HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
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Shelley Goodfellow
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting
Agenda

August 11, 2022
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

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

1. Discussion on code amendments within agricultural and residential agricultural zones
2. Discussion on updates to the Future Land Use Map
3. Discussion on code amendments with regards to uses in historic buildings

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 located at approx. 5300 West and 2600 South from A-5, agriculture one unit per 5 acres, to contain a PDO, planned development

overlay, with the split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre. Parcel numbers H-4-38-L and H-4138-E.

2. A General Plan Amendment to adopt a Moderate-Income Housing Plan.
3. A Zone Change Amendment request located at 650 S and 850 W. from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet, to add one or two additional lots in the subdivision.
4. A Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,00 square feet, all to be RM-3, multifamily 15 units per acre. Located on the north portion of parcel number H-4-2-1-1112-GS1.
5. A Land Use Amendment request to Title 9, Chapter 1 Section 3: Issuance of Building Permits to require a geotechnical report.

OLD BUSINESS

1. 2022-ZC-29 2022-PSP-36: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add 0.127 acres to the existing highway commercial area and the remainder as R1-8, residential one unit per 8,000 square feet with a Planned Development Overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221. Hinton Holdings LLC Applicant. Richard & Kathleen Hinton Agent.
2. 2022-PP-10: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1A-1C, a residential subdivision consisting of 84 single family units and 20 townhomes, located at 1760 W and Weeping Rock Road in the Black Ridge development. Austin Overman Applicant. Rob Reid-Rosenberg Engineering Agent

NEW BUSINESS

1. 2022-ZC-30 2022-PSP-37: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5300 W and 2600 S from A-5, agricultural one unit per 5 acres, to contain a PDO, planned development overlay, with the split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre. Parcel numbers H-4-38-L and H-4138-E. Pecan Valley Holdings LLC Applicant. Chris Wyler/Civil Science Agent.
2. Discussion and consideration of a recommendation to the City Council on a General Plan Amendment to adopt a Moderate-Income Housing Plan
3. 2022-ZC-31: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 650 S and 850 W from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet. Pete Dratter Applicant. Chase Stratton Agent
4. 2022-ZC-32: Discussion and consideration of a recommendation to the City Council on Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,00 square feet, all to be RM-3,

multifamily 15 units per acre. Located on the north portion of parcel number H-4-2-1-1112-GS1. Western Mortgage and Realty Co Applicant. Thomas Hunt Agent.

5. 2022-LUCA-07: Discussion and consideration of a recommendation to the City Council on Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of Building Permits to require a geotechnical report. Hurricane City Applicant
6. 2022-AP-04: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Area for Ruth and Annie Reeve, located at approximately 1100 S 700 W. Ruth and Annie Reeve Applicant.
7. 2022-CUP-16: Discussion and consideration of a possible approval of a conditional use permit for a greater height cell tower located at 608 E Highway 59. Infowest Applicant
8. 2022-CUP-17: Discussion and consideration of a possible approval of a conditional use permit for a greater height cell tower located west of the 3000 S and SR-7 interchange. Infowest Applicant.
9. 2022-PP-18: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sand Hollow Townhomes, a townhome development consisting of approximately 68 townhome units, located at approximately 1200 S Sand Hollow Road. Bob Hermandson Applicant. Bush & Gudgell Agent.
10. 2022-CUP-18: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2441 S 4010 W. Anthony Larson Applicant.
11. 2022-FSP-08: Discussion and consideration of a possible approval of a final site plan for SKRE LLC, a commercial subdivision located at approximately 70 S 2500 W. SKRE LLC Applicant. Mike Nielson Agent.
12. 2022-PP-09: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Quail Creek Industrial Park Phase 5-8, a 76 lot industrial subdivision located at Regional Park Road and 1000 S. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.

Approval of Minutes:

1. August 25, 2021
2. July 14, 2022

Adjournment

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

Metal building in commercial and residential zones.

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The address and parcel identification of the subject property;

c. The zone, zone boundaries and present use of the subject property;

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property;

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) Parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) The center must have an approved site plan.

(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

(6) In an agricultural or residential-agriculture zone, the center must be setback 200 feet from unrelated structures such as homes on other properties

(7) Reception Center use must be secondary to any agricultural and/or residential use on the property

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 subsection 10-7-18E4 of this title.

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
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

Residential uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Guesthouse for family members and non-paying guests	P	P	P	P	P
Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
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
Short term rental	N	N	N	N	P
Public and civic uses:					
Auditorium or stadium	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
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C~~N~~	C~~N~~	C~~N~~	C~~N~~	C~~N~~
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Garden center	P	P	P	P	P

Kennel, residential	P	P	P	P	P
Licensed family child care[2]	P	P	P	P	P
Media service	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
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	N
Residential certificate child care facility[2]	P	P	P	P	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				

Notes

1. See chapter 46 of this title.

2. See chapter 42 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.

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 subsection 10-7-18E4 of this title.

TABLE 10-14-1

PERMITTED AND CONDITIONAL USES ALLOWED IN

RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P[3]
Stable, private	P	P
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, temporary	P	P

Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
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
Short term rental[4]	P	P
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P

Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C~~N~~	C~~N~~
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Garden center	N	N
Kennel, residential	P	P
Licensed family child care[2]	P	P
Media service	N	N
Personal care service, home based[2]	P	P
Personal instruction service, home based[2]	P	P

Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility[2]	P	P
Residential hosting facility	P	P
Temporary trailer	P	P
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	

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.

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.

CHAPTER 21. AGRICULTURE PROTECTION OVERLAY ZONE

Sec. 10-21-1. Purpose; established.

A. To protect and preserve the existing agricultural areas within the City from the encroachment of development, and to allow the ongoing agricultural operations to proceed without unreasonable restriction unless there is a direct relationship to public health or safety.

B. An agriculture protection overlay zone is established which shall be an overlay zone of the zoning classification in this title.

Sec. 10-21-2. Definitions.

For the purpose of this chapter, the following terms shall have the meanings set forth below and shall apply in addition to the terms defined in chapter 3 of this title:

Advisory Board means the agriculture protection area advisory board of Washington County.

Agriculture production means production for commercial purposes of crops, livestock, and livestock products, including processing or retail marketing of any crops, livestock and livestock products when more than 50 percent of the processed or merchandised products are produced by the farm operator.

Agriculture protection areas or overlay zone means a geographic area created under the authority of this chapter that is granted the specific legal protections contained in this chapter.

Crops, livestock and *livestock products* means:

A. Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including forages and sod crops; grains and feed crops; livestock; trees and fruits; or vegetables, nursery, floral and ornamental stock; or

B. Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

Political subdivision means a City, school district or special district.

Proposed sponsors means the owners of land in agricultural production who are sponsoring the proposal for creating an agricultural protection area.

State agency means each department, commission, board, council, agency, institution, officer, corporation, fund, division, office, committee, authority, laboratory, library, unit, bureau, panel or other administrative unit of the state.

Sec. 10-21-3. Proposal for creation of agricultural protection area.

A. *Filing.* Any owner of land in agricultural production may file a proposal for creation of an agricultural protection area with the Planning Commission.

B. *Content.* The proposal shall identify:

1. The land in agricultural production that the proposal sponsors wish to become part of an agriculture protection area;

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area; and

3. For each parcel of land:

a. The owners of the land contained within the parcel;

b. The tax parcel number or account number of each parcel; and

c. The number or account number of acres as listed on the parcel tax records.

C. *Documents required.* The proposal shall include:

1. A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.

2. Application fee as outlined on the City fee schedule, available from the City Recorder/Clerk.

D. *Minimum acreage.* A minimum area of five contiguous acres shall be included in an agriculture protection area. The City Council may approve smaller areas under the following conditions

1. ~~.~~At least a single contiguous area is a minimum of five acres

2. The parcel or area that is not contiguous supports the agricultural~~agriculture~~ use for the larger area.

3. The noncontiguous areas~~isolated area~~ is a minimum of .5 acres

4. The noncontiguous areasii~~solated area~~ shall be within one mile of the larger area.

Commented [1]: Look at limiting the amount of areas that could be under 5 acre.

Commented [2]: Should we consider distance as a factor?

Sec. 10-21-4. Planning commission review of proposal.

A. *Required.* After 15 days from the date of the notice, the Planning Commission shall refer the proposal and any proposed modifications and objections to the proposal to the Advisory Board for their review, comments and recommendations.

B. *Report; recommendation.*

1. Within 45 days after receipt of the proposal, the Planning Commission shall submit a report to the City Council that:

a. Identifies the effect of the creation of the proposed area on the City's planning policies and objectives;

b. Analyzes and evaluates the proposal by applying the criteria contained in section 10-21-6 of this chapter;

c. Recommends any modifications to the proposal;

d. Recommends any limits on the types of agriculture production to be allowed in the agriculture protection area;

e. Analyzes and evaluates any objections to the proposal; and

f. Includes a recommendation to the City Council to either accept, accept and modify, or reject the proposal.

2. Within 45 days after receipt of the proposal, the Advisory Board shall submit a report to the City Council that:

a. Recommends any modifications to the proposal;

b. Recommends any limits on the types of agriculture production to be allowed in the agriculture protection area;

c. Analyzes and evaluates the proposal by applying the criteria contained in section 10-21-6 of this chapter;

d. Analyzes and evaluates any objections to the proposal; and

e. Includes a recommendation to the City Council to either accept, accept and modify, or reject the proposal.

C. *Failure to submit report.* If the Planning Commission or the Advisory Board fail to submit a report within 45 days, the City Council shall consider their failure to report as an approval of the proposal.

Sec. 10-21-5. City Council review and action.

A. *Procedure.* City Council review and procedures are the same as for a zone change as set forth in section 10-7-7 of this title.

B. *Filing executed documents.* In order to give constructive notice of the existence of an agriculture protection area to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to an agriculture protection area, within ten days of the creation of an agriculture protection area, the City Council shall file an executed document containing a legal description of the agriculture protection area with the county recorder of deeds and the Planning Commission.

C. *Written notice.* Within ten days of the recording of an agriculture protection area, the City Council shall send written notification to the [state] commissioner of agriculture that the agriculture protection area has been created. The following shall be included in the notification:

1. The number of landowners owning land within the agriculture protection area;

2. The total acreage of the area;

3. The date of approval of the area; and

4. The date of recording.

Sec. 10-21-6. Criteria in evaluating proposals.

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, the Advisory Board, Planning Commission and City Council shall apply the following criteria:

A. *Use of land.* Whether or not the land is currently being used for agriculture production;

B. *Zoning.* Whether or not the land is zoned for agricultural use;

C. *Viability.* Whether or not the land is viable for agricultural production;

D. *Improvements.* The extent and nature of existing or proposed farm improvements; and

E. *Trends anticipated.* Anticipated trends in agricultural and technological conditions.

Sec. 10-21-7. Adding, removing land from area.

A. *Adding.*

1. Any owner may add land to an existing agriculture protection area by:

a. Filing a proposal with the City Council; and

b. Obtaining approval of the City Council for the addition of the land to the area.

2. The City Council shall comply with the provisions for creating an agriculture protection area in determining whether or not to accept the proposal.

B. *Removal.*

1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the City Council;

2. The City Council shall:

a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by this chapter as the minimum; and

b. In order to give constructive notice of the removal to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the county recorder of deeds and the Planning Commission.

c. The remaining land in the agriculture protection area is still an agriculture protection area.

Sec. 10-21-8. Review of areas.

A. *Required.* The City Council shall review any agriculture protection area created under the authority of this chapter in the twentieth calendar year after it is created.

B. *Action.*

1. In the twentieth year, the City Council shall:

a. Request the Planning Commission and Advisory Board to submit recommendations about whether the agriculture protection area should be continued, modified or terminated;

b. At least 120 days before the end of the calendar year, hold a public hearing to discuss whether the agriculture protection area should be continued, modified or terminated;

c. Give notice of the hearing using the same procedures required by subsection 10-21-5B of this chapter; and

d. After the public hearing, continue, modify or terminate the agriculture protection area.

2. If the City Council modifies or terminates the agriculture protection area, it shall file an executed document containing the legal description of the agriculture protection area with the county recorder of deeds.

C. *Failure to act.* If the City Council fails to affirmatively continue, modify or terminate the agriculture protection area in the twentieth calendar year, the agriculture protection area is considered to be reauthorized for another 20 years.

Sec. 10-21-9. Protection of land.

A. *Property taxes.* Any land placed in an agriculture protection area shall be subject to the provisions of Utah Code Annotated title 59, chapter 2, part 5, Farmland Assessment Act.

B. *Limitations on local regulations.*

1. It shall be the policy of the City to encourage the continuity, development and viability of agriculture within the area by not enacting local laws, ordinances or regulations that would unreasonably restrict farm structures or farm practices within the area unless those laws, ordinances or regulations bear a direct relationship to public health or safety.

2. The City Council may not change the zoning designation of land within an agriculture protection area unless it receives written approval for the change from all the landowners within the agriculture protection area.

C. *Nuisances.*

1. To the extent deemed necessary or desirable, the City Council shall ensure that any of its laws or ordinances that define or prohibit a public nuisance exclude from the definition or prohibition any agricultural activity or operation within an agriculture protection area conducted using normal farming methods unless that activity or operation bears a direct relationship to public health or safety.

2. In a civil action for nuisance involving agriculture activities, it is a complete defense if:

a. The agriculture activities were conducted within an agriculture protection area; and

b. The agriculture activities were not in violation of any federal, state or local law or regulation relating to the alleged nuisance, and were conducted according to sound agricultural practices.

3. For each new subdivision development located in whole or in part within 300 feet of the boundary of an agriculture protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

Agriculture protection area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal agricultural uses and activities.

D. *Eminent domain restrictions.*

1. *Approval required.* A political subdivision having or exercising eminent domain powers may not condemn for any purpose any land within an agriculture protection area that is being used for agriculture production unless it has obtained approval of the City Council and the Advisory Board according to the procedures and requirements of this section.

