



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

July 9, 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 Zone Change Amendment request on 1.35 acres from A-5, agriculture 5 acres, and RA-0.5, residential agriculture half acre, to RR, recreational resort. Parcel numbers H-4138-F & a portion of H-4138-K-1-A-2.
2. A Land Use Code Amendment to Title 10 Chapter 3, 12-15, 41, and 51 regarding residential hosting.

OLD BUSINESS

NEW BUSINESS

1. PP26-08: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Takedown 2, a subdivision consisting of 11 single family homes, 32 duplex units, and 83 townhomes as a nightly rental community, located south of 840 S and east of Rlington Parkway. Wasatch Commercial Builders-Josh Lyon, Applicant. Focus Engineering-Matthew Christensen, Agent.
2. LUCA26-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3, 12-15, 41, and 51 regarding residential hosting. Hurricane City, Applicant.

Approval of Minutes:

Adjournment

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



STAFF COMMENTS

Agenda Date:	07/09/2026 - Planning Commission
Application Number:	PP26-08
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Matthew Christensen
Request:	Preliminary Plat Approval
Location:	South of 840 S and east of Rlington Pkwy
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Table the item.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for Black Ridge Takedown 2, a 126 lot subdivision consisting of 11 single family homes, 32 duplex units, and 83 townhomes as a nightly rental community. Per the original Collina Tinta development agreement 247 nightly rental units are permitted within this development. This property is zoned Single Family Residential R1-10 (PDO) as part of the Black Ridge development.

for Rlington Parkway should be included in the application or approved before additional applications are received (HCS 2.1(bullet 1)). Why is common area Parcel B separate from common area Parcel A? Intended uses should be specified on the preliminary plat (Hurricane City Code (HCC) 10-39-7(C)(3)). The proposed subdivision boundary is inconsistent with the latest final plat submitted for review for phase 2. The proposed parking lot access is too close to 920 South. The anticipated users likely couldn't make the turn from 920 South (HCS 3.2.4.2 & Table 3.2). Access throat lengths look inadequate. Public streets and sidewalks can't be used for backing vehicles (Hurricane Transportation Master plan 9.3.7 & HCC 10-34-8(D)).

7. **Fire:** Fees will need to be paid.
8. **Cable/Phone:** Approved.
9. **Gas:** [No comments received.]
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. **Density:** Zoning is R1-10 (PDO) as part of the Black Ridge development. On their master plan this area is designated as "Townhome" and "MF up to 12 DU/ac.". This area is approximately 4.18 units per acre including the open space and approximately 7.58 units per acre not counting open space, which is well within the master planned densities for the area.
2. **Unit Count:** The Black Ridge Development Agreement limits the overall development to 1886 units. Counting the units in this application, the total number of units that would be entitled for the overall project would be 678.
3. **Parking:** More detail is needed with the final site plan, but presumably the standard parking requirements can be met on site with garages and driveways. The site plan includes 26 RV/trailer parking stalls on Parcels C and D which meets the requirements of one RV/trailer space per 5 units.
4. **Amenities:** More detail is required on the final site plan. Presumably Parcel B will be the amenities area. Per HCC 10-26-4 requires one clubhouse of 1,500 sq ft and two pools of 1,500 sq ft (which may be combined). No details are provided on the intended use of Parcel A. The area contains some hillsides. The Black Ridge master plan would indicate a neighborhood park is intended for the area.
5. **Sensitive Lands:** This is an area that, based on contour and slope maps, would typically require a sensitive lands application. However, the original Painted Hills-Collina Tinta Development Agreement states that this project is not subject to the sensitive lands ordinance. Engineering will have to sign off on all grading and retaining wall heights. Staff recommends that the principles of the sensitive lands ordinance be followed in areas that would typically fall under its requirements.
6. **Will Serve:** 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 126 lots contemplated by this application were previously reported to WCWCD as part of the Black Ridge (Collina Tinta) development agreement.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends tabling this item so the applicant can address staff and JUC comments.

Black Ridge Takedown 2

Black Ridge Takedown 2 contains 11 single family homes 32 Duplex units and 83 townhomes as a nightly rental community. As part of this plat we will be construction an amenity for the rental users, there are also trail connections that will go under Rlington, and connect the community to the phases on the North and South.



May 7, 2026

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

Subject: Black Ridge Takedown 2

Gary,

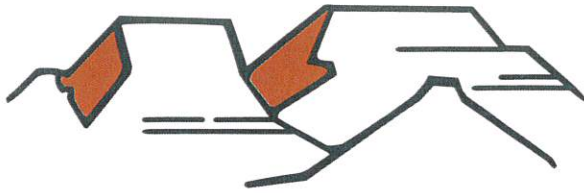
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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



WATER HURRICANE CITY UTAH

Kory Wright, Superintendent

May 7, 2026

To Whom It May Concern:

Black Ridge Partners (the "Developer") has requested a culinary water will serve letter for the subdivision known as Black Ridge Takedown 2, located at approximately 900 S Rlington Parkway 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 127 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.

