment at 7:17PM**