2. *Notice.* Any condemner wishing to condemn property within an agriculture protection area shall file a notice of condemnation with the City Council and the agriculture protection area's Advisory Board at least 30 days before filing an eminent domain complaint.

3. *Actions required of council and board.* The City Council and the Advisory Board shall:

a. Hold a joint public hearing on the proposed condemnation;

b. Publish notice of the time, date, place and purpose of the public hearing in a newspaper of general circulation within the City; and

c. Post notice of the time, date, place and purpose of the public hearing in three conspicuous public places within the City.

4. *Approval conditions.*

a. If the condemnation is for highway purposes or for the disposal of solid or liquid waste materials, the City Council and the Advisory Board may approve the condemnation only if there is no reasonable and prudent alternative to the use of the land within the agriculture protection area for the project.

b. If the condemnation is for any other purpose, the City Council and the Advisory Board may approve the condemnation only if:

(1) The proposed condemnation would not have an unreasonably adverse effect upon the preservation and enhancement of agriculture within the agriculture protection area; or

(2) There is no reasonable and prudent alternative to the use of the land within the agriculture protection area for the project.

5. *Decision; failure to act.*

a. Within 60 days of receipt of the notice of condemnation, the City Council and the Advisory Board shall approve or reject the proposed condemnation.

b. If the City Council and the Advisory Board fail to act within the 60 days, the condemnation shall be considered approved.

6. *Violations prohibited; action to enjoin.* The City Council or the Advisory Board may request the City Attorney to bring an action to enjoin any condemner from violating any provisions of this subsection.

E. *Restrictions on state development projects.*

1. Each state agency that plans any development project that might affect land within an agriculture protection area shall submit its development plan to the state commissioner of agriculture and the agriculture protection area's Advisory Board for their review.

2. The state commissioner of agriculture and the agriculture protection area's Advisory Board shall:

a. Review the state agency's proposed development plan; and

b. Recommend any modifications to the development project that would protect the integrity of the agriculture protection area or that would protect the agriculture protection area from nonfarm encroachment.

Sec. 10-14-4. Development standards.

Development standards within residential agriculture zones shall be as set forth in table 10-14-2 of this section.

TABLE 10-14-2
DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES

Development standard	Zones	
	RA-1	RA-.5
Lot standards:		
Average lot area[1]	1 acre (See Note 7)	0.5 acre (See Note 7)
Minimum lot area[2]	0.8 acre (See Note 7)	0.4 acre (See Note 7)
Minimum lot width	100 feet (See Note 7)	100 feet (See Note 7)
Building standards:		
Maximum height, main building[3]	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building[4]	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-12I of this title)	
Distance between buildings	No requirement	No requirement
Setback standards front yard:		
Any building[5]	25 feet	25 feet
Setback standards rear yard:		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards interior side yard:		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards street side yard:		
Main building	20 feet	20 feet
Accessory building	If located 10 feet from main building: 10 feet. If not, same as main building. No accessory building shall be built within a public utility easement.	
Pool location and setbacks[6]	3 feet	3 feet

Notes

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection 10-14-7C of this chapter.
4. Except as otherwise permitted by subsection 10-14-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.

6. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the Building Official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.

7. Subdivisions containing three lots or less may be approved with smaller lot sizes and smaller frontages than required with the following conditions

a. There are required Master Plan Roadway Dedication as part of the development

b. The number of units shall not exceed the overall gross density of the underlying zoning for the size of the parcel

c. RA-1 minimum lot size shall be .6 acres.

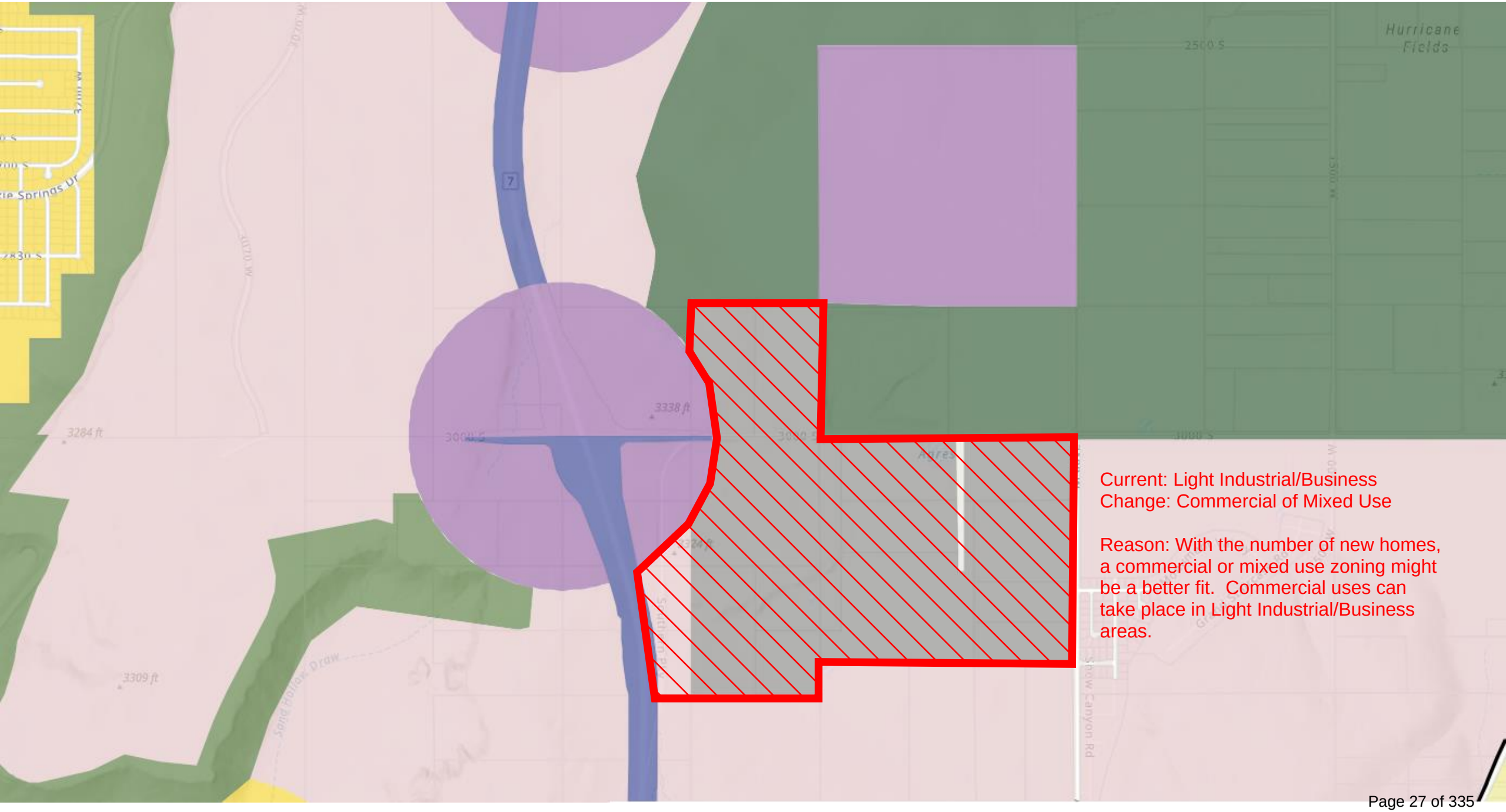
d. RA-0.5 minimum lot size shall be .35 acres

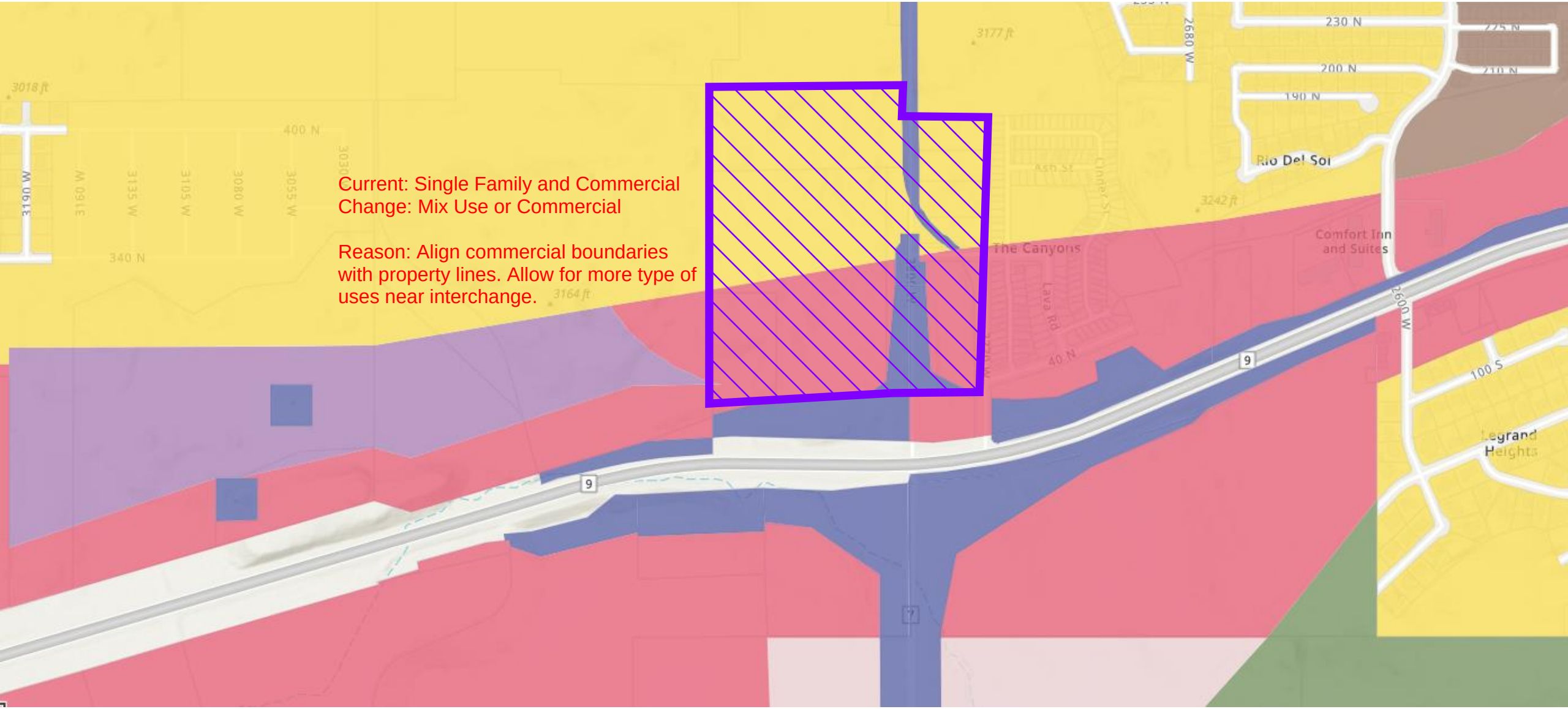
e. All other applicable zoning standards shall still apply.

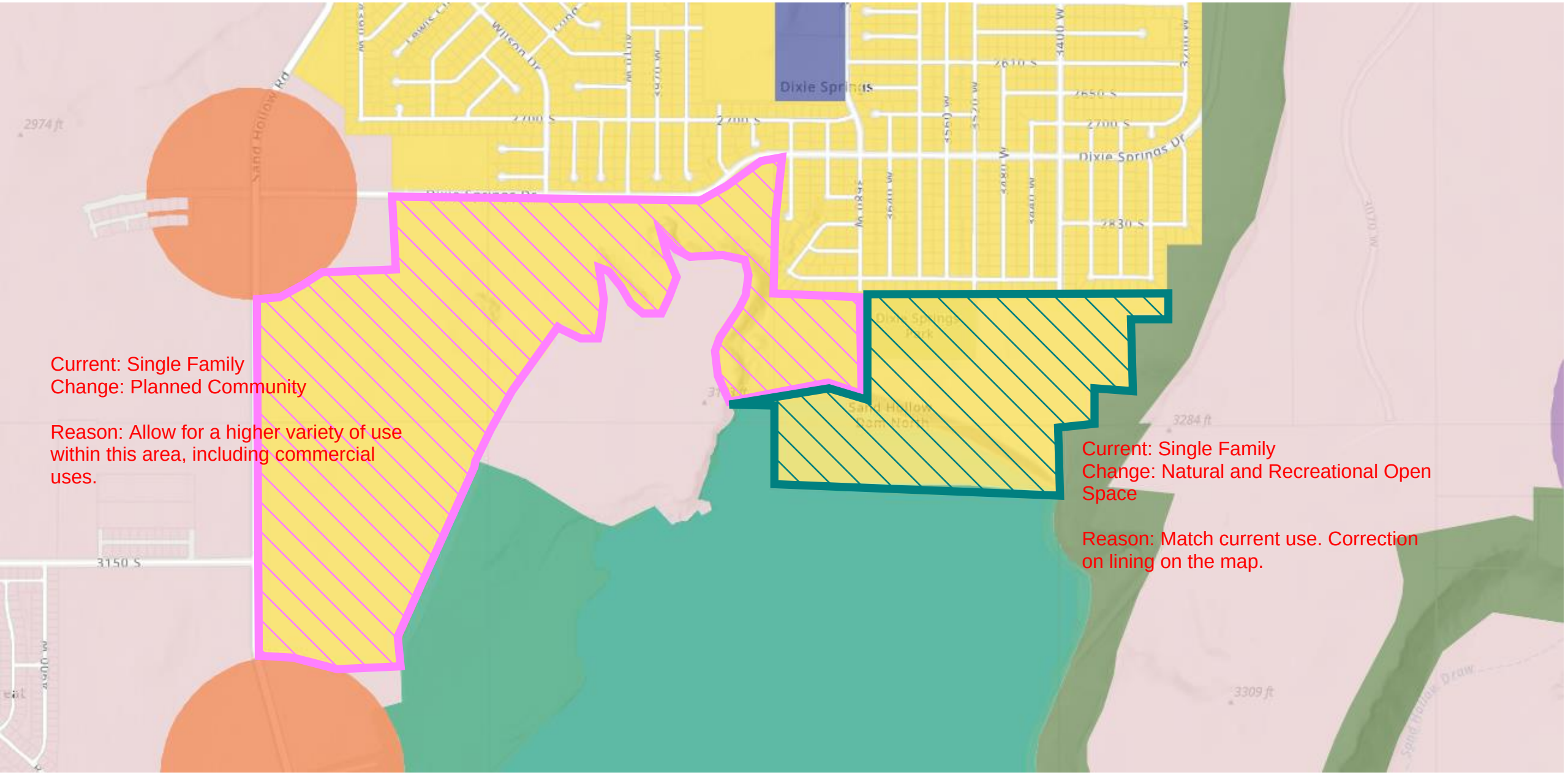
f. The minimum frontage shall be no smaller than 80'