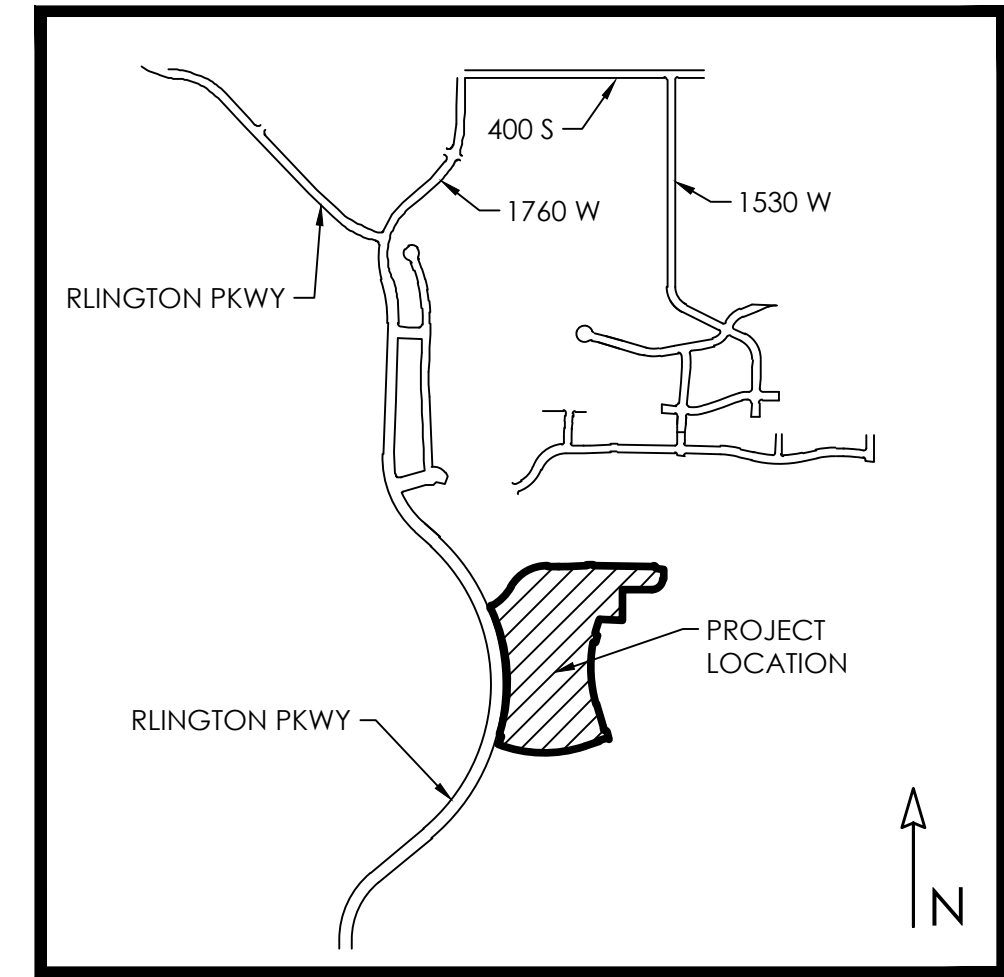
General Requirements

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,

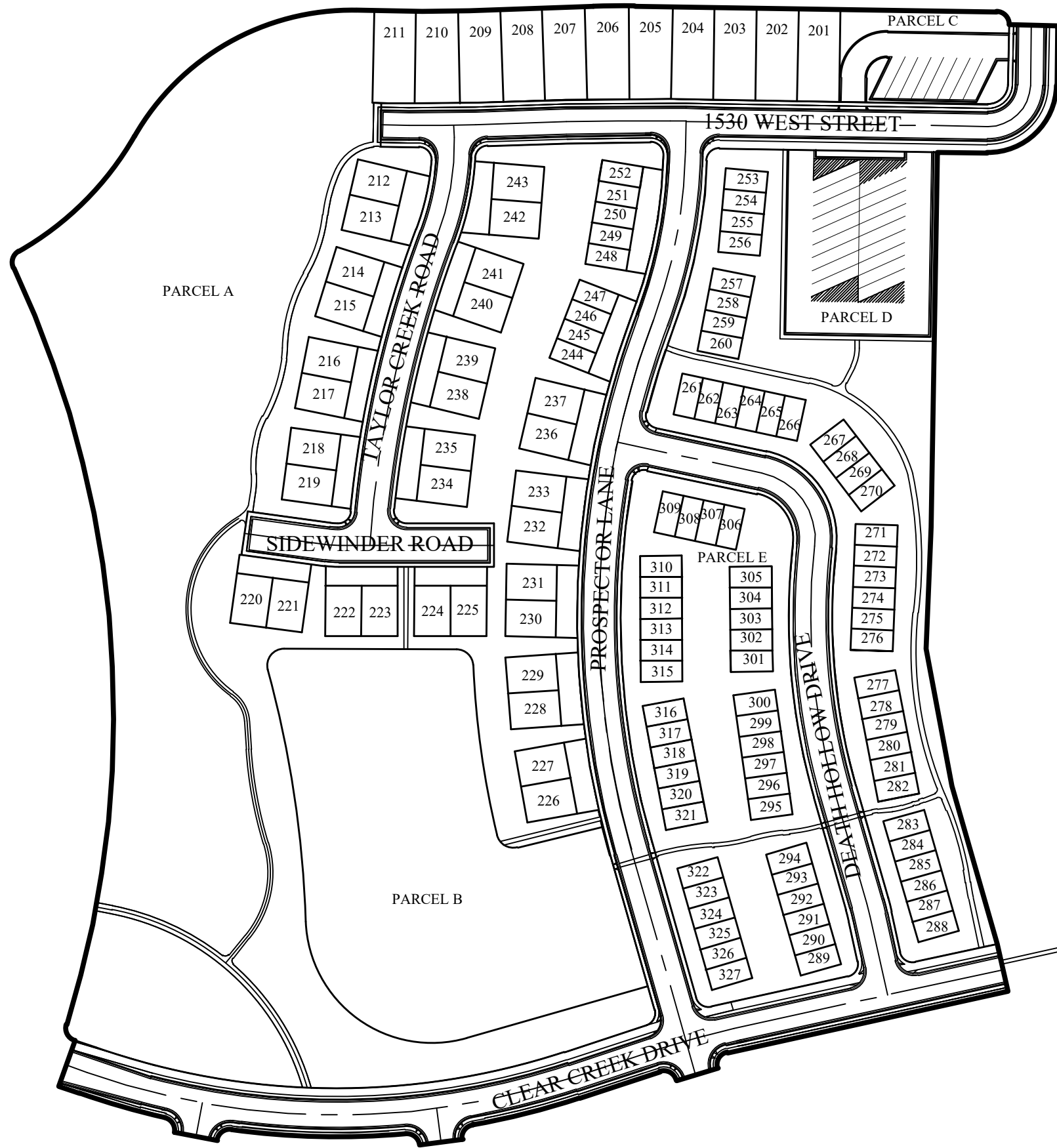
Kory Wright

Water Department Superintendent



VICINITY MAP

NTS



SITE MAP

GENERAL NOTES

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

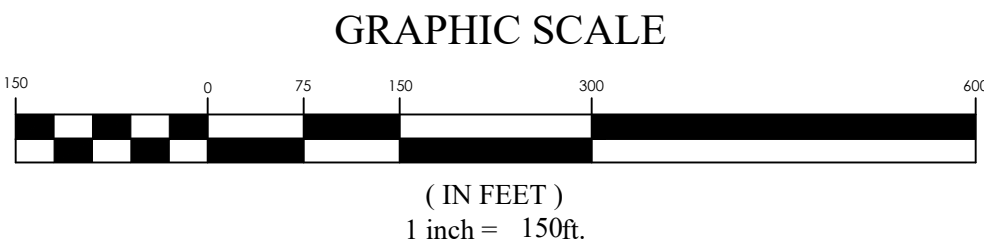
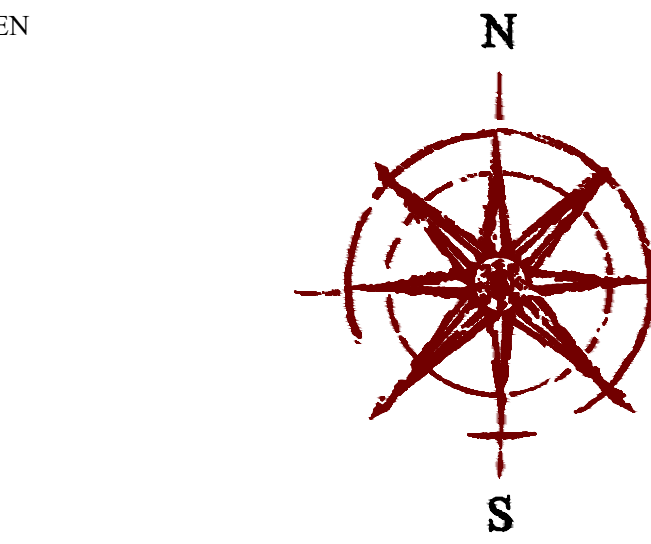
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY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

CONTACTS

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

OWNER/DEVELOPER
BLACKRIDGE PARTNERS
299 S. MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 688-5400
CONTACT: AUSTIN OVERMAN

BENCHMARK
CORNER COMMON TO
SECTIONS 3 & 4
TOWNSHIP 42.5 S. RANGE 13.W.
(FOUND 2" BRASS CAP)
ELEV: 3215.98
DATUM: NAD88



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3.0	OVERALL SITE PLAN
C3.1	HARDSCAPE PLAN
C3.2	PHASING PLAN
C4.0	OVERALL GRADING AND DRAINAGE
C4.1	GRADING AND DRAINAGE
C4.2	GRADING AND DRAINAGE
C4.3	GRADING AND DRAINAGE
C4.4	GRADING AND DRAINAGE
C4.5	GRADING AND DRAINAGE
C4.6	GRADING AND DRAINAGE
C4.7	GRADING AND DRAINAGE
C4.8	GRADING AND DRAINAGE
C4.9	GRADING AND DRAINAGE
C4.10	GRADING AND DRAINAGE

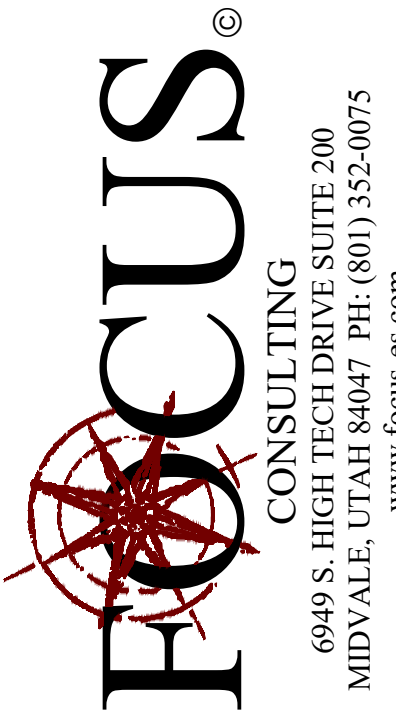
BLACK RIDGE TAKEDOWN 2 HURRICANE, UTAH COVER SHEET

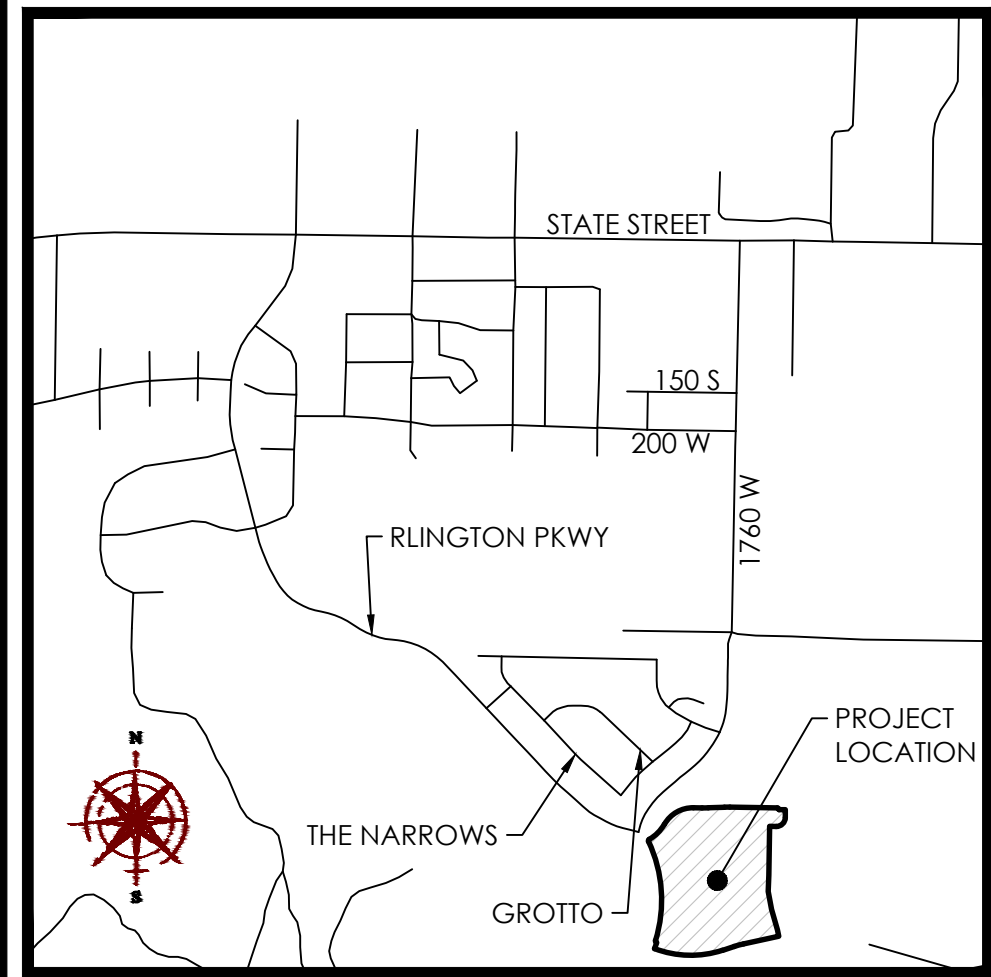
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COVER SHEET

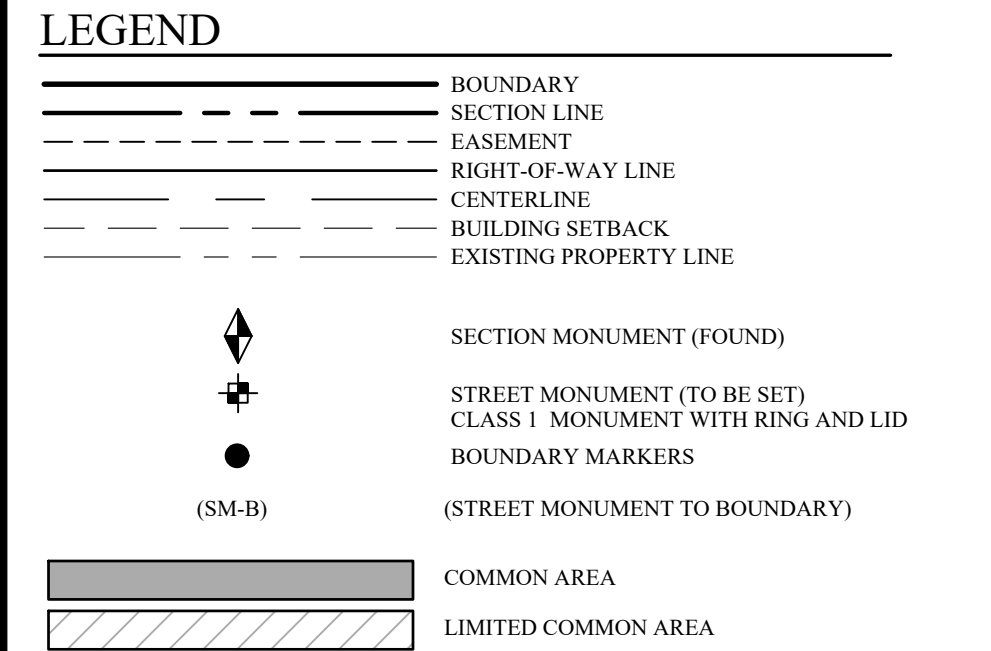
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Date: 06/19/2026
Sheet: C1.0

Drawn: MRR
Job #: 25-0214

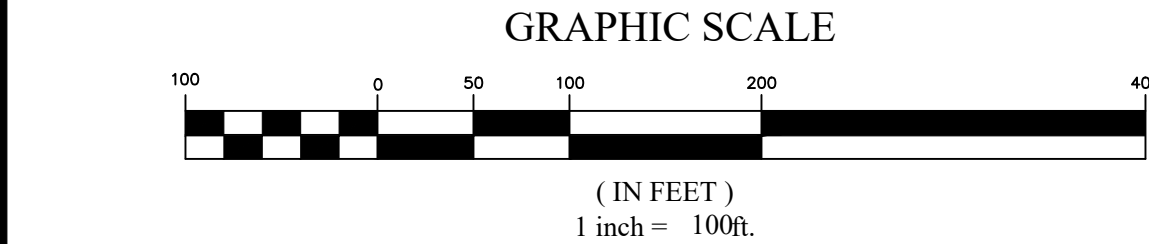




VICINITY MAP
N.T.S.



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
 - ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
 - PARCELS A, B, C, & D HEREBY CONVEYED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION AS COMMON AREAS.
 - HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
 - THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
 - SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.
 - IDENTIFICATION OF POTENTIAL GEOTECHNICAL CONSTRAINTS ON THE PROJECT SITE (SUCH AS EXPANSIVE ROCK AND SOIL, COLLAPSIBLE SOIL, SHALLOW BEDROCK AND CALICHE, GYPSIFEROUS ROCK AND SOIL, POTENTIALLY UNSTABLE ROCK OR SOIL UNITS INCLUDING FAULT LINES, SHALLOW GROUND WATER, AND WINDBLOWN SAND) AND RECOMMENDATIONS FOR THEIR MIGRATION. THE GEOTECHNICAL REPORT ONLY MENTIONS "SHALLOW DEPTHS TO MASSIVE BEDROCK" (WHICH ISN'T A CONCERNING THING FOR DEVELOPMENT). JUST INCLUDE A NOTE THAT SAYS "PER THE GEOTECHNICAL REPORT PREPARED BY GSH ON 01/19/2006 (JOB NUMBER 0207-002-05), THE SITE CONSISTS OF BEDROCK BURIED BY SHALLOW TOP SOIL. CONTRACTORS ARE TO FOLLOW ALL RECOMMENDATIONS OF THE REPORT FOR SITE PREPARATION, EXCAVATION, FOUNDATION SUPPORT, AS WELL AS ANY OTHER RECOMMENDATIONS MADE BY GSH".



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF WASHINGTON

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHINGTON, IN SAID STATE OF UTAH, AUSTIN SCOTT OVERMAN, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE DIRECTOR OF DEVELOPMENT OF WPP HURRICANE LAND, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

PREPARED BY

FOCUS

CONSULTING

6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF ____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE ____ DAY OF ____

CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS ____ DAY OF ____

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

PREPARED 06/19/2026

OWNER/DEVELOPER
BLACK RIDGE PARTNERS
299 S. MAIN, SUITE 2400
SALT LAKE CITY, UTAH, 84111
(801)-688-5400
CONTACT: AUSTIN OVERMAN

BLACK RIDGE TAKEDOWN 2

SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND PARCELS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE TAKEDOWN 2 SUBDIVISION PLAT

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO: 12554439

Date _____

BOUNDARY DESCRIPTION

A part of parcel H-3-2-4-44021 located in the Southeast Quarter and Southwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, is hereby described as follows:

Beginning at a point S01°08'46"W 186.41 feet along the Section line and N88°51'14"W 1895.33 feet from the East Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence S01°05'48"W 71.75 feet; thence along the arc of a curve to the right with a radius of 81.50 feet a distance of 127.81 feet through a central angle of 89°51'17" Chord: S46°01'27"W 115.11 feet; thence N89°02'55"W 59.10 feet; thence S00°57'05"W 446.58 feet; thence S02°21'53"W 145.17 feet; thence S10°43'07"E 165.73 feet; thence S15°54'10"E 195.69 feet; thence S12°22'43"E 58.00 feet; thence S77°37'17"W 341.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 24.34 feet through a central angle of 92°57'18" Chord: S31°08'38"W 21.75 feet; thence S73°32'11"W 52.00 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S74°43'42"W) a distance of 24.32 feet through a central angle of 92°54'46" Chord: N61°43'42"W 21.75 feet; thence S71°51'22"W 101.19 feet; thence along the arc of a curve to the right with a radius of 926.50 feet a distance of 130.81 feet through a central angle of 8°05'23" Chord: S75°54'03"W 130.71 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.89 feet through a central angle of 87°25'53" Chord: S36°13'48"W 20.73 feet; thence S82°25'11"W 52.00 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S82°26'43"W) a distance of 22.91 feet through a central angle of 87°30'27" Chord: N51°18'31"W 20.75 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 926.50 feet a distance of 207.94 feet through a central angle of 12°51'34" Chord: N88°37'58"W 207.51 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.91 feet through a central angle of 87°30'15" Chord: S54°02'41"W 20.75 feet; thence N79°42'26"W 52.00 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N79°42'26"W) a distance of 22.91 feet through a central angle of 87°30'15" Chord: N33°27'33"W 20.75 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 926.50 feet a distance of 105.62 feet through a central angle of 6°31'53" Chord: N73°56'44"W 105.56 feet; thence N70°40'41"W 26.12 feet; thence N19°19'19"E 58.00 feet; thence Northwest along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N18°10'48"E) a distance of 23.29 feet through a central angle of 88°57'55" Chord: N27°20'14"W 21.02 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 1,250.00 feet (radius bears: N72°51'58"W) a distance of 923.62 feet through a central angle of 42°20'08" Chord: N04°02'02"W 902.75 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N64°48'46"E) a distance of 22.42 feet through a central angle of 85°37'11" Chord: N17°37'21"E 20.39 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 368.00 feet (radius bears: N29°33'12"W) a distance of 197.25 feet through a central angle of 30°42'37" Chord: N45°05'30"E 194.89 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 298.00 feet a distance of 318.38 feet through a central angle of 61°12'54" Chord: N60°20'38"E 303.46 feet; thence S89°02'55"E 78.33 feet; thence along the arc of a curve to the left with a radius of 1,065.00 feet a distance of 56.38 feet through a central angle of 3°01'59" Chord: N89°26'06"E 56.37 feet; thence N87°55'06"E 147.36 feet; thence along the arc of a curve to the right with a radius of 935.00 feet a distance of 49.50 feet through a central angle of 3°01'59" Chord: N89°26'06"E 49.49 feet; thence S89°02'55"E 431.07 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'56" Chord: S44°02'57"E 21.21 feet; thence S89°05'09"E 58.00 feet to the point of beginning.

Containing 30.37 acres, more or less.
4 Parcels, 127 Lots.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCELS, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE TAKEDOWN 2 SUBDIVISION PLAT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____

RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS
DAY OF _____, 20____. AT BOOK _____, PAGE _____. SAID
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY
INCORPORATED AND MADE A PART OF THIS PLAT

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

WPP HURRICANE LAND, LLC

AUSTIN SCOTT OVERMAN DIRECTOR OF
DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE TAKEDOWN 2 SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER

NOTES:

- 1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- 2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
- 3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
- 4) PARCELS A, B, C, & D HEREBY CONVEYED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION AS COMMON AREAS.
- 5) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- 6) THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
- 7) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.
- 8) IDENTIFICATION OF POTENTIAL GEOTECHNICAL CONSTRAINS ON THE PROJECT SITE (SUCH AS EXPANSIVE ROCK AND SOIL, COLLAPSIBLE SOIL, SHALLOW BEDROCK AND CALICHE, GYPSIFEROUS ROCK AND SOIL, POTENTIALLY UNSTABLE ROCK OR SOIL UNITS INCLUDING FAULT LINES, SHALLOW GROUND WATER, AND WINDBLOWN SAND) AND RECOMMENDATIONS FOR THEIR MIGRATION, THE GEOTECHNICAL REPORT ONLY MENTIONS "SHALLOW DEPTHS TO MASSIVE BEDROCK" (WHICH ISN'T A CONCERNING THING FOR DEVELOPMENT). JUST INCLUDE A NOTE THAT SAYS "PER THE GEOTECHNICAL REPORT PREPARED BY GSH ON 01/19/2006 (JOB NUMBER 0207-002-05), THE SITE CONSISTS OF BEDROCK BURIED BY SHALLOW TOP SOIL, CONTRACTORS ARE TO FOLLOW ALL RECOMMENDATIONS OF THE REPORT FOR SITE PREPARATION, EXCAVATION, FOUNDATION SUPPORT, AS WELL AS ANY OTHER RECOMMENDATIONS MADE BY GSH".