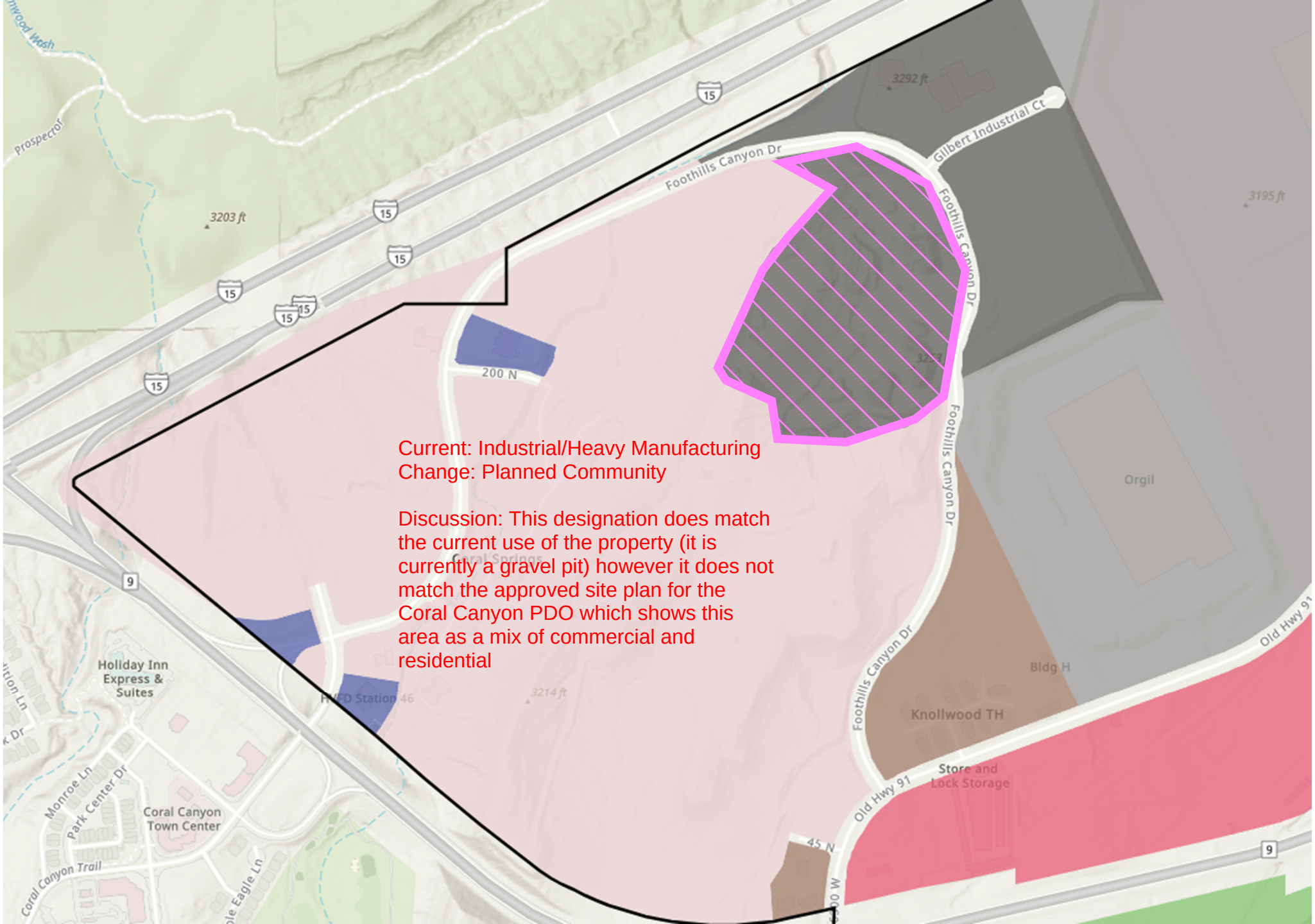
General Plan Map Update

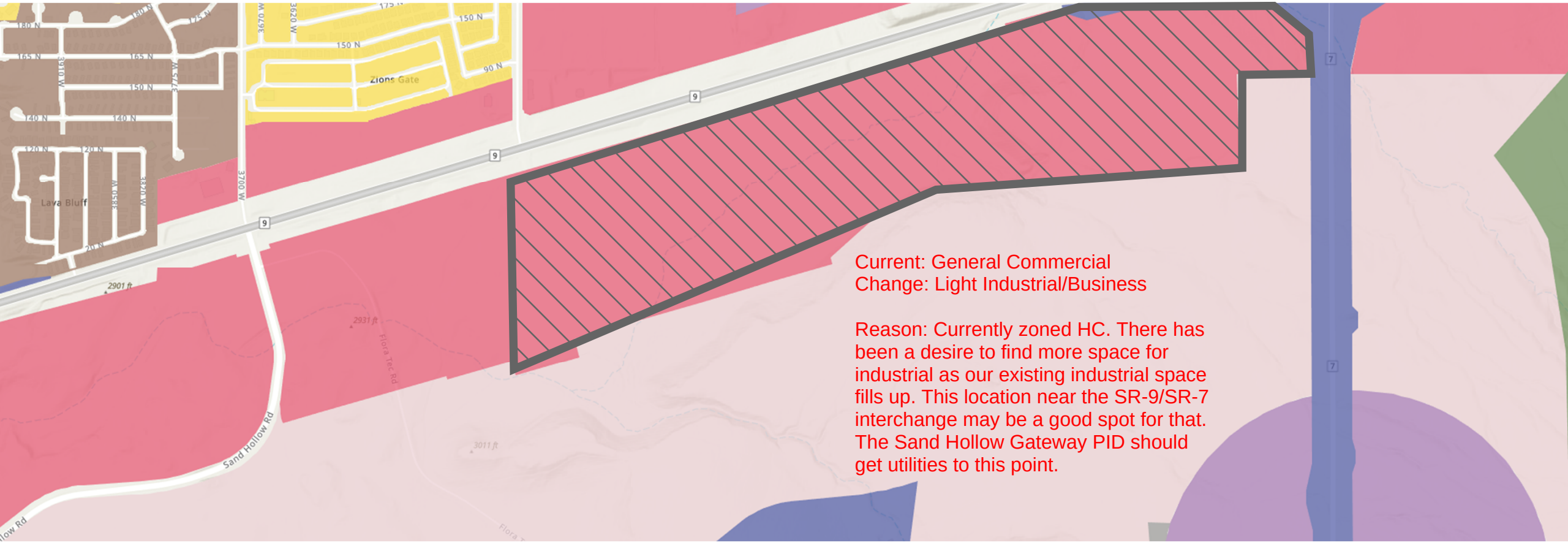
Andesite Dr
100 N
Tractor Supply
1580 W
Car Barn
3282 ft
9
3212 ft
9
Cherry Heights Linear Park
Dollar Tree
Steamroller Copies
1350 W
2000 W
1970 W
1930 W
150 S
200 S
Current: Single Family
Change: Commercial Use
Reason: Match what is current been zoned (RV Park and Storage Units). Allow for future Commercial growth on property. Property owner talked about doing mixed use on the purple section.


Hurricane Fields
2500 S
3338 ft
3284 ft
3000 S
3309 ft
Sand Hollow Draw
Snow Canyon Rd
Current: Light Industrial/Business
Change: Commercial of Mixed Use
Reason: With the number of new homes, a commercial or mixed use zoning might be a better fit. Commercial uses can take place in Light Industrial/Business areas.


Current: Single Family and Commercial
Change: Mix Use or Commercial
Reason: Align commercial boundaries with property lines. Allow for more type of uses near interchange.
3018 ft
400 N
3190 W
3160 W
3135 W
3105 W
3080 W
3055 W
340 N
3164 ft
3177 ft
2680 W
230 N
200 N
190 N
Rio Del Sol
3242 ft
Ash St
Cinder St
The Canyons
Lava Rd
40 N
Comfort Inn and Suites
2600 W
9
100 S
Legrand Heights
7

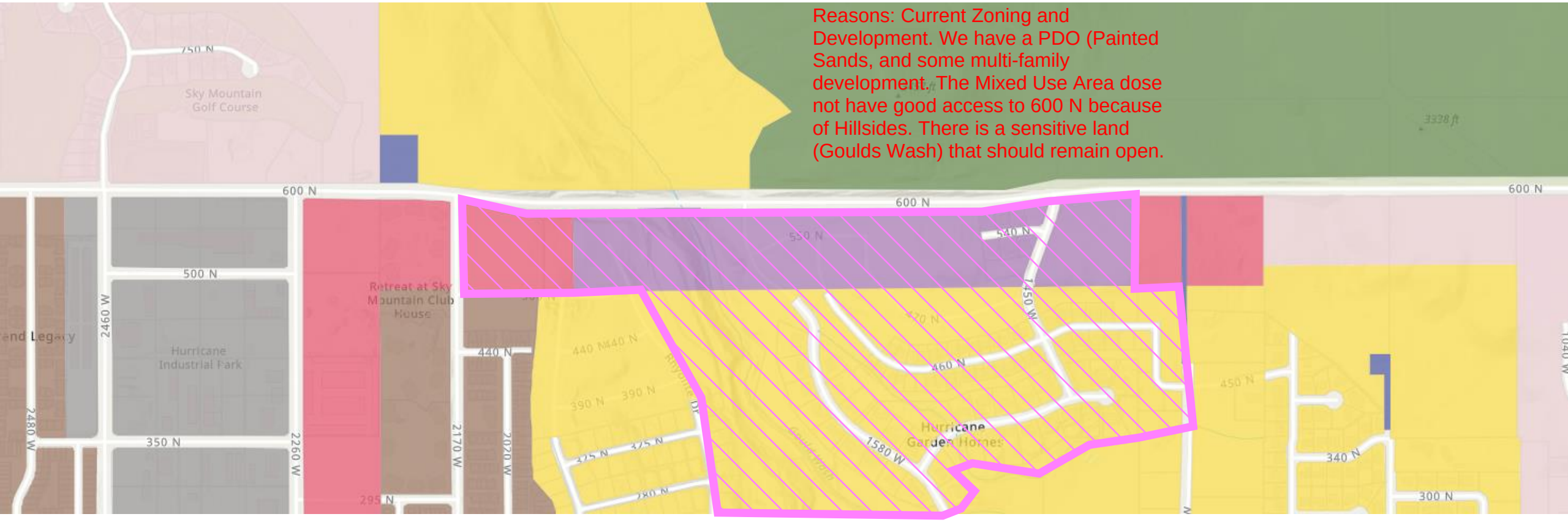

Current: Single Family
Change: Planned Community
Reason: Allow for a higher variety of use within this area, including commercial uses.
Current: Single Family
Change: Natural and Recreational Open Space
Reason: Match current use. Correction on lining on the map.
Dixie Springs
Dixie Springs Dr
Sand Hollow Rd
Wilson Dr
2700 S
2830 S
3150 S
2974 ft
3284 ft
3309 ft