LEGEND

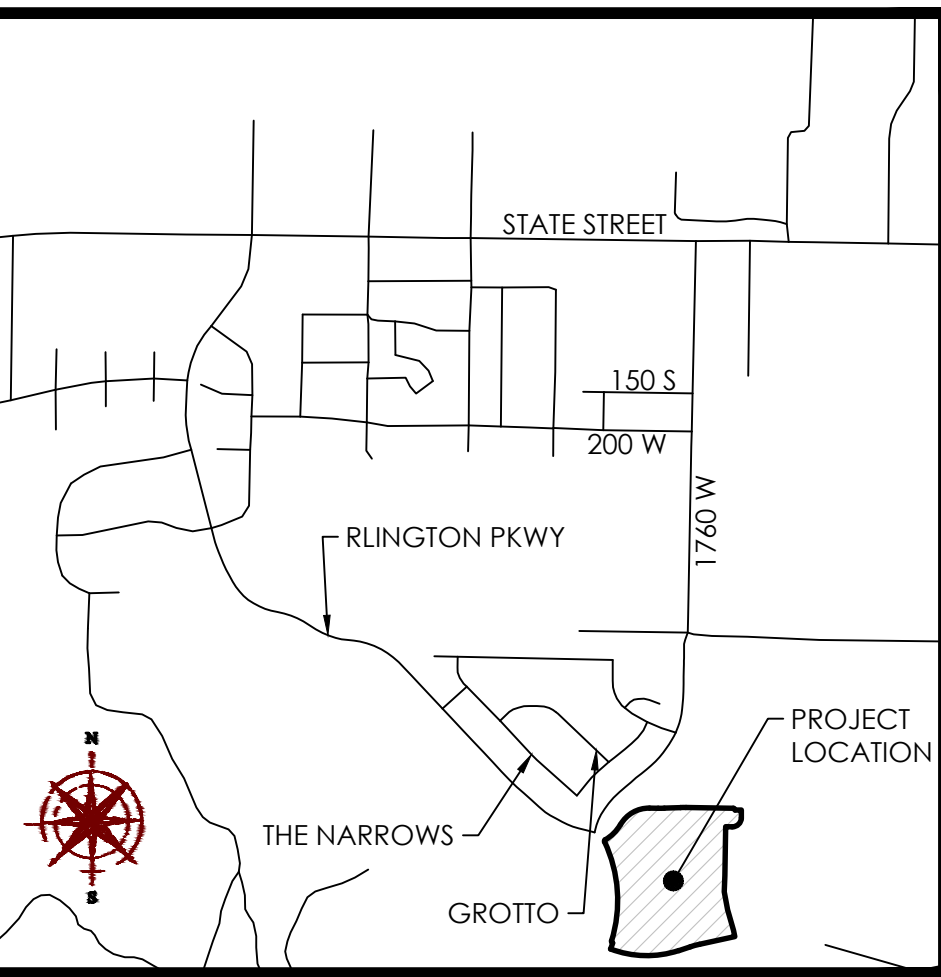
--- BOUNDARY
--- SECTION LINE
--- EASEMENT
--- RIGHT-OF-WAY LINE
--- CENTERLINE
--- BUILDING SETBACK
--- EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)
CLASS 1 MONUMENT WITH RING AND LID
BOUNDARY MARKERS
(STREET MONUMENT TO BOUNDARY)

COMMON AREA
LIMITED COMMON AREA



PARCEL NO.
H-3-2-4-44021
WPP HURRICANE LAND LLC



VICINITY MAP
N.T.S.

BLACK RIDGE TAKEDOWN 2
SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
TOWNSHIP 42S, RANGE 13W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

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BLACK RIDGE TAKEDOWN 2

SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
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HURRICANE, WASHINGTON COUNTY, UTAH

GRAPHIC SCALE

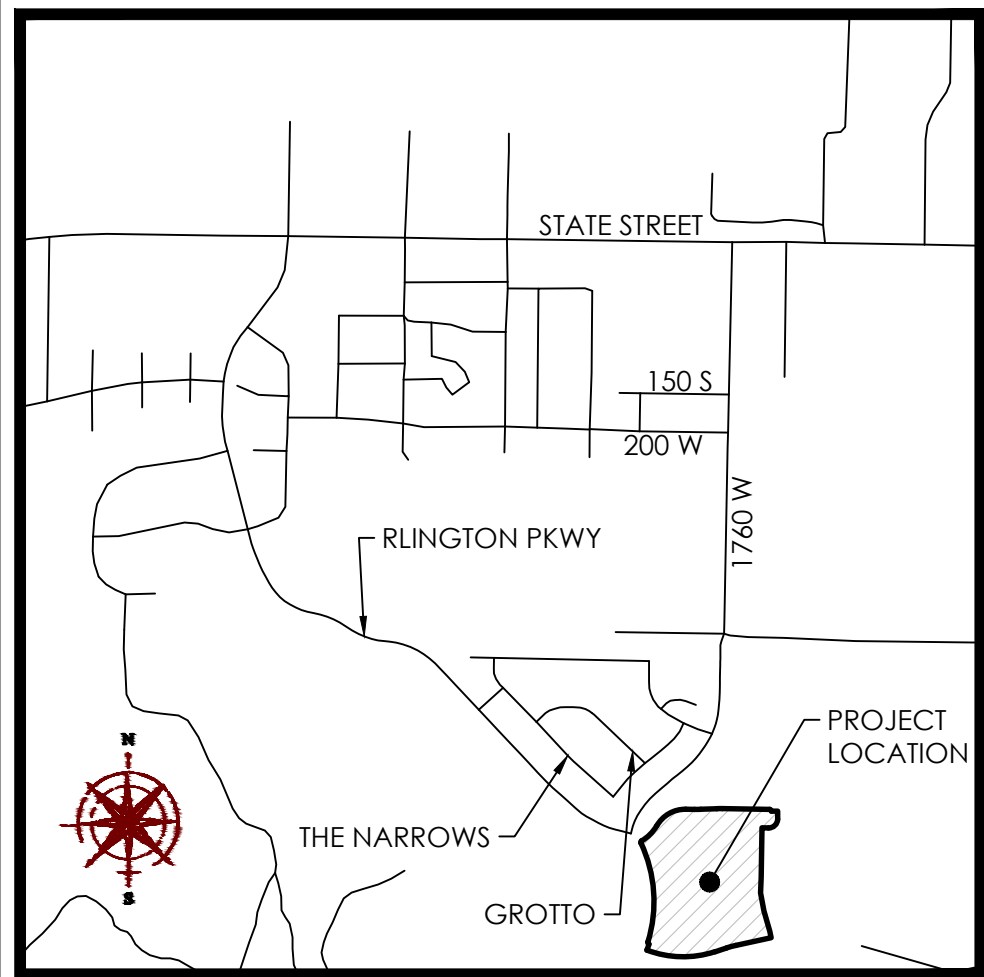
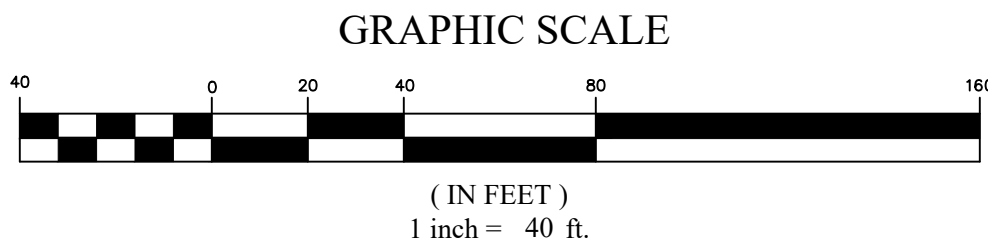


SHEET 2 OF 4
PREPARED BY

FOCUS
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

BLACK RIDGE TAKEDOWN 2 SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

LEGEND

	BOUNDARY
	SECTION LINE
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	SECTION MONUMENT (FOUND)
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SHEET 3 OF 4

PREPARED BY



6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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SEE SHEET 2
SHEET 3



BLACK RIDGE TAKEDOWN 2 SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
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HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER

SHEET 3
SEE SHEET 1



VICINITY MAP
N.T.S

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
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	SECTION MONUMENT (FOUND)
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Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23.50	89°51'17"	36.85	S46°01'27"W	33.19
C2	15.00	89°59'57"	23.56	S44°02'57"E	21.21
C3	935.00	0°26'04"	7.09	S89°15'57"E	7.09
C4	2525.00	1°07'19"	49.44	N89°36'34"W	49.44
C5	2525.00	2°50'17"	125.07	S89°31'57"W	125.06
C6	935.00	2°35'55"	42.40	N89°13'04"E	42.40
C7	2525.00	1°08'05"	50.00	S89°15'44"W	50.00
C8	2525.00	0°34'53"	25.63	S88°24'15"W	25.63
C9	1065.00	0°43'45"	13.55	N88°16'59"E	13.55
C10	1675.00	0°36'31"	17.79	S88°25'03"W	17.79
C11	1675.00	2°40'58"	78.43	N89°27'17"E	78.42
C12	1065.00	2°18'14"	42.83	N89°47'58"E	42.82
C13	1675.00	1°51'04"	54.11	S89°38'51"W	54.11
C14	1675.00	0°13'24"	6.53	N89°18'56"W	6.53
C15	20.00	105°13'40"	36.73	N37°41'06"E	31.78
C16	20.00	86°49'34"	30.31	S46°17'17"E	27.49
C17	1053.00	11°08'02"	204.62	S07°57'12"E	204.30
C18	1290.50	13°30'48"	304.37	N08°35'54"W	303.66
C19	20.00	89°55'04"	31.39	S58°59'13"E	28.26
C20	50.00	89°51'17"	78.41	N46°01'27"E	70.62
C21	1030.00	1°59'47"	35.89	S14°57'57"E	35.89
C22	150.00	103°41'46"	271.48	N54°06'57"W	235.91
C23	15.00	93°34'10"	24.50	N42°25'09"W	21.86
C24	295.00	16°19'52"	84.09	N12°31'52"E	83.80
C25	101.00	7°41'44"	13.57	S86°09'08"E	13.56
C26	127.00	7°41'44"	17.06	S86°09'08"E	17.04
C27	15.00	95°51'22"	25.10	S42°04'19"E	22.27
C28	15.00	85°22'16"	22.35	N48°10'37"E	20.34
C29	347.00	17°32'31"	106.24	N11°55'33"E	105.82
C30	15.00	84°57'30"	22.24	S45°38'03"W	20.26
C31	2473.00	2°18'52"	99.90	S89°16'14"W	99.89
C32	15.00	90°58'20"	23.82	N44°05'10"W	21.39
C33	571.00	19°15'47"	191.97	N11°01'54"E	191.07
C34	1030.00	36°37'37"	658.44	S02°20'58"W	647.28
C35	15.00	87°49'12"	22.99	N27°56'46"E	20.81
C36	1701.00	0°52'43"	26.08	N88°33'10"E	26.08