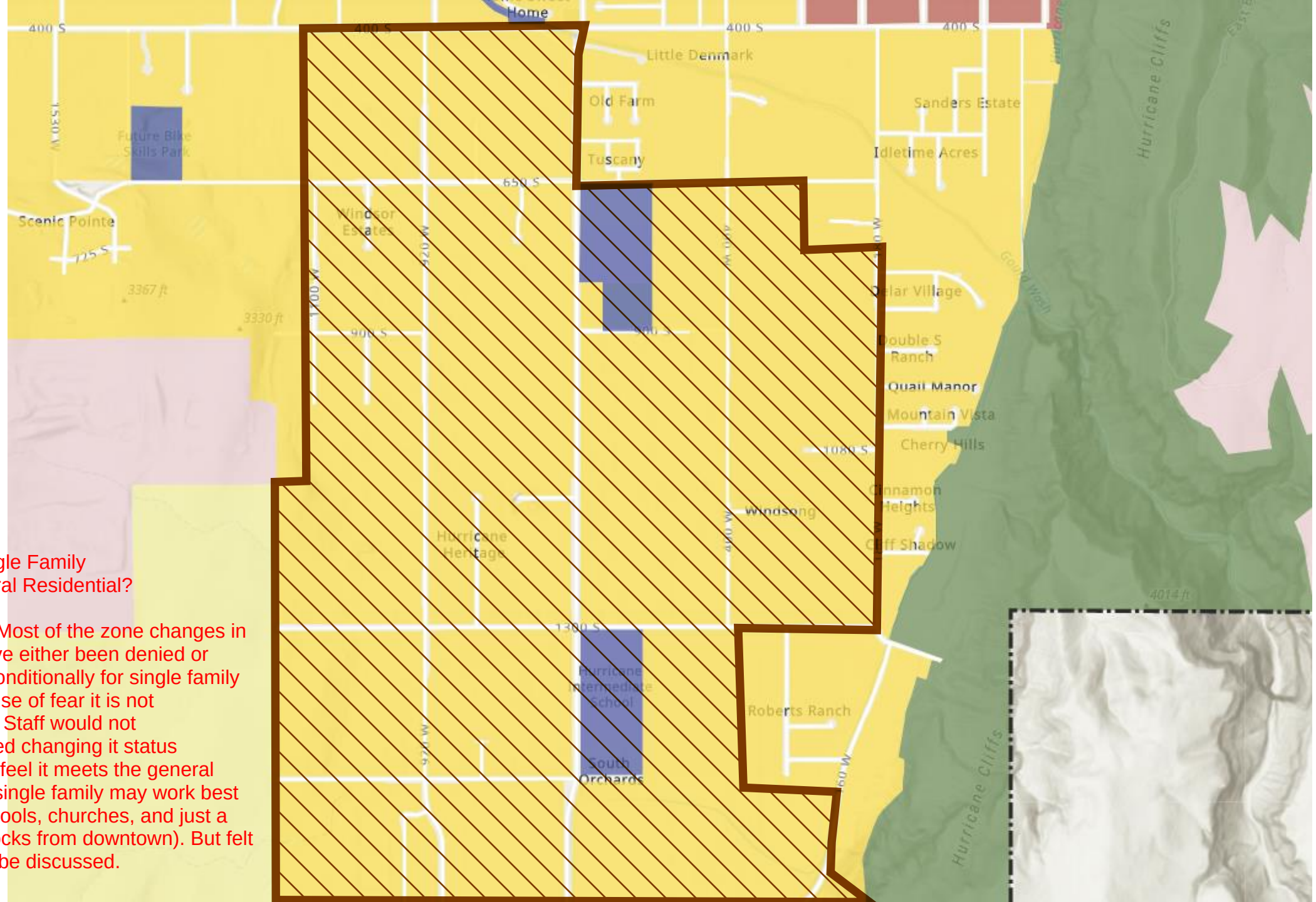

Current: Industrial/Heavy Manufacturing
Change: Planned Community
Discussion: This designation does match the current use of the property (it is currently a gravel pit) however it does not match the approved site plan for the Coral Canyon PDO which shows this area as a mix of commercial and residential
Foothills Canyon Dr
Gilbert Industrial Ct
Old Hwy 91
200 N
Orgil
Bldg H
Knollwood TH
Store and Lock Storage
Holiday Inn Express & Suites
Coral Canyon Town Center
Coral Canyon Trail
Monroe Ln
Park Center Dr
Prospector
3203 ft
3292 ft
3195 ft
3214 ft
15
9


Current: General Commercial
Change: Light Industrial/Business
Reason: Currently zoned HC. There has been a desire to find more space for industrial as our existing industrial space fills up. This location near the SR-9/SR-7 interchange may be a good spot for that. The Sand Hollow Gateway PID should get utilities to this point.
Zions Gate
Lava Bluff
Sand Hollow Rd
Flora Tec Rd
3700 W
3670 W
3620 W
3910 W
3775 W
3850 W
3820 W
150 N
165 N
140 N
120 N
90 N
2901 ft
2931 ft
3011 ft
9
7

Current: Single Family, Mixed Use, Commercial
Change: Planned Community

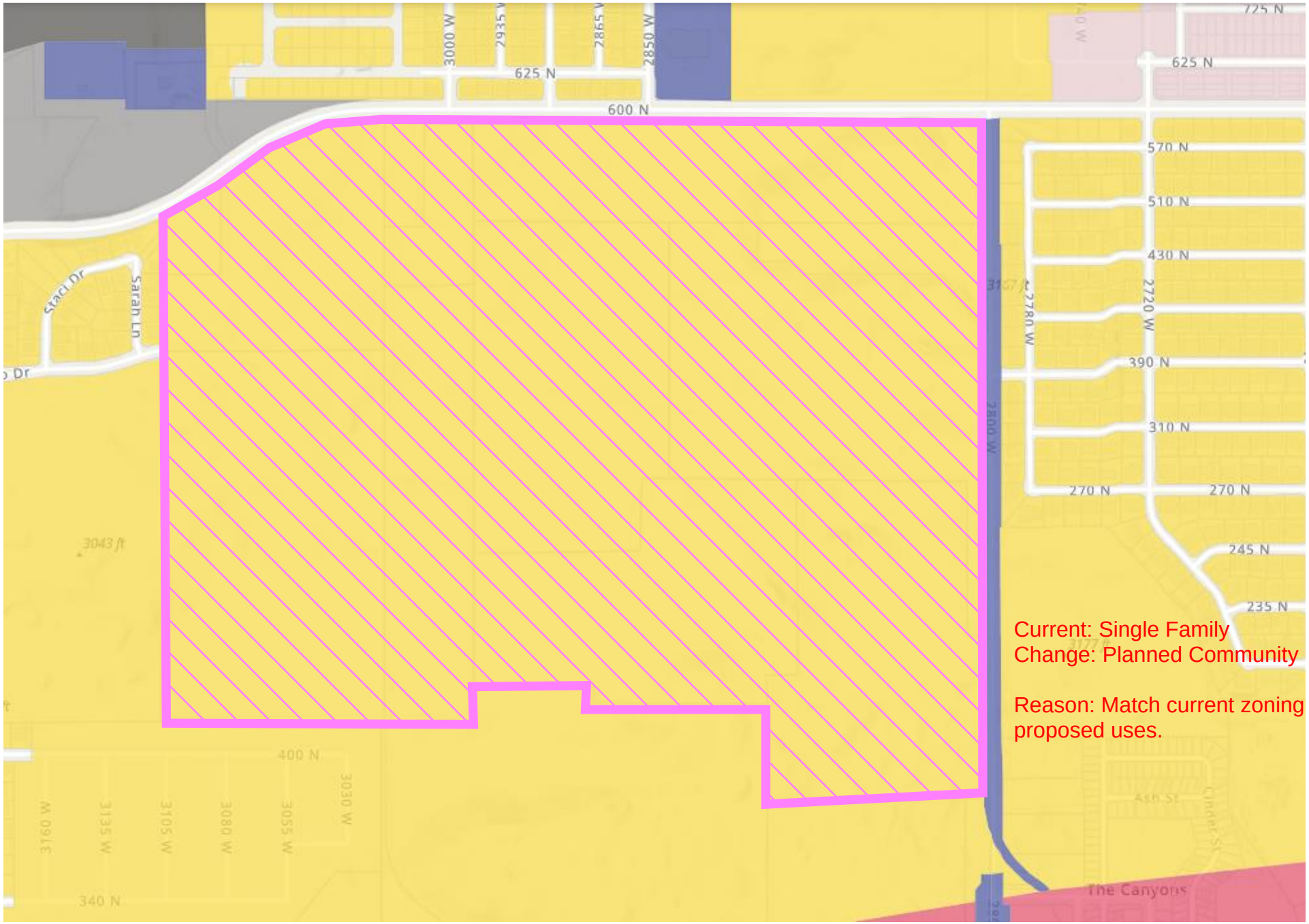
Reasons: Current Zoning and Development. We have a PDO (Painted Sands, and some multi-family development. The Mixed Use Area dose not have good access to 600 N because of Hillsides. There is a sensitive land (Goulds Wash) that should remain open.





Current: Single Family
Change: Rural Residential?

Discussion: Most of the zone changes in this area have either been denied or given very conditionally for single family zones because of fear it is not harmonious. Staff would not recommended changing it status because we feel it meets the general area where single family may work best (close to schools, churches, and just a couple of blocks from downtown). But felt it needed to be discussed.


3000 W
2935 W
2865 W
2850 W
625 N
600 N
725 N
625 N
570 N
510 N
430 N
2780 W
2720 W
390 N
310 N
270 N
270 N
245 N
235 N
Staci Dr
Sarah Ln
3043 ft
400 N
3160 W
3135 W
3105 W
3080 W
3055 W
3030 W
340 N
The Canyons
Current: Single Family
Change: Planned Community
Reason: Match current zoning and proposed uses.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: $500.00 Fee
File No. 2022-ZC-29
Receipt No. 81592601

Name: Hinton Holdings LLC Telephone:

Address: 678 W State St. Hurricane, UT 84737 Fax No.

Email: smallfownauto@yahoo.com Agent Email:

Agent (If Applicable): Richard & Kathleen Hinton Telephone: 435-680-2501

Address/Location of Subject Property: Approx. 88 N 1690 W

Tax ID of Subject Property: H-3-1-33-3141, H-3-1-33-4221 Existing Zone District: R1-10 & HC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) To add .127 acres to HC & Change the existing R1-10 to R1-8 w/PDO

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

✓ a. The name and address of every person or company the applicant represents.
✓ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
✓ c. All abutting properties showing present zoning classifications.
✓ d. An accurate legal description of the property to be rezoned.
✓ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
✓ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: Application Complete: YES ____ NO ____

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

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: $200.00 Fee
File No. 2022-PSP-25
Receipt No. 81592 61

Name: Hinton Holdings LLC Telephone: _____

Address: 678 W State St. Hurricane, UT Fax No. _____

Email: smalltownauto@yahoo.com Agent Email: Same

Agent (If Applicable): Richard & Kathleen Hinton Telephone: 435-680-2501

Address/Location of Subject Property: Approx 88 N 1690 W

Tax ID of Subject Property: H-3-1-33-3144, H-3-1-33-3141, H-3-1-33-4221 Zone District: R1-10 + HC (R1-10 to change to R1-8)

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

This application shall be accompanied by the following:

✓ 1. A vicinity map showing the general location of the project.
✓ 2. Three (3) copies of a site plan showing:
- ✓ Topography showing 2' contours, identification of 30% or greater slopes:
- ✓ The layout of proposed uses.
- ✓ Location of open space when applicable.
- ✓ Proposed access to the property and traffic circulation patterns.
- ✓ Adjoining properties and uses:
- ✓ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

✓ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
✓ 4. Tables showing the number of acres in the proposed development and a land use summary; and
✓ 5. A phased development plan if applicable.
✓ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Received by: _____

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

PLANNING & ZONING
HURRICANE CITY
UTAH

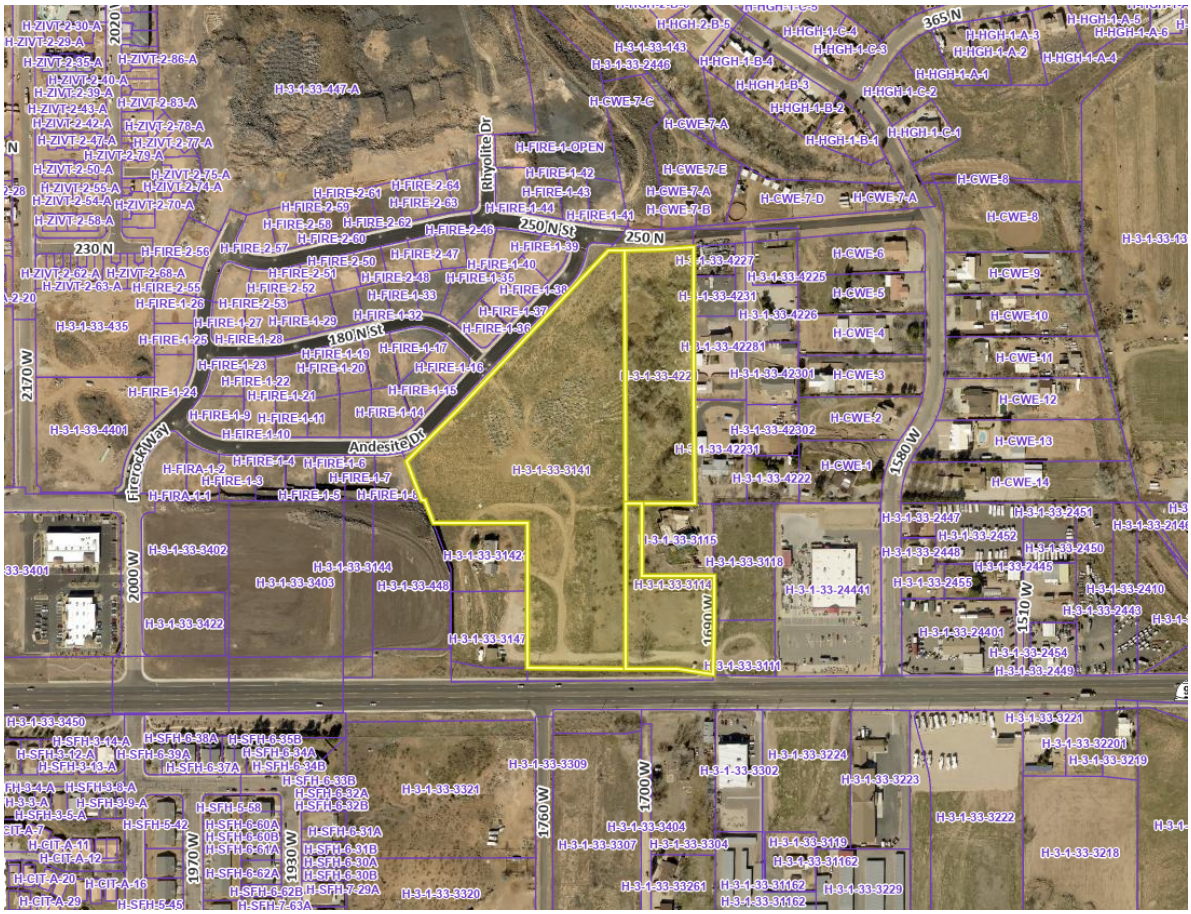
STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-ZC-29 2022-PSP-25
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Hinton Holdings LLC
Agent:	Richard & Kathleen Hinton
Request:	A Zone Change from R1-10 and Highway Commercial to R1-8 PDO and Highway Commercial
Location:	Approximately 88 N 1690 W
Zoning:	R1-10 and Highway Commercial
General Plan Map:	Single Family

Update 8/11/2022: Planning Commission continued this item last meeting because of concerns with wetlands and the access easement on the property. At the time of this writing no new information has been received. Staff recommends tabling this item until the applicant requests it be put back on the agenda and has addressed the issues listed within this report.

Discussion: The applicant is seeking a zone change to add 0.127 acres to the existing Highway Commercial (HC) zoning on their property and to rezone the R1-10 portion to R1-8 PDO. This property is located along SR-9. A preliminary site plan has also been filed that shows four commercial lots and 52 residential lots of varying sizes.

	Zoning	Adjacent Land Use
North	R1-8, PF, RA-1, R1-15 PDO	Single Family homes (Firerock and Hurricane Garden Homes)
East	R1-10, HC	Single Family homes and Tractor Supply
South	HC	SR-9 and commercial property
West	HC, R1-8	Commercial property and Firerock



Please note: Parcel H-3-1-33-3114 (zoned HC) is not under consideration for the zone change but is included in the preliminary site plan.

Zone Change Factors:

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

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

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

SINGLE FAMILY: These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

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

A few weeks ago and prior to this application being submitted, staff proposed that this area be changed on the General Plan Map to either Mixed Use or Commercial because this would be a good space, with its proximity to major traffic corridors, for commercial and higher density residential. Placing single-family developments near major traffic corridors is a poor use of what could be good, convenient commercial space. Placing higher density near commercial spaces also helps stimulate commercial growth in an area and provides housing, and services in the same area.

Overall, while this application does not meet the standards of the General Plan Map staff believes this application is in line with many of the General Plan's goals as well as good planning practice for areas near major traffic corridors

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

Response: The property is being developed with what appears to be small single family lots and commercial lots. Depending on the commercial use, this would be harmonious with the surrounding area. Most of the residences in the area, with the exception of those in Firerock, are larger single family homes. However, the proposed site plan shows larger lots along the border with the existing residential in the area to temper this.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although development as anticipated by the General Plan, such as retail and convenience stores, could be beneficial to future residents in the area.

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

Response: Public facilities and services are largely adequate to the property. Developers will need to pay for any required utility upgrades. See JUC review comments below.

Preliminary Site Plan Application

JUC Comments
The following items will need to be addressed:

1. **Sewer:** No comments.
2. **Water:** No comments.
3. **Fire:** Okay with zone change. No parking signs required on turnaround in HC area.
4. **Engineering:** Interconnectivity is encouraged, however the extension of 180 N may not be feasible with the required grading. Check for double frontage lots. Check drainage plan. Lot 53 is in Zone AE floodplain. Coordination with neighbors required for development of 1690 W. The Transportation Master Plan doesn't show 100 N in this area however that might be desirable. Specific approval from the City Engineer is required for a street to end without a cul-de-sac turnaround. Additional information is needed. How long is the dead end street? What will the grading be like? Does the existing structure limit access?
5. **Streets:** Okay with zone change. Are the streets in the R1-8 zone private or public?
6. **Power:** Existing power line on the south side will need to be put underground. A fee of $900 will be charged to the owner/developer to design the power system. This must be done before construction drawings. Load calculations for pool/rec area and commercial lots must be given before design. Easements need to be obtained and turned over to the city.
7. **GIS:** Street names required on some internal streets.

Staff Comments: Preliminary Site Plan

1. **Density:** The Preliminary Site Plan shows 52 units on 10.065 acres. This is a density of 5.16 units per acre. The max R1-8 PDO density is 4.4 units per acre. The applicant could ask for a density bonus; however at this time no density bonus has been requested.

2. The property owner to the west has come to city staff about an easement located on the south end of this property that would not allow it to be developed in the manner shown on the site plan. Staff is still investigating these claims at this time.
3. While it appears that there are double-fronted lots along Andesite Road, upon further review it appears there will be some open-space barrier between the homes and the road. There is an elevation difference between the property and Andesite Road. Staff would require these lots front on the internal streets

4. The National Wetlands Inventory indicates that there are two wetlands areas within the property. What mitigation measures, if any, are required will need to be coordinated with the US Army Corps of Engineers.

Source: [National Wetlands Inventory, US Fish and Wildlife Service]

Findings:
Staff makes the following findings:

1. The proposed zone change does not meet the standards of the General Plan Map, however staff believes a plan compliant with zoning code would meet some of the General Plan's goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but development is anticipated for the area.
4. The services and facilities are broadly adequate for this development.
5. The application does not meet the density of the proposed underlying zone and there are some concerns about the layout as mentioned within this report.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and comments in the public hearing. Staff believes that this is a good place for this kind of development which is why staff recommends the General Plan Map be amended for this area. Staff recommends continuing this item so that issues with the layout and densities on the property can be worked out.

Stephen Nelson

From: Dayton Hall
Sent: Tuesday, July 12, 2022 5:39 PM
To: Stephen Nelson
Cc: Fred Resch
Subject: Hinton Holdings, LLC Zone Change and Preliminary Site Plan Application
Attachments: 121205 Record of Survey Showing Easement.pdf; 130425 Warranty Deed to Neighbor with Easement.pdf

Stephen:
I have attached a Record of Survey showing a 66-foot easement across the property owned by Hinton Holdings, LLC ("Hinton"), which would encumber Commercial Lots 1, 3, and 4 shown on the proposed Preliminary Site Plan. I have also attached a Warranty Deed showing the easement is for the benefit of the neighbor, Porter Rockwell Executive Suites, LLC ("Porter Rockwell"). The easement appears to be a private (not public) easement.
Until an agreement is reached with Porter Rockwell to remove and/or relocate the easement, the 66-foot easement should, at a minimum, be shown on all site plans, construction drawings, and plats approved for the Hinton property.
There are at least four provisions in the Code that apply to this situation:

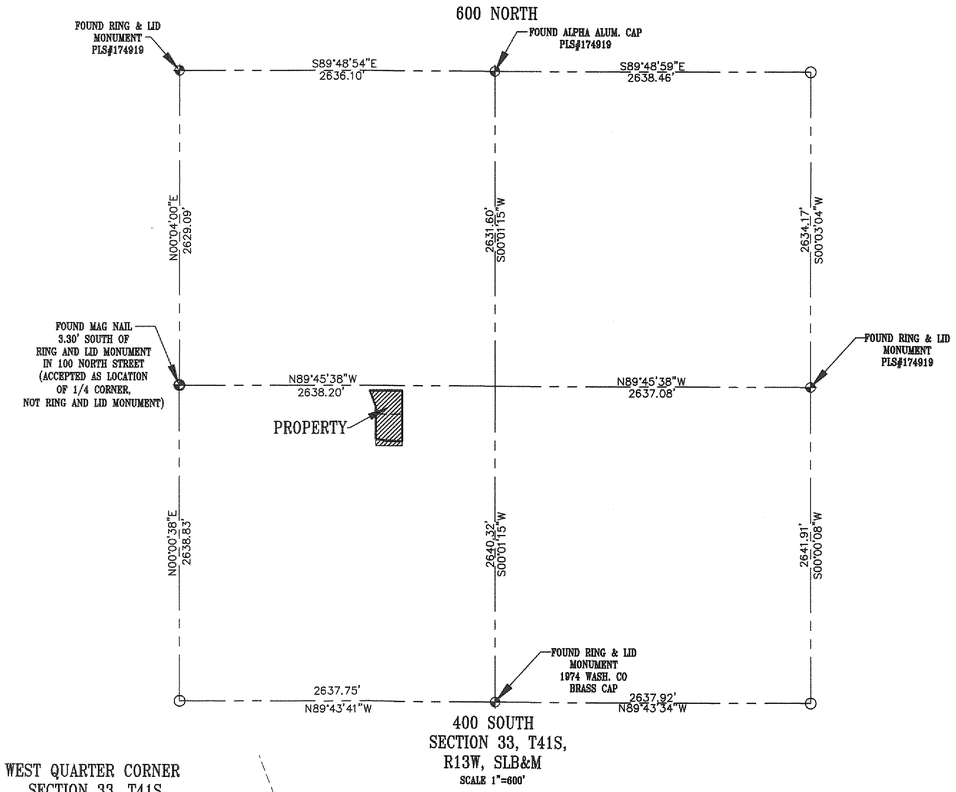
- A site plan application needs "any necessary agreements with adjacent property owners regarding storm drainage <u>or other pertinent matters</u>." Hurricane Ord. 10-7-10(D)(3)(e). An abandonment or adjustment to a private easement is a pertinent matter, especially where the applicant has not shown the easement on the preliminary site plan.
- A site plan application also needs "a warranty deed or preliminary title report or other document showing the applicant has control of the property, if requested by the Zoning Administrator." Hurricane Ord. 10-7-10(D)(3)(h). Technically, the applicant does not have complete control of the property because Porter Rockwell has partial control of the Hinton's property by virtue of the private 66-foot easement.
- When the applicant gets to the preliminary plat stage, the plat will need to show "easements for water, sewers, drainage, utilities, lines and other purposes." Hurricane Ord. 10-39-7(C). All plats should show all existing easements.
- The City Council will not be able to approve a plat for land that is subject to a private easement without making specific findings: "The City Council shall withhold approval of a preliminary or final plat if the property to be dedicated for streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public is not provided free and clear of any easements, unless the City Council finds that: a. The subdivider did not create the easement, and could not reasonably be expected to obtain a release of the easement; and b. Acceptance of the easement will not adversely affect the public." Hurricane Ord. 10-39-6(J). The 66-foot private easement intersects with a roadway on the site plan proposed to be a public road, which is not permitted without specific findings by the City Council.

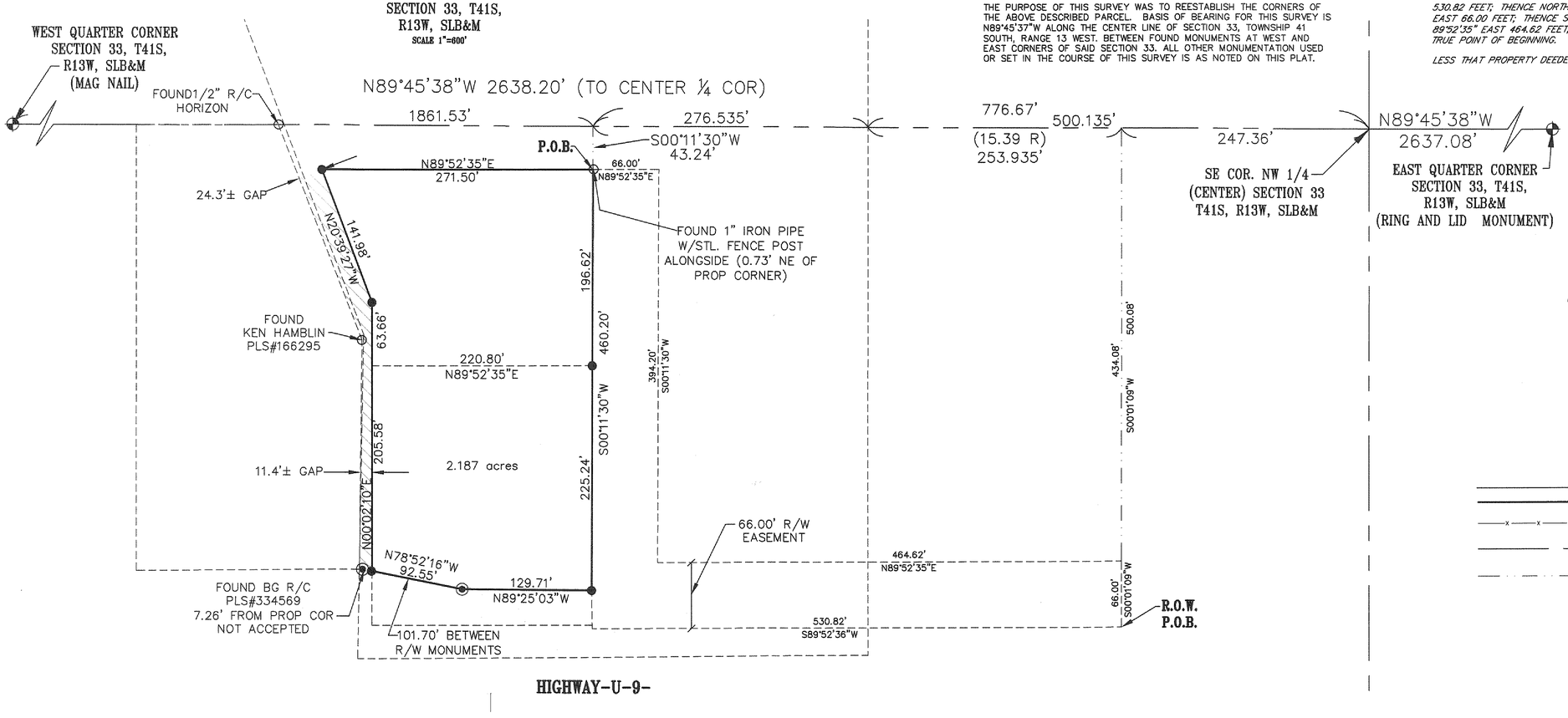
In summary, unless the applicant can reach an agreement with Porter Rockwell to abandon the private easement and replace it with the proposed public road, the private easement needs to be shown on site plans and plats. The City does not enforce private easements, but the City also should not condone an owner's encroachment on a private easement through development. So, the Commercial Lots 1, 3, and 4 on the proposed preliminary site plan should be evaluated to see if a commercial building is feasible without encroaching on the private easement. Also, it is possible that the City Council will find that the exceptions in Section 10-39-6(J) are not met and deny a future preliminary plat, which is a possibility that the Hintons should be aware of at this stage.
For the Planning Commission meeting this week, my recommendation is that (1) the application be continued until the private 66-foot easement is added to the proposed preliminary site plan and (2) any approval be subject to (i) the execution and recording of any necessary agreements to abandon or otherwise resolve the 66-foot private easement issue; (ii) if the 66-foot private easement is not abandoned or otherwise resolved, the ability of all lots to comply with applicable standards, including access, utilities, and setbacks; and (iii) if the 66-foot private easement is not abandoned,

the City Council's finding that the Hinton's did not create the easement, could not reasonably be expected to obtain a release of the easement, and that the acceptance of the easement will not adversely affect the public.
Sincerely,

Dayton Hall

Dayton Hall
City Attorney
Hurricane City
Office 435-635-2811 x 128





SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLD LICENSE (REGISTRATION) NUMBER 170223, AND THAT THIS PLAT CORRECTLY SHOWS A SURVEY MADE UNDER MY DIRECTION.