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	1004.00	28°00'18"	490.74	S01°57'41"E	485.87
C38	1004.00	8°37'19"	151.08	S16°21'07"W	150.94
C39	1701.00	1°48'15"	53.56	N89°53'39"E	53.56
C40	900.00	3°44'41"	58.82	S75°44'57"W	58.81
C41	1004.00	36°37'37"	641.82	S02°20'58"W	630.95
C42	15.00	87°40'08"	22.95	S59°47'54"E	20.78
C43	623.00	18°47'27"	204.32	N11°16'03"E	203.41
C44	15.00	89°04'46"	23.32	S46°24'42"W	21.04
C45	1253.00	3°44'34"	81.85	S18°49'31"W	81.84
C46	900.00	2°01'15"	31.74	S72°51'59"W	31.74
C47	347.00	0°38'53"	3.92	N03°28'44"E	3.92
C48	597.00	19°42'42"	205.39	N10°48'26"E	204.38
C49	321.00	21°42'17"	121.60	N09°50'40"E	120.88
C50	1279.00	16°52'20"	376.63	S12°15'39"W	375.27
C51	347.00	14°19'50"	86.79	N10°58'05"E	86.56
C52	347.00	1°52'36"	11.37	N19°04'18"E	11.37
C53	2499.00	2°50'17"	123.78	S89°31'57"W	123.77
C54	347.00	0°41'12"	4.16	N20°21'12"E	4.16
C55	978.00	6°10'54"	105.52	S17°34'20"W	105.47
C56	978.00	25°33'54"	436.38	S03°10'53"E	432.77
C57	15.00	92°26'24"	24.20	S55°49'16"W	21.66
C58	54.00	84°28'56"	79.62	N35°43'04"W	72.60
C59	778.00	22°29'14"	305.35	S04°43'13"E	303.39
C60	224.00	3°35'08"	14.02	N14°10'16"W	14.02
C61	15.00	90°00'00"	23.56	N32°37'17"E	21.21
C62	15.00	90°00'00"	23.56	S57°22'43"E	21.21
C63	276.00	3°35'08"	17.27	N14°10'16"W	17.27
C64	726.00	22°30'51"	285.28	S04°44'01"E	283.45
C65	106.00	84°28'56"	156.30	N35°43'04"W	142.52
C66	15.00	92°26'24"	24.20	S31°44'20"E	21.66
C67	1253.00	14°50'27"	324.55	S13°16'35"W	323.64
C68	1305.00	15°12'19"	346.33	S13°05'39"W	345.31
C69	80.00	84°28'56"	117.96	N35°43'04"W	107.56
C70	752.00	22°30'48"	295.48	S04°44'00"E	293.59
C71	250.00	3°35'08"	15.64	N14°10'16"W	15.64
C72	931.50	1°15'15"	20.39	S76°59'40"W	20.39

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C73	1253.00	1°15'36"	27.56	S16°19'26"W	27.55
C74	868.50	37°27'57"	567.92	S89°24'39"E	557.85
C75	900.00	37°27'57"	588.51	S89°24'39"E	578.08
C76	295.00	3°34'47"	18.43	N06°09'20"E	18.43
C77	295.00	12°45'06"	65.65	N14°19'16"E	65.52
C78	1305.00	0°54'23"	20.65	S20°14'37"W	20.65
C79	1305.00	1°13'00"	27.71	S19°10'55"W	27.71
C80	1305.00	3°46'36"	86.02	N16°41'07"E	86.00
C81	1305.00	0°45'47"	17.38	N14°24'55"E	17.38
C82	1305.00	3°46'36"	86.02	S12°08'43"W	86.01
C83	1305.00	0°48'49"	18.53	S09°51'01"W	18.53
C84	1305.00	3°46'35"	86.01	S07°33'19"W	86.00
C85	1305.00	0°10'32"	4.00	S05°34'45"W	4.00
C86	127.00	0°31'24"	1.16	S82°33'58"E	1.16
C87	127.00	7°10'19"	15.90	S86°24'50"E	15.89
C88	1030.00	1°10'05"	21.00	S13°23'01"E	21.00
C89	1030.00	4°47'07"	86.02	S10°24'25"E	86.00
C90	1030.00	0°57'24"	17.20	S07°32'10"E	17.20
C91	1030.00	4°47'07"	86.03	S04°39'54"E	86.00
C92	1030.00	0°57'54"	17.35	S01°47'24"E	17.35
C93	1030.00	4°47'07"	86.02	S01°05'07"W	86.00
C94	1030.00	0°58'05"	17.40	S03°57'43"W	17.40
C95	1030.00	4°47'07"	86.02	S06°50'18"W	86.00
C96	1030.00	0°57'19"	17.17	S09°42'31"W	17.17
C97	1030.00	4°47'07"	86.03	S12°34'44"W	86.00
C98	1030.00	0°53'43"	16.10	S15°25'10"W	16.10
C99	1030.00	4°47'45"	86.22	S18°15'54"W	86.19
C100	571.00	1°23'53"	13.93	N19°57'50"E	13.93
C101	571.00	3°30'50"	35.02	N17°30'29"E	35.01
C102	571.00	12°34'05"	125.25	N09°28'01"E	125.00
C103	571.00	1°46'59"	17.77	N02°17'30"E	17.77
C104	978.00	0°46'55"	13.35	S15°34'23"E	13.35
C105	978.00	8°47'47"	150.15	S10°47'02"E	150.00
C106	978.00	1°55'35"	32.88	S05°25'21"E	32.88
C107	978.00	8°47'47"	150.15	S00°03'40"E	150.00
C108	978.00	5°15'50"	89.85	S06°58'08"W	89.82

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C109	726.00	9°59'42"	126.65	S10°57'59"E	126.49
C110	726.00	3°03'55"	38.84	S04°26'11"E	38.84
C111	978.00	4°55'10"	83.97	S16°56'28"W	83.95
C112	978.00	1°15'44"	21.55	S20°01'55"W	21.54
C113	623.00	7°17'12"	79.23	N17°01'11"E	79.18
C114	623.00	1°40'13"	18.16	N12°32'28"E	18.16
C115	623.00	9°12'41"	100.16	N07°06'01"E	100.05
C116	623.00	0°37'22"	6.77	N02°11'00"E	6.77
C117	778.00	9°52'59"	134.20	S11°01'21"E	134.03
C118	778.00	1°25'36"	19.37	S05°22'04"E	19.37
C119	778.00	9°12'58"	125.14	S00°02'47"E	125.01
C120	778.00	1°57'41"	26.63	S05°32'33"W	26.63
C121	726.00	9°25'37"	119.45	S01°48'35"W	119.32
C122	106.00	16°41'30"	30.88	N01°49'21"W	30.77
C123	106.00	49°44'39"	92.03	N35°02'25"W	89.17
C124	106.00	18°02'47"	33.39	N68°56'08"W	33.25
C125	1253.00	0°37'24"	13.63	S06°10'04"W	13.63
C126	1253.00	3°56'04"	86.04	S08°26'48"W	86.03
C127	1253.00	1°20'49"	29.46	S11°05'14"W	29.46
C128	1253.00	3°55'59"	86.01	S13°43'39"W	86.00
C129	1701.00	2°40'58"	79.65	N89°27'17"E	79.64

Line Table		
LINE	DIRECTION	LENGTH
L1	S82°18'16"E	2.49
L2	N82°18'16"W	16.04
L3	S89°42'05"E	20.00
L4	N90°00'00"E	8.74
L5	S15°57'50"E	4.27
L6	N15°57'50"W	36.32
L7	S77°57'32"E	16.82
L8	N12°22'43"W	43.58
L9	S15°57'50"E	25.99
L10	S12°22'43"E	5.40
L11	N15°57'50"W	23.26
L12	S12°22'43"E	2.49
L13	N12°22'43"W	46.49
L14	N15°57'50"W	32.92
L15	N15°57'50"W	16.32