REGISTERED LAND SURVEYOR MARC L. BROWN 170223 12-5-12 STATE OF UTAH

MARC L. BROWN, PLS 170223 — DATE

SURVEYED BOUNDARYY DESCRIPTION:

BEGINNING AT A POINT NORTH 89°45'37" WEST 776.67 FEET ALONG THE 1/4 SECTION LINE AND SOUTH 00°11'30" WEST 43.24 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°11'30" WEST 421.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY U-9; THENCE NORTH 89°25'03" WEST 129.71 FEET ALONG THE RIGHT-OF-WAY TO AN EXISTING RIGHT OF WAY MONUMENT; THENCE NORTH 78°52'16" WEST 92.55 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00°02'10" EAST 269.24 FEET; THENCE NORTH 20°39'27" WEST 141.98 FEET; THENCE NORTH 89°52'35" EAST 271.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.187 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO SAID PROPERTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'37" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 247.36 FEET; THENCE SOUTH 00°01'09" WEST 500.08 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT-OF-WAY LINE OF UTAH HIGHWAY U-9 AND IS ALSO THE SOUTHEAST CORNER OF A 66.00 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°52'36" WEST ALONG THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY U-9, 530.82 FEET; THENCE NORTH 00°11'30" EAST 460.20 FEET; THENCE NORTH 89°52'35" EAST 66.00 FEET; THENCE SOUTH 00°11'30" WEST 394.20 FEET; THENCE NORTH 89°52'35" EAST 464.62 FEET; THENCE SOUTH 00°01'09" WEST 66.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS THAT PROPERTY DEEDED TO U.D.O.T.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE CORNERS OF THE ABOVE DESCRIBED PARCEL. BASIS OF BEARING FOR THIS SURVEY IS N89°45'37"W ALONG THE CENTER LINE OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST. BETWEEN FOUND MONUMENTS AT WEST AND EAST CORNERS OF SAID SECTION 33. ALL OTHER MONUMENTATION USED OR SET IN THE COURSE OF THIS SURVEY IS AS NOTED ON THIS PLAT.

DEED DESCRIPTION:

BEGINNING AT THE SE CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'37" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 776.67 FEET; THENCE SOUTH 00°11'30" WEST 43.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°52'35" WEST 271.50 FEET; THENCE SOUTH 20°39'27" EAST 141.98 FEET; THENCE SOUTH 00°02'10" WEST 63.66 FEET; THENCE NORTH 89°52'35" EAST 220.80 FEET; THENCE NORTH 00°11'30" EAST 196.60 FEET TO THE POINT OF BEGINNING.

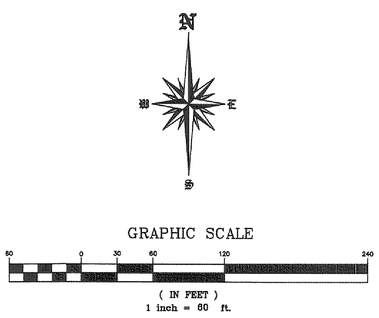
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OE SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 776.67 FEET; THENCE SOUTH 00°11'30" WEST 43.24 FEET; THENCE SOUTH 89°52'35" WEST 271.50 FEET; THENCE SOUTH 20°39'27" EAST 141.98 FEET; THENCE SOUTH 00°02'10" WEST 63.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'35" EAST 220.80 FEET; THENCE SOUTH 00°11'30" WEST 260.00 FEET; MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY U-9; THENCE SOUTH 89°52'35" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 220.80 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF GRANTOR'S PROPERTY; THENCE NORTH 00°02'10" EAST 260.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

LESS THAT PROPERTY DEEDED TO U.D.O.T. PER WARRANTY DEED AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, DOCUMENT 00530952, IN BOOK 0996, PAGE 0886.

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO SAID PROPERTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'37" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 247.36 FEET; THENCE SOUTH 00°01'09" WEST 500.08 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT-OF-WAY LINE OF UTAH HIGHWAY U-9 AND IS ALSO THE SOUTHEAST CORNER OF A 66.00 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°52'36" WEST ALONG THE NORTH RIGHT OF WAY LINE OF UTAH HIGHWAY U-9, 530.82 FEET; THENCE NORTH 00°11'30" EAST 460.20 FEET; THENCE NORTH 89°52'35" EAST 66.00 FEET; THENCE SOUTH 00°11'30" WEST 394.20 FEET; THENCE NORTH 89°52'35" EAST 464.62 FEET; THENCE SOUTH 00°01'09" WEST 66.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS THAT PROPERTY DEEDED TO U.D.O.T.



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- TIE LINE
- SET BCE R/C
- FOUND POINTS (AS NOTED)
- RING AND LID MONUMENT
- RIGHT OF WAY MONUMENT

ENTERED FEB 1 5 2013 Initial

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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

RECORD OF SURVEY

FOR

RICHARD REIN

LOCATED IN THE SW 1/4 OF SECTION 33, T41S, R13W, SLB&M
HURRICANE UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : NOVEMBER 2012
JOB NO. : 12-40
SCALE : 1"=60'
SHEET NO. : 1 OF 1

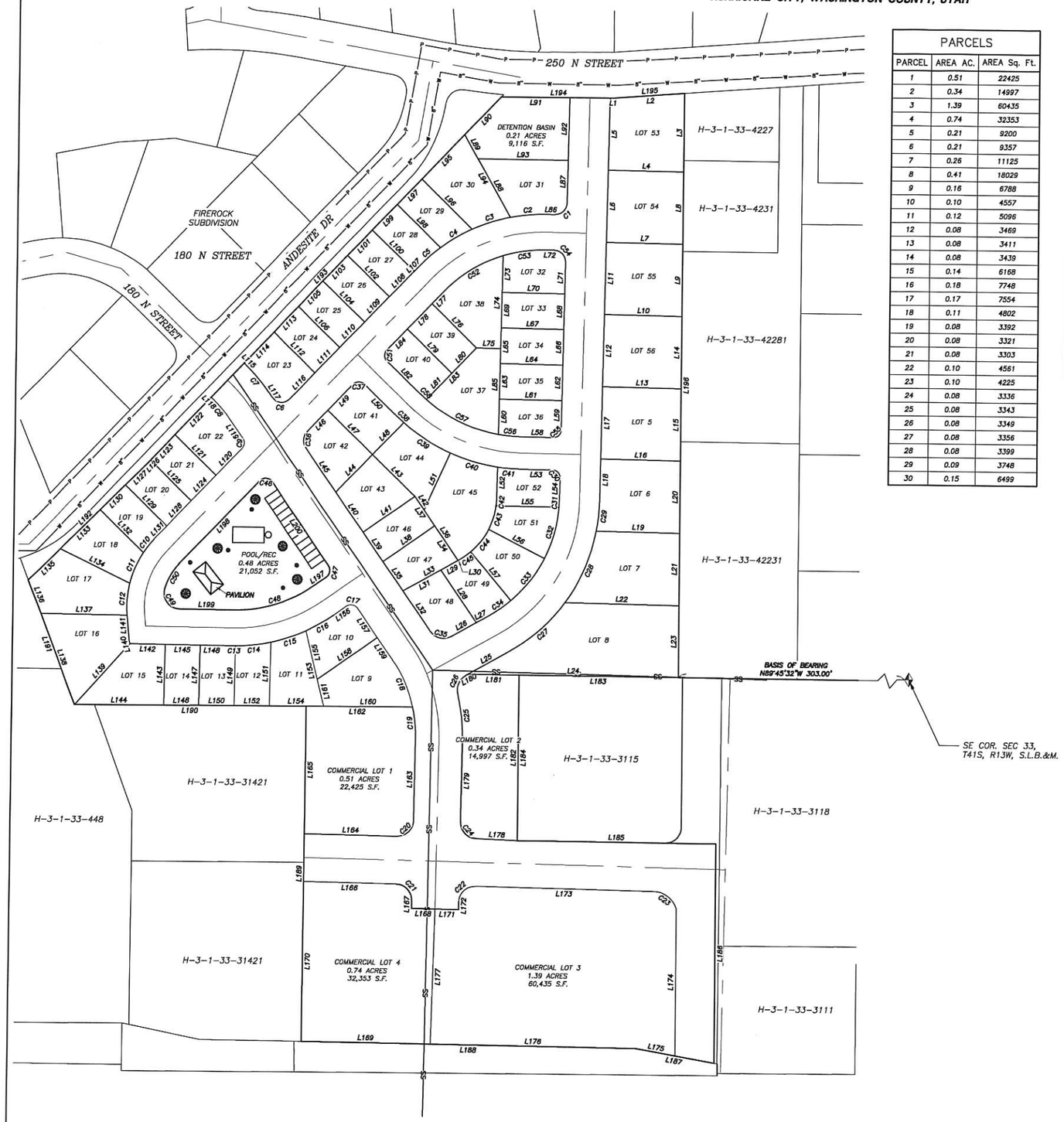
Sec 33 T41S R13W 6014-12

OWNER:
HINTON HOLDINGS LLC
678 WEST STATE STREET
HURRICANE, UT 84737

CONTACT:
RICHARD & KATHLEEN HINTON
(435)-680-2501
SMALLTOWNAUTO@YAHOO.COM

PRELIMINARY SITE PLAN FOR:
RICHARD & KATHLEEN HINTON

LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



PARCELS		
PARCEL	AREA AC.	AREA Sq. Ft.
1	0.51	22425
2	0.34	14997
3	1.39	60435
4	0.74	32353
5	0.21	9200
6	0.21	9357
7	0.26	11125
8	0.41	18029
9	0.16	6788
10	0.10	4557
11	0.12	5096
12	0.08	3469
13	0.08	3411
14	0.08	3439
15	0.14	6168
16	0.18	7748
17	0.17	7554
18	0.11	4802
19	0.08	3392
20	0.08	3321
21	0.08	3303
22	0.10	4561
23	0.10	4225
24	0.08	3336
25	0.08	3343
26	0.08	3349
27	0.08	3356
28	0.08	3399
29	0.09	3748
30	0.15	6499

PARCELS		
PARCEL	AREA AC.	AREA Sq. Ft.
31	0.15	6557
32	0.10	4202
33	0.08	3600
34	0.08	3600
35	0.08	3600
36	0.09	3717
37	0.15	6578
38	0.15	6653
39	0.08	3600
40	0.09	3737
41	0.10	4464
42	0.11	4678
43	0.11	4978
44	0.12	5207
45	0.19	8274
46	0.08	3600
47	0.09	3926
48	0.10	4337
49	0.09	3874
50	0.10	4222
51	0.09	3975
52	0.09	3757

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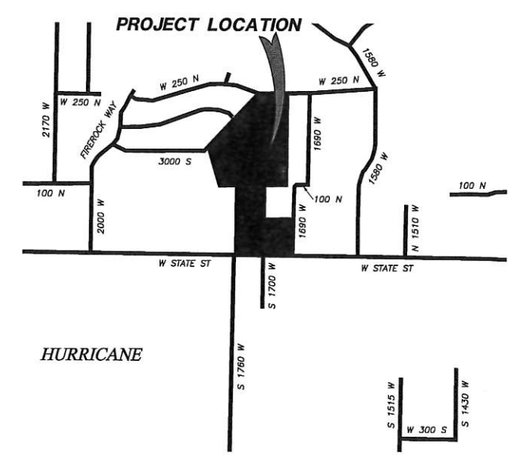
SCALE IN FEET

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
BLUE STAKES OF UTAH
BLUE STAKES OF UTAH

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.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- WATER LINE
- CONTOUR LINE – MAJOR
- CONTOUR LINE – MINOR
- SEWER LINE
- POWER LINE
- GAS LINE
- SECTION CORNER AS DESCRIBED



VICINITY MAP
SCALE: N.T.S.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8587