SHEET 4 OF 4

PREPARED BY



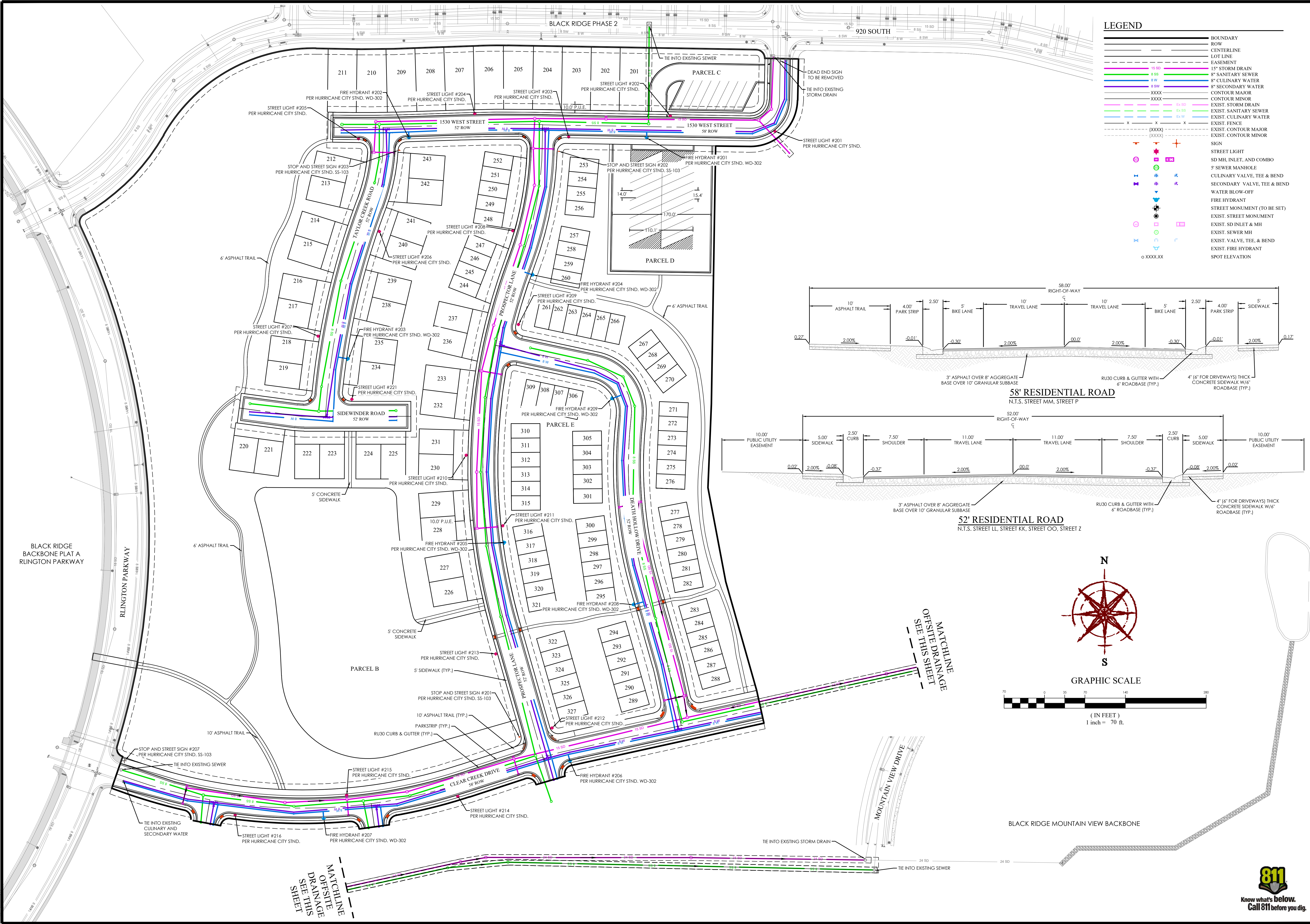
BLACK RIDGE TAKEDOWN 2
SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 42S, RANGE 13W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER



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BLACK RIDGE TAKEDOWN 2
HURRICANE, UTAH
OVERALL SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

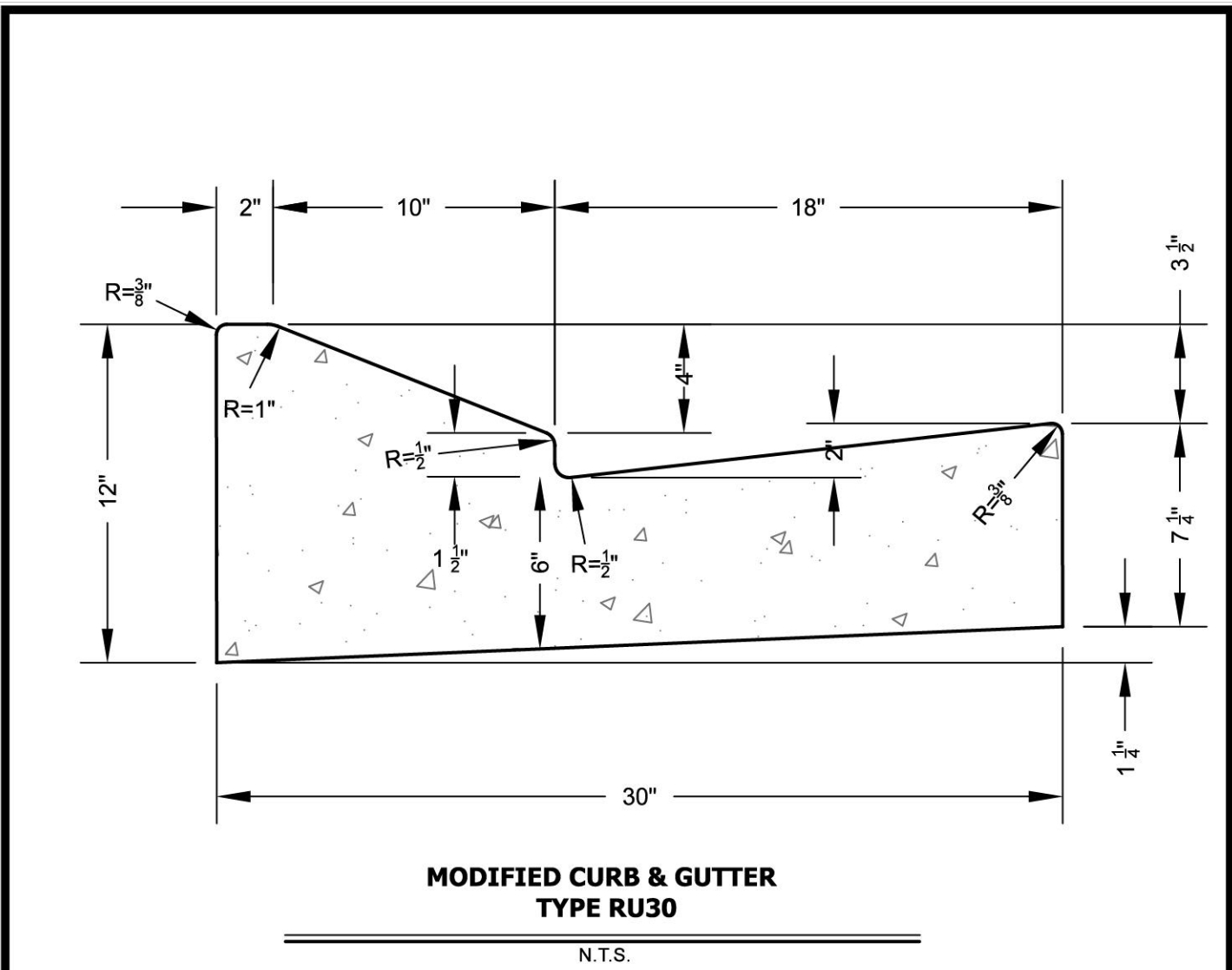
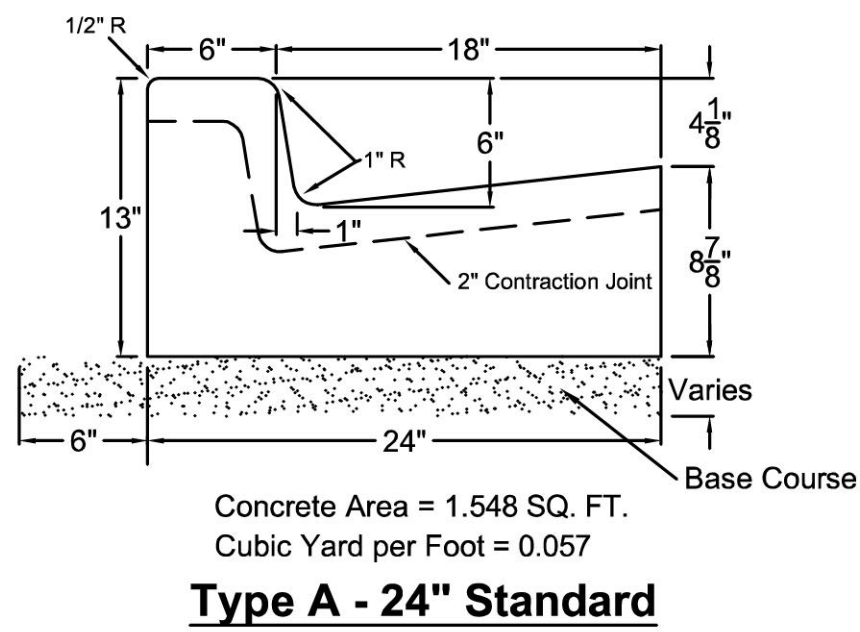
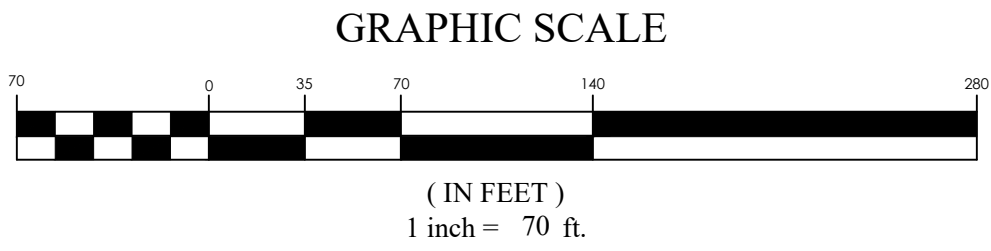
OVERALL SITE PLAN

Scale: 1"=70'
Date: 06/19/2026
Sheet:

Drawn: MRR
Job #: 25-0214
C3.0



HARDSCAPE LEGEND	
	24" HIGH BACK CURB AND GUTTER PER APWA STND. 205.1
	CONCRETE SIDEWALK OVER 6" ROADBASE
	ASPHALT TRAIL OVER 6" ROADBASE
	3" ASPHALT OVER 8" AGGREGATE BASE OVER 10" GRANULAR SUBBASE
	MODIFIED CURB AND GUTTER PER HURRICANE CITY STND. RU30 SEE DETAIL THIS SHEET



- NOTES:
1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
 2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.