PRELIMINARY SITE PLAN FOR:
RICHARD & KATHLEEN HINTON
LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

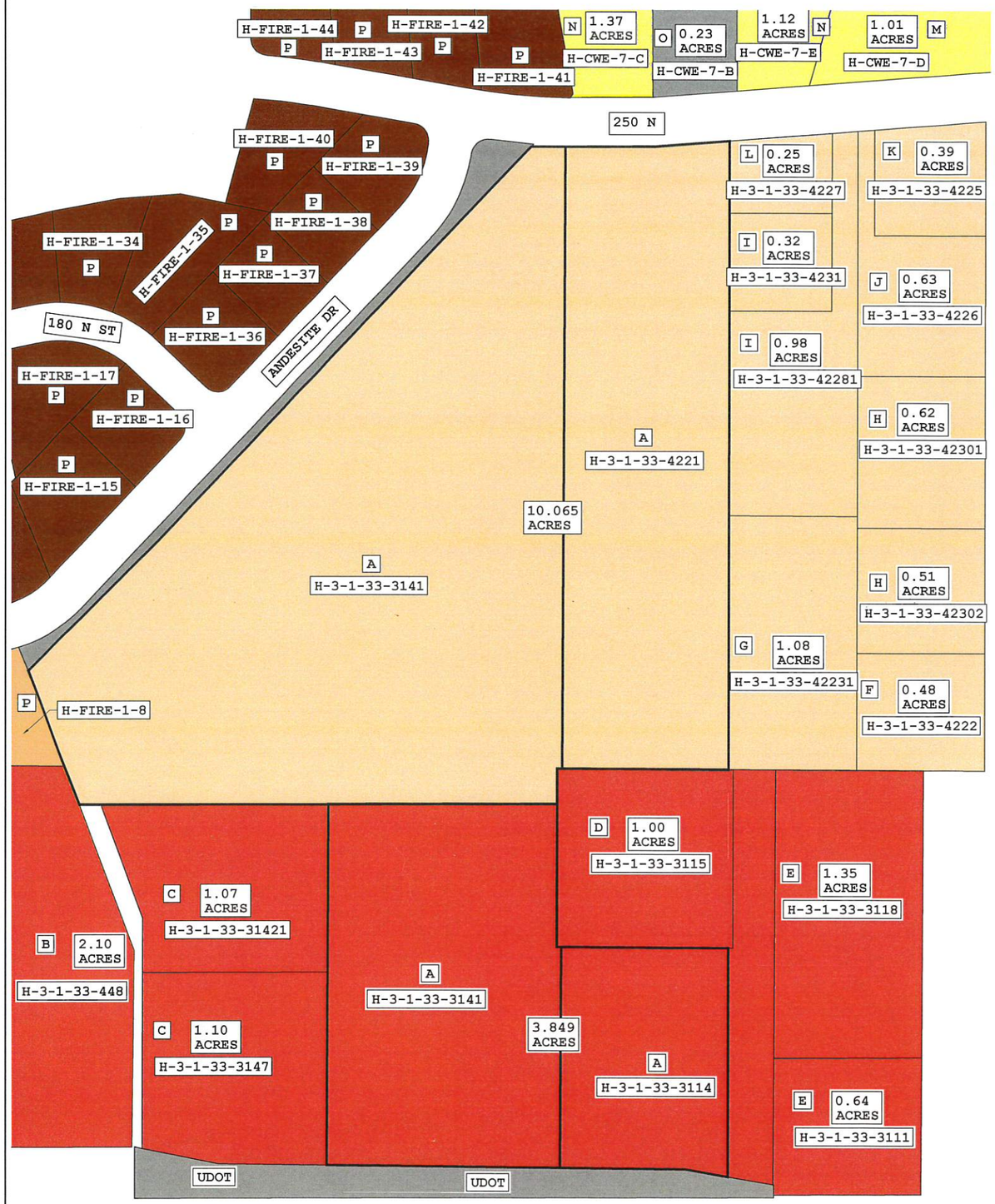
DATE: 6/14/2022
SCALE: 1"=10'

JOB NO.
699-0001

SHEET NO.
1 OF 2

EXISTING ZONE MAP FOR:
RICHARD & KATHLEEN HINTON

LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE

N
W E
S

70 0 70
SCALE IN FEET

OWNER:

HINTON HOLDINGS LLC:
678 WEST STATE STREET
HURRICANE, UT 84737

CONTACT:

RICHARD & KATHLEEN HINTON
(435)-680-2501
SMALLTOWNAUTO@YAHOO.COM

LEGAL DESCRIPTION FOR AFFECTED PARCELS:

PROPOSED PLANNED DEVELOPMENT R1-8 ZONE LEGAL DESCRITION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 303.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 335.00 FEET; THENCE S00°10'58"E 42.36 FEET; THENCE S89°52'40"W 436.53 FEET; THENCE N21°10'08"W 168.39 FEET; THENCE N45°26'40"E 213.00 FEET; THENCE N43°41'43"E 645.41 FEET; THENCE N89°50'31"E 146.32 FEET; THENCE N85°37'10"E 88.78 FEET; THENCE S00°01'17"W 738.42 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 438,417 SQUARE FEET OR 10.065 ACRES.

PROPOSED HIGHWAY COMMERCIAL LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 506.07 FEET TO THE POINT OF BEGINNING; THENCE S00°01'17"W 41.52 FEET; THENCE S89°52'40"W 131.78 FEET; THENCE N00°10'58"W 42.36 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE S89°45'32"E ALONG SAID LINE 131.93 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 5,530 SQUARE FEET OR 0.127 ACRES.

HIGHWAY COMMERCIAL LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 506.07 FEET, THENCE S00°01'17"W 41.52 FEET TO THE POINT OF BEGINNING; THENCE S00°01'17"W 167.19 FEET; THENCE S89°45'32"E 203.07 FEET; THENCE S00°01'12"W 267.33 FEET; THENCE N80°16'29"W 50.90 FEET; THENCE N89°24'57"W 424.92 FEET; THENCE N00°11'35"E 421.86 FEET; THENCE N89°52'38"E 270.73 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 167,655 SQUARE FEET OR 3.849 ACRES.

OWNERS LEGEND:

A HINTON HOLDINGS LLC – PARCELS: H-3-1-33-3141, H-3-1-33-4221, H-3-1-33-3114
B SR-9 DETAIL DEVELOPMENT LLC: PARCELS: H-3-1-33-448
C PORTER ROCKWELL EXECUTIVE SUITES LLC: PARCELS: H-3-1-33-31421, H-3-1-33-3147
D JANE E STEWART: PARCELS: H-3-1-33-3115
E RANDY T SIMONSEN LTD: PARCELS: H-3-1-33-3118, H-3-1-33-3111
F THOMAS E HUGHES & PATTI LU TRS: PARCELS: H-3-1-33-4222
H HARDY LEONARD W SR & RONDA S: PARCELS: H-3-1-33-42231
H BRIAN M SANDERSON: PARCELS: H-3-1-33-42302, H-3-1-33-42301
I BLACKMORE ROSALEE B TR: PARCELS: H-3-1-33-42281, H-3-1-33-4231
J RYERSON TERRY P TR: PARCELS: H-3-1-33-4226
K SCOTT T HUGHES: PARCELS: H-3-1-33-4225
L SNOW ROBERT GARDNER: PARCELS: H-3-1-33-4227
M REES TERRY & AMBER: PARCELS: H-CWE-7-D
N LANDAVERDE LEA RAQUEL & DIONICIO: PARCELS: H-CWE-7-E, H-CWE-7-C
O ASH CREEK SPECIAL SERVICE DIST: PARCELS: H-CWE-7-B
P FIREROCK SUBDIVISION: PARCELS: H-FIRE-1-8, H-FIRE-1-15, H-FIRE-1-16, H-FIRE-1-17, H-FIRE-1-34, H-FIRE-1-35, H-FIRE-1-36, H-FIRE-1-37, H-FIRE-1-38, H-FIRE-1-39, H-FIRE-1-40, H-FIRE-1-41, H-FIRE-1-42, H-FIRE-1-43, H-FIRE-1-44

ZONE LEGEND:

- RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- PF: PUBLIC FACILITY
- HC: HIGHWAY COMMERCIAL
- PLANNED DEVELOPMENT W/ R1-8 ZONE
- R1-10: RESIDENTIAL – 1 UNIT PER 10,000 SQ. FT.
- PROPOSED HIGHWAY COMMERCIAL (HC)
- EXISTING R1-8 ZONE

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
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.

699-001

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NO	DESCRIPTION	DATE	BY

REV/19/CN16

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
32 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

EXISTING ZONE MAP FOR:
RICHARD & KATHLEEN HINTON
LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

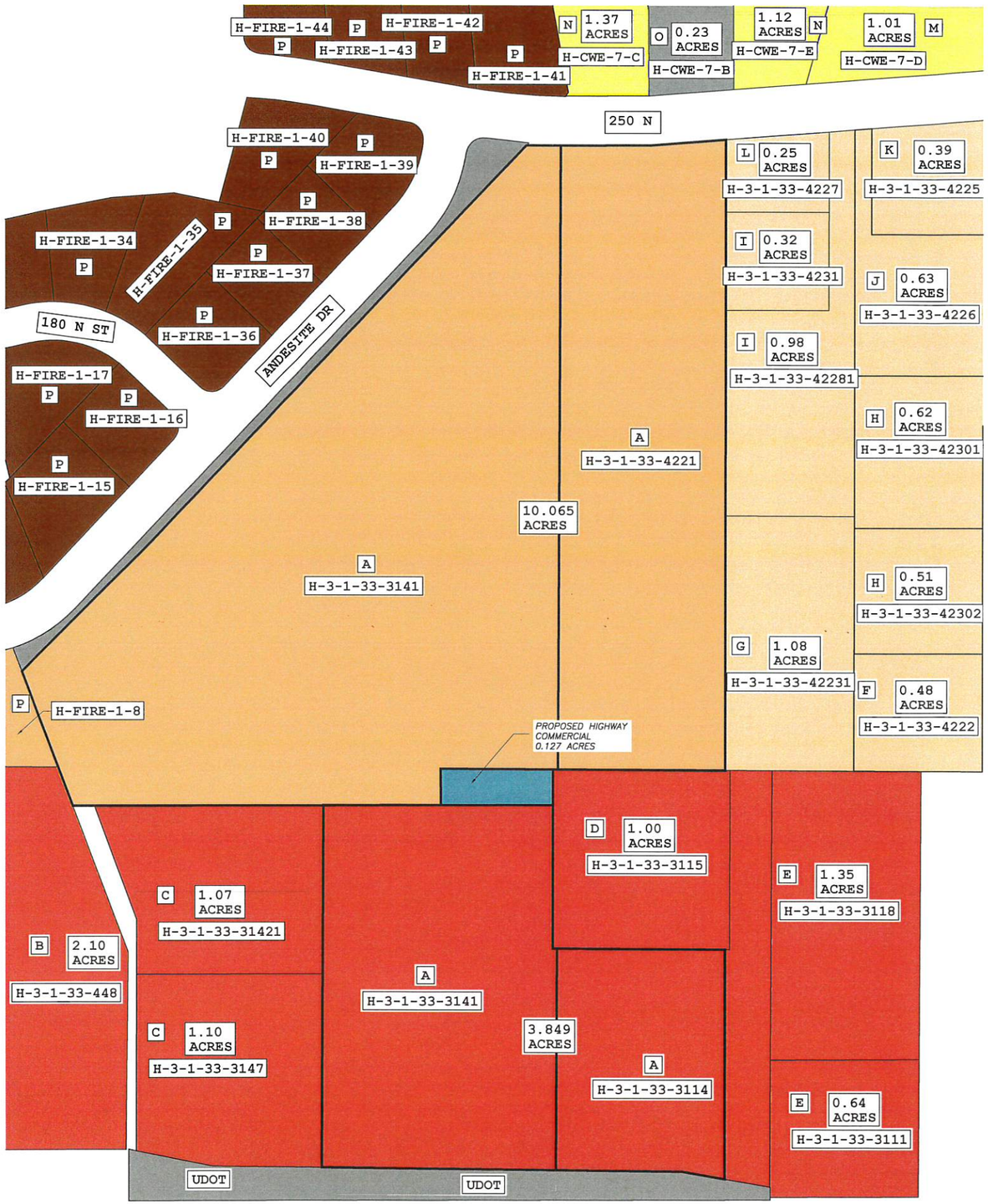
DATE: 06/08/2022
SCALE: 1"=70'

JOB NO.
699-001

SHEET NO.
1 OF 2

PROPOSED ZONE MAP FOR:
RICHARD & KATHLEEN HINTON

LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE

N
W E
S

70 0 70
SCALE IN FEET

OWNER:

HINTON HOLDINGS LLC:
678 WEST STATE STREET
HURRICANE, UT 84737

CONTACT:

RICHARD & KATHLEEN HINTON
(435)-680-2501
SMALLTOWNAUTO@YAHOO.COM

LEGAL DESCRIPTION FOR AFFECTED PARCELS:

PROPOSED PLANNED DEVELOPMENT R1-8 ZONE LEGAL DESCRITION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 303.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 335.00 FEET; THENCE S00°10'58"E 42.36 FEET; THENCE S89°52'40"W 436.53 FEET; THENCE N21°10'08"W 168.39 FEET; THENCE N45°26'40"E 213.00 FEET; THENCE N43°41'43"E 645.41 FEET; THENCE N89°50'31"E 146.32 FEET; THENCE N85°37'10"E 88.78 FEET; THENCE S00°01'17"W 738.42 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 438,417 SQUARE FEET OR 10.065 ACRES.

PROPOSED HIGHWAY COMMERCIAL LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 506.07 FEET TO THE POINT OF BEGINNING; THENCE S00°01'17"W 41.52 FEET; THENCE S89°52'40"W 131.78 FEET; THENCE N00°10'58"W 42.36 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE S89°45'32"E ALONG SAID LINE 131.93 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 5,530 SQUARE FEET OR 0.127 ACRES.

HIGHWAY COMMERCIAL LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 506.07 FEET, THENCE S00°01'17"W 41.52 FEET TO THE POINT OF BEGINNING; THENCE S00°01'17"W 167.19 FEET; THENCE S89°45'32"E 203.07 FEET; THENCE S00°01'12"W 267.33 FEET; THENCE N80°16'29"W 50.90 FEET; THENCE N89°24'57"W 424.92 FEET; THENCE N00°11'35"E 421.86 FEET; THENCE N89°52'38"E 270.73 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 167,655 SQUARE FEET OR 3.849 ACRES.

OWNERS LEGEND:

- A HINTON HOLDINGS LLC – PARCELS: H-3-1-33-3141, H-3-1-33-4221, H-3-1-33-3114
- B SR-9 DETAIL DEVELOPMENT LLC: PARCELS: H-3-1-33-448
- C PORTER ROCKWELL EXECUTIVE SUITES LLC: PARCELS: H-3-1-33-31421, H-3-1-33-3147
- D JANE E STEWART: PARCELS: H-3-1-33-3115
- E RANDY T SIMONSEN LTD: PARCELS: H-3-1-33-3118, H-3-1-33-3111
- F THOMAS E HUGHES & PATTI LU TRS: PARCELS: H-3-1-33-4222
- H HARDY LEONARD W SR & RONDA S: PARCELS: H-3-1-33-42231
- H BRIAN M SANDERSON: PARCELS: H-3-1-33-42302, H-3-1-33-42301
- I BLACKMORE ROSALEE B TR: PARCELS: H-3-1-33-42281, H-3-1-33-4231
- J RYERSON TERRY P TR: PARCELS: H-3-1-33-4226
- K SCOTT T HUGHES: PARCELS: H-3-1-33-4225
- L SNOW ROBERT GARDNER: PARCELS: H-3-1-33-4227
- M REES TERRY & AMBER: PARCELS: H-CWE-7-D
- N LANDAVERDE LEA RAQUEL & DIONICIO: PARCELS: H-CWE-7-E, H-CWE-7-C
- O ASH CREEK SPECIAL SERVICE DIST: PARCELS: H-CWE-7-B
- P FIREROCK SUBDIVISION: PARCELS: H-FIRE-1-8, H-FIRE-1-15, H-FIRE-1-16, H-FIRE-1-17, H-FIRE-1-34, H-FIRE-1-35, H-FIRE-1-36, H-FIRE-1-37, H-FIRE-1-38, H-FIRE-1-39, H-FIRE-1-40, H-FIRE-1-41, H-FIRE-1-42, H-FIRE-1-43, H-FIRE-1-44

ZONE LEGEND:

- RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- PF: PUBLIC FACILITY
- HC: HIGHWAY COMMERCIAL
- PLANNED DEVELOPMENT W/ R1-8 ZONE
- R1-10: RESIDENTIAL – 1 UNIT PER 10,000 SQ. FT.
- PROPOSED HIGHWAY COMMERCIAL (HC)
- EXISTING R1-8 ZONE

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
WWW.BLUESTAKES.ORG, INC.