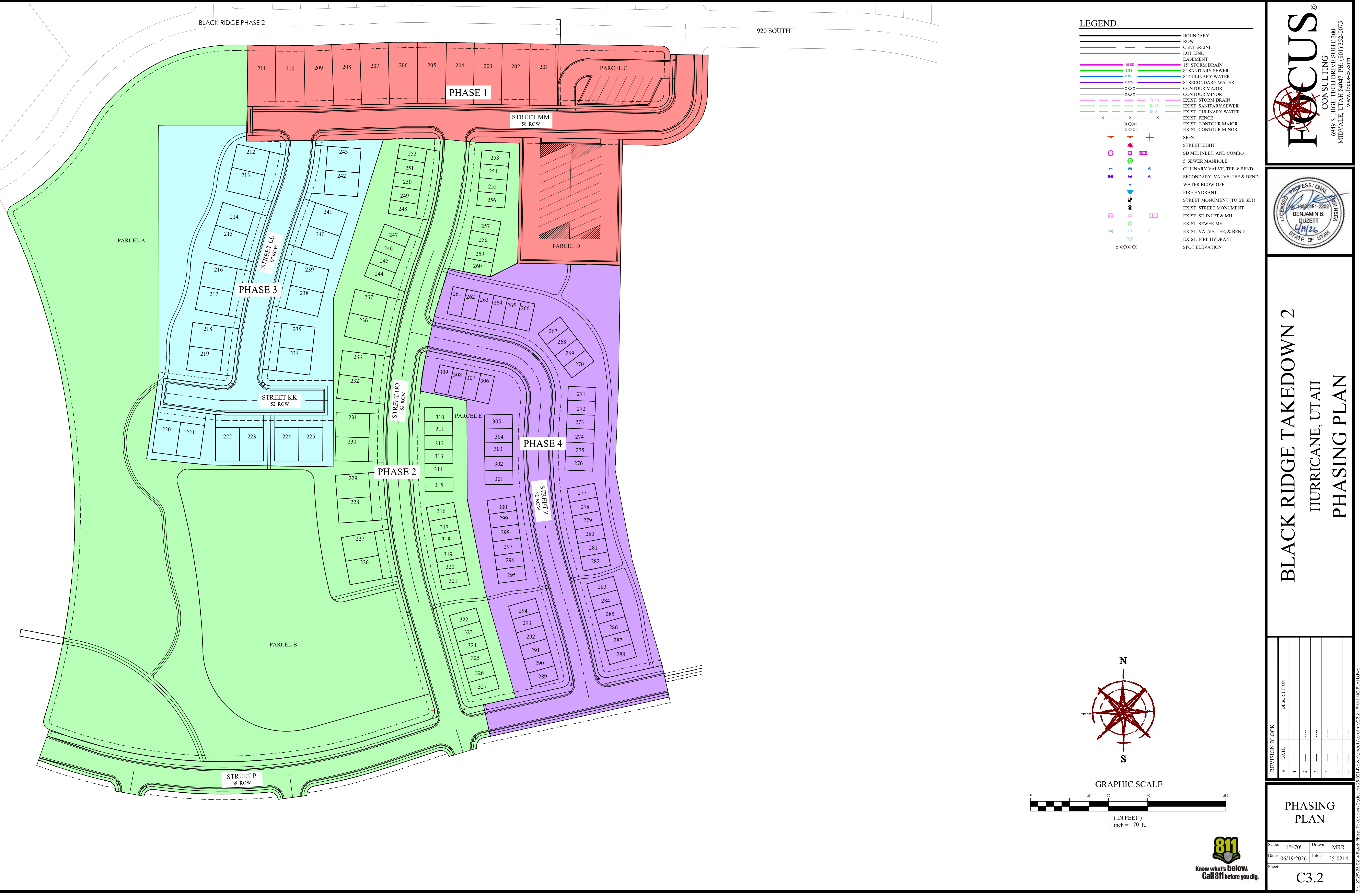
REVISIONS			CITY OF HURRICANE ENGINEERING		STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	MODIFIED CURB & GUTTER DETAILS		CC 102	1 OF 1
					APPROVED:	
					DATE: APRIL 2020	BY: H.C.E.



BLACK RIDGE TAKEDOWN 2
HURRICANE, UTAH
HARDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

HARDSCAPE PLAN	
Scale: 1"=70'	Drawn: MRR
Date: 06/19/2026	Job #: 25-0214
Sheet:	C3.1



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	5' SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.



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BLACK RIDGE TAKEDOWN 2
HURRICANE, UTAH
PHASING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PHASING PLAN

Scale: 1"=70'	Drawn: MRR
Date: 06/19/2026	Job #: 25-0214
Sheet:	C3.2

Z:\2025\25-0214 Black Ridge Takedown 2\Design\25-0214.dwg\Sheet\prelim\C3.2 - PHASING PLAN.dwg



STAFF COMMENTS

Agenda Date:	07/09/2026 - Planning Commission
Application Number:	LUCA26-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 3, 12-15, 41, and 51 regarding residential hosting.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

This ordinance update was prepared at the direction of the Hurricane City Council to prohibit the issuance of new residential hosting licenses, comparable to the City's action banning further whole-home vacation rentals in 2023. Existing residential hosting license holders would be permitted to retain their licenses and transfer them to subsequent property owners, provided the operations remain in compliance with City Code and the licenses are renewed in a timely manner. This amendment is intended to preserve accessory dwelling units (ADUs) for long-term housing and reduce the incentive to construct oversized ADUs primarily for short-term rental purposes. The proposed ordinance does not change where ADUs are permitted or modify the City's development standards regarding ADUs. This proposed code update also incorporates provisions for governing the expiration of residential hosting licenses similar to those that apply to whole-home vacation rentals, including a process for a one-time chance to renew if a hosting license expires.

Adoption of this ordinance is also intended to further Policies 1 and 8 of the City's Moderate Income Housing Plan by encouraging the use of ADUs for long-term housing, and supporting the City's efforts to restrict the supply of short-term rentals.

Recommendation:

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

CHAPTER 3. DEFINITIONS

Sec. 10-3-4. Definitions of words and phrases.

Residential hosting means a limited commercial activity within an owner-occupied single family residential structure where an ADU not occupied by the full-time residents is used to house persons not qualifying as the property owner's family on a short-term basis. Residential hosting is not a conforming use under the current Code.

Residential hosting facility means a structure or any portion thereof being used for residential hosting. Residential hosting is not a conforming use under the current Code.

Sec. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
AGRICULTURAL USES:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agriculture residential	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Stable, public	P	P	P	P	C
RESIDENTIAL USES:					
Assisted living facility	P	P	P	P	N
Boarding house	N	N	N	N	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, multiple-family	N	N	N	N	N
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P

Dwelling, two-family	N	N	N	N	N
Home based business ²	P	P	P	P	P
Manufactured home	P	P	P	P	P
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁴	<u>P-N</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Transitional housing facility	N	N	N	N	N
PUBLIC AND CIVIC USES:					
Airport	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N
Bus terminal	N	N	N	N	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
College or university	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Correctional facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Government service	N	N	N	N	N
Hospital	N	N	N	N	N
Operations center	N	N	N	N	N
Park	P	P	P	P	P
Post office	N	N	N	N	N
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
School, elementary, middle, or high	P	P	P	P	P
School, vocational	P	P	P	P	P
Utility, minor ⁵	P	P	P	P	P
Utility, major ⁵	P	P	P	P	P
Utility substation	N	N	N	N	N
COMMERCIAL USES:					
Agricultural sales and service	P	P	C	C	N
Animal hospital	P	P	P	P	P
Bail bond service	N	N	N	N	N
Bank or financial institution	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N
Car wash	N	N	N	N	N
Child care center	N	N	N	N	N
Club, private	N	N	N	N	N

Construction sales and service	N	N	N	N	N
Convenience store	N	N	N	N	N
Farm stand ³	P	P	P	P	P
Funeral home	N	N	N	N	N
Garden center	P	P	P	P	P
Gasoline service station	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N
Hostel	N	N	N	N	N
Hotel	N	N	N	N	N
Kennel, commercial	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P
Liquor store	N	N	N	N	N
Media service	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N
Medical service	N	N	N	N	N
Motel	N	N	N	N	N
Office, general	N	N	N	N	N
Parking garage, public	N	N	N	N	N
Parking lot, public	N	N	N	N	N
Pawnshop	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N
Printing, general	N	N	N	N	N
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N
Repair service	N	N	N	N	N
Research service	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	P
Restaurant, fast food	N	N	N	N	N
Restaurant, general	N	N	N	N	N
Retail, general	N	N	N	N	N
Secondhand store	N	N	N	N	N
Shopping center	N	N	N	N	N
Short-term rental	N	N	N	N	N
Tattoo establishment	N	N	N	N	N
Tavern	N	N	N	N	N
Transportation service	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Warehouse, self-service storage	N	N	N	N	N

Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
INDUSTRIAL USES:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	N	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
OTHER USES:					
Takeoff and landing of aircraft	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to chapter 7, section 10-7-9.
4. Existing residential hosting facilities are a nonconforming use pursuant to Ordinance No. 2026-XX. See licensing and operations requirements in title 10, chapter 51 of this Code. See chapter 51 of this title.
5. See chapter 45 of this title.

B. Accessory uses. Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in agricultural zones shall include, but are not limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Keeping of machinery, livestock, and farming equipment as needed for agricultural use.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Produce stands.

Swimming pools and hot tubs for use by residents and their guests.

Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2025-08, 5-15-2025; Ord. No. 2025-15, 7-3-2025; Ord. No. 2025-20, 10-16-2025; Ord. No. 2025-17, 2-5-2026)

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV
AGRICULTURAL USES:									
Accessory building	P	P	P	P	N	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
Agritourism	N	N	N	N	N	N	N	N	N
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	P ³	N	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N	N
RESIDENTIAL USES:									
Assisted living facility	C	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	N	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Home based business ²	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	N	N	N	P

Manufactured/mobile home park	N	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N
Residential hosting facility ⁶	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P-N</u>	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N	N
PUBLIC AND CIVIC USES:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	N	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P

Reception center	N	N	N	N	N	N	N	N	N
School, elementary, middle, or high	P	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N
Utility, minor ⁷	P	P	P	P	P	P	P	P	P
Utility substation	N	N	N	N	N	N	N	N	N
COMMERCIAL USES:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Child care center	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Farm stand	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P	P	P	P	P

Liquor store	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	P	P	P	P	P
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N	N
Short term rental ^(4 & 5)	P	P	P	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N

Tavern	N	N	N	N	N	N	N	N	N
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title								
INDUSTRIAL USES:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N
OTHER USES:									
Takeoff and landing of aircraft	N	N	N	N	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.
5. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.

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6. Existing residential hosting facilities in residential zones are a nonconforming use pursuant to Ordinance No. 2026-XX. See licensing and operations requirements in title 10, chapter 51 of this Code.~~See chapter 51 of this title.~~
 7. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets, as defined in section 10-3-4.

Nurseries and greenhouses, when used for family food production.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-07, 1-2-2025; Ord. No. 2025-15, 7-3-2025; Ord. No. 2025-20, 10-16-2025; Ord. No. 2025-17, 2-5-2026)

Sec. 10-14-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in section 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in section 10-7-18.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
AGRICULTURAL USES:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P

Agriculture residential	P	P
Agritourism	N	N
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Stable, public	P	N
RESIDENTIAL USES:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, two-family	N	N
Home based business ²	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Rehabilitation/treatment facility	N	N
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Residential hosting facility ⁶	~~NP~~	~~NP~~
Transitional housing facility	N	N
PUBLIC AND CIVIC USES:		
Airport	N	N
Auditorium or stadium	N	N
Bus terminal	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
College or university	N	N
Convalescent care facility	N	N
Correctional facility	N	N
Cultural service	P	P
Golf course	P	P
Government service	N	N
Hospital	N	N
Operations center	N	N
Park	P	P
Post office	N	N
Protective service	P	P
Reception center	C	C
School, elementary, middle, or high	N	N
School, vocational	N	N

Utility, minor	N	N
Utility, major	N	N
Utility substation	N	N
COMMERCIAL USES:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bail bond service	N	N
Bank or financial institution	N	N
Business equipment rental, services, and supplies	N	N
Car wash	N	N
Club, private	N	N
Child care center	N	N
Construction sales and service	N	N
Convenience store	N	N
Farm stand ⁵	P	P
Funeral home	N	N
Garden center	N	N
Gasoline service station	N	N
Gas and fuel, storage and sales	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Licensed family child care ²	P	P
Liquor store	N	N
Media service	N	N
Medical or dental laboratory	N	N
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	N
Parking lot, public	N	N
Pawnshop	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	P	P
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	N
Recreational vehicle park	N	N
Repair service	N	N
Research service	N	N
Residential certificate child care facility ²	P	P
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N

Secondhand store	N	N
Shopping center	N	N
Short-term rental ⁴	N	N
Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
INDUSTRIAL USES:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
OTHER USES:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
5. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to chapter 7, section 10-7-9.
6. Existing residential hosting facilities are a nonconforming use pursuant to Ordinance No. 2026-XX. See licensing and operations requirements in title 10, chapter 51 of this Code. See chapter 51 of this title.

B. Accessory uses. Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2025-08, 5-15-2025; Ord. No. 2025-15, 7-3-2025; Ord. No. 2025-20, 10-16-2025; Ord. No. 2025-17, 2-5-2026)

CHAPTER 41. ACCESSORY DWELLING UNITS

Sec. 10-41-1. Purpose.

The purpose of this chapter is to establish use and development regulations for accessory dwelling units (ADU). These regulations are intended to ensure that limited use of ADUs allowed in a residential zone do not disturb the single-family residential character of a neighborhood.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-62, 2-16-2023)

Sec. 10-41-2. Scope.

The requirements of this chapter shall apply to all ADUs in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-62, 2-16-2023)

Sec. 10-41-3. Permitted use.

Only one ADU is allowed as a permitted use as listed in sections 10-13-3 and 10-14-3, except where a second ADU is allowed as a conditional use pursuant to chapter 7 of this title. ADUs shall be subject to the development standards of this chapter. Relevant definitions may be found in chapter 3 of this title.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-62, 2-16-2023)

Sec. 10-41-4. Development standards; permitted use.

The development standards set forth in this section shall apply to any ADU allowed as a permitted use.

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- A. *Definition; setbacks and size.* An ADU is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply, except that an ADU shall meet the same setbacks for primary units on the street side yard.
 - B. *Egress and life safety requirements.* The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.
 - C. *Ownership.* The owner or a member of the family of the property owner shall reside on the property as their primary residence as a condition for an ADU to be rented. For long-term occupancy, the property owner may live in the ADU or the primary building. ~~Only the ADU may be used as a short-term rental pursuant to chapter 51 of this title.~~ No ADU may shall be used as a short-term rental.
 - D. *Limit.* Generally, only one ADU may be established on one residential property. However, two accessory dwelling units may be allowed by a conditional use permit pursuant to chapter 7 of this title.
 - E. *Entrance.* An ADU may have its own outside entrance.
 - F. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.
 - G. *Secondary use.* An ADU shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.
 - H. *Maximum size.* An ADU, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.
 - I. ~~Residential hosting. One ADU may be used per residential lot for residential hosting pursuant to chapter 51 of this title.~~

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-62, 2-16-2023)

Sec. 10-41-5. Compliance with development standards.

- A. Residential properties with ADUs found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.
- B. In order to ensure ADUs meet the development standards, a permit must be issued by the City for any use of the unit described in section 3-9-2 or chapter 51 of this title.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-62, 2-16-2023)

CHAPTER 51. TRANSIENT LODGING FACILITIES¹

Sec. 10-51-14. Residential hosting facilities.

- A. ~~Prohibition of additional residential hosting facilities within single-family residential any zones as described in title 10, chapters 12, 13 and 14 of this Code.~~

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1. From the effective date of this ordinance, no new or additional residential hosting facilities shall be permitted or licensed within any single-family zones as described in title 10, chapters 12, 13 and 14 of this Code.
 2. Residential hosting facilities with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this section and all city, state, and federal rules, regulations, laws, and statutes.
 3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a residential hosting facility, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. ~~If~~ Except as provided in subsection (5) of this section, if the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a residential hosting facility business license.
 4. Except as provided in subsection (65) of this section, ~~if~~ the revocation or non-renewal of a residential hosting facility business license pursuant to this Code shall terminate any rights of the license holder and property owner to operate a residential hosting facility at the property.
 5. If a residential hosting facility business license is terminated due to the non-renewal of the license, the license holder shall have the one-time option to reinstate the terminated license if all ~~of~~ the following conditions are met:
 - a. Payment of a penalty of \$2,500;
 - b. Payment of \$750 for each day that the property was rented out as a short-term rental without a ~~a~~
valid business license after the license was terminated;
 - c. Submittal of a complete application, including all associated fees within forty-five days after the license was terminated; and
 - d. Completion of the licensing application process within six months after the license was terminated.
 6. The one-time reinstatement options outlined in subsections (5) ~~and (6)~~ above shall not be available to residential hosting facilities with one or more documented code enforcement violations of this Chapter.

~~Conformity with standards and business license required. No residential hosting facility shall be established unless:~~

- ~~1. The facility can meet the development standards of this chapter;~~
 - ~~2. A business license has been issued in accordance with the regulations in title 3 of this Code;~~
 - ~~3. Operation of a residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.~~
- B. *Development standards; residential hosting facilities.* The development standards set forth in this section shall apply to all residential hosting facilities.
1. *Location.* A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.
 2. *Number of accessory dwelling units (ADU).* Only one ADU may be used as a residential hosting facility on any one lot, as those terms are defined in title 10, chapter 3 and chapter 41 of this Code.
 3. *Accessory dwelling units.* The use of an ADU for a residential hosting facility shall be governed by this chapter, chapter 10-41, and other applicable chapters.
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4. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
 5. *Number of bookings.* No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.
 6. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.
 7. *Meals.* If meals are offered, meals shall be served only to overnight guests.
 8. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.
 9. *Parking.* The following parking regulations apply to residential hosting facilities:
 - a. Two off-street parking spaces shall be provided for the owner.
 - b. One space shall be provided per guestroom.
 - c. Off-street parking shall be provided on the same lot as the residential hosting facility.
 - d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.
 - e. Off-street parking may not be provided within the front yard setback other than the existing driveway.
 - f. No tenant, guest, or other person visiting a residential hosting facility shall park on a public street beyond the frontage of the rental property.
 - g. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.
 - h. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
 - i. Owner shall supply a parking plan that complies with this section with the business license application.
 9. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.
 10. *Street standards.* A residential hosting facility shall be located on a street that meets fire code requirements.
 11. *Structural modifications.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to title 3 of this Code upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.
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12. *Other regulations.* A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-15. Recreation resort units.

Recreation resort short-term rental units shall be subject to the provision of this chapter.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-16. Reserved.

Editor's note(s)—Ord. No. 2025-20, adopted October 16, 2025, repealed § 10-51-16 which pertained to development standards for bed and breakfast inns and derived from Ord. No. 2022-62, adopted February 16, 2023.

Sec. 10-51-17. Penalty; suspension or revocation of license.

A. Enforcement provisions.

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short-term rental without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each such violation.
2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short-term rental, thereafter operates or permits the operation of said short-term rental in violation of the terms and provisions of this section shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction and shall be punished by a fine of up to \$750.00 for each such violation.
3. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other civil or criminal process in accordance with all state, federal or local statutes, rules, or ordinances.
4. Violation of any provision of this section regulating short-term rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Planning Director is authorized to revoke the short-term business license by issuing a written notice of revocation to the owner. The revocation of a short-term business license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.
6. In the event of a license being revoked for violations of this chapter, the owner of the property in question shall not be issued a new short-term rental business license for a period of one year, provided that a new license is otherwise permitted and available.

B. In addition to the denial, suspension, revocation, or refusal to renew a license as outlined in this chapter, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall

permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)