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.

699-001

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALLIE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
32 South 896 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROPOSED ZONE MAP FOR:
RICHARD & KATHLEEN HINTON
LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 06/08/2022
SCALE: 1"=70'

JOB NO.
699-001

SHEET NO:
2 OF 2

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-10
Receipt No. 8-156148

Name: JOSH LYON / WASATCH GROUP **Telephone:** 435-703-5102

Address: 1820 W PRINTERS ROW **Fax No.** _____

Email: JLYON@WASATCHCB.COM **Agent Email:** ROBR@RACIVIL.COM

Agent (If Applicable): ROSENBERG ENG. (ROB) **Telephone:** 435-680-7343

Address/Location of Subject Property: BLACK RIDGE PHASE 1A (FORMER COLINA TINTA)

Tax ID of Subject Property: H-3-2-4-44021 **Zone District:** MDA

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) SINGLE FAMILY RESIDENTIAL 93 LOTS OVER 3 PHASES, BETWEEN SCENIC POINT AND INTERSTATE/RR PENGA PROPERTY

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

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries. NONE
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-PP-10
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Josh Lyon-Wasatch Group
Agent:	Rosenberg Engineering
Request:	Approval of a Preliminary Plat
Location:	1760 W and Weeping Rock Rd
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Update 8/11/2022: This application was tabled back in March pending the approval of an amended development agreement for the Black Ridge/Collina Tinta PDO, then again in June for an updated design. The amended development agreement has been passed by the City Council and has been signed and should be recorded. Staff recommends continuing this item until staff can do a review on whether this plat complies with the new development agreement.

Discussion:
The applicant has filed a preliminary plat for Phase 1 of Black Ridge, a 104 unit subdivision, with 84 single family units and 20 townhomes. This is part of the Black Ridge Master Planned Community, formerly known as Colina Tinta. The recent approval of the new layout was approved by the City Council, but not all parties have signed the development agreement.

Approved Preliminary Site Plan

JUC Comments

Some of these comments are from earlier submissions

1. **Power:** Not a huge problem lots of existing power in the area
2. **Sewer:** In the area. Sewer lines will need to be added to the south to serve the last phase.
3. **Street:** Roadways do not meet master plan, Phase 1A and 1B will be able to drain to the line 1C will drain to the south

4. **Water:** Need a looped system. Need a water model for the entire development, not just this phase to plan full buildout. Irrigation will need to be included
5. **Engineering:** Consider directing stormwater around the proposed lots. Avoid utility corridors between private lots. It appears stormwater and sewer can be run eastward in the public right of way. Townhome units are on top of an existing drainage basin; the drainage plan will have to show that it can be removed. Full road dedication and secondary access dedication will be required with phase 1B. Roadway improvements for 1760 W must be constructed. Grading between townhomes and property to the east may limit the number of units due to setbacks from retaining walls.
6. **Fire:** Need second access and sufficient water pressure
7. **Cable:** Good
8. **Gas**: Good.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

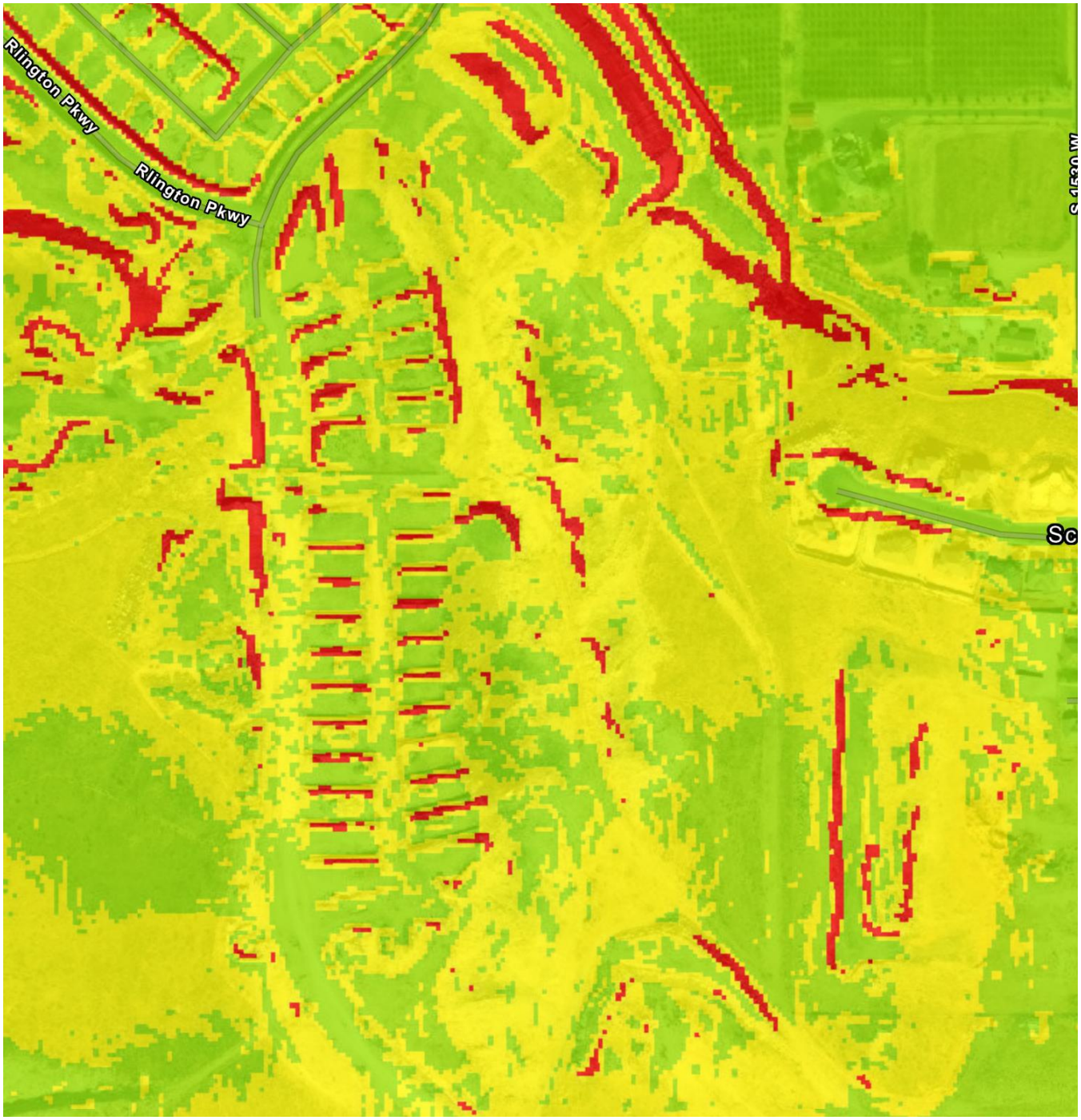
1. The approved site plan has this area labeled as "Single Family up to 6 DU/Ac". The proposal is for around 3 units an acre with a variety of lot sizes from around 7,000 sq. ft. to almost 16,000 sq. ft. The main concern is that the applicant is seeking 20 townhomes within this area. The development agreement does allow some flexibility in placement for certain housing types within different areas. Staff is currently reviewing the approved development agreement to ensure compliance. Staff is not concerned about a change in the local street alignment.

2. Open Space

    a. They are proposing some open space between this phase and the Ridge at Zion Vista but most of that is hillside and is not proposing any access to that open space. There is a trail shown on their updated site plan that will need to be built as a 10' asphalt trail and a connection to that open space. Staff would recommend that the trail connect through to the Ridge at Zion Vista in the provided open space.

    b. The site plan has a natural open space shown along the west and then a neighborhood park on the north section (Phase 1A). The applicant has shown some area as Common Area. According to the approval, the applicant provided some concept material for park spaces, which this area should be developed to meet those standards.

3. A will serve letter from the culinary and sanitary water providers has not been provided.



4. **Sensitive Lands:** A sensitive lands application was not provided. A geotech report from 2006 was provided. The topographic map provided as well as the county's contour maps indicate that a sensitive lands application would probably be required however the development agreement for this project states that:

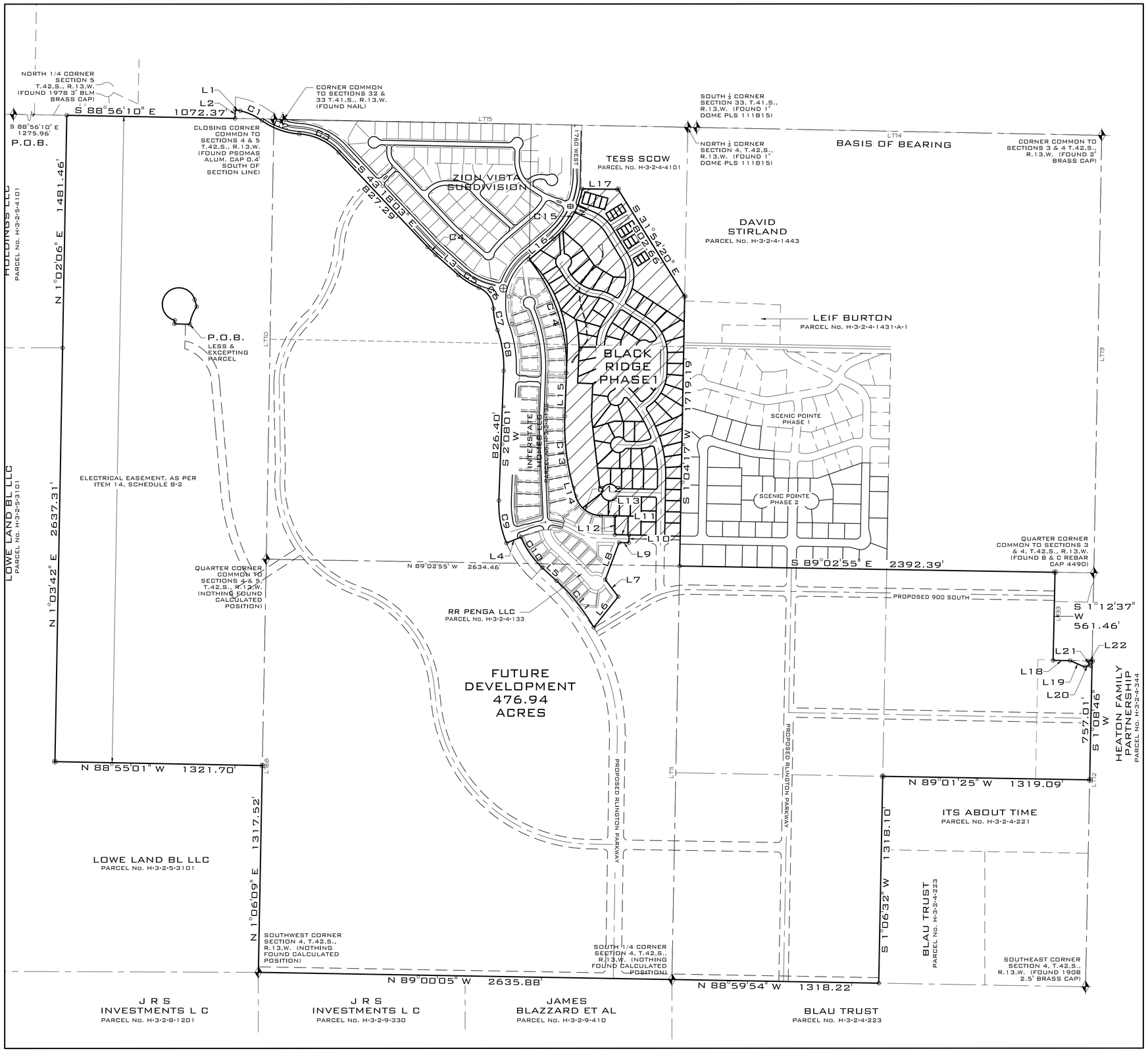
2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J,K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof,shall be reasonably determined by the City Engineer; provided,however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement.

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend the item should be approved subject to staff and JUC Comments.

BLACK RIDGE PHASES 1A-1D

LOCATED IN THE N.E. 1/4 & S.E. $\frac{1}{4}$ OF SECTION 5, AND THE N.W., S.W., & S.E. $\frac{1}{4}$ OF SECTION 4 T.42S., R.13W., S.L.B.&M.



OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
WASATCH COMMERCIAL BUILDERS
CONTACT: SCOTT OVERMAN
1820 WEST PRINTERS ROW
WEST VALLEY CITY, UTAH 84119 (801) 461-1142 (OFFICE)

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E.
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

SITE INFORMATION: PHASE-1A

CURRENT ZONE: PD OVERLAY

TOTAL AREA: 34.61 AC
TOTAL LOTS: 84 SINGLE FAMILY, 20 MULTIFAMILY

TOTAL OPEN SPACE AREA: 8.8 AC = 25.43%
TOTAL PUBLIC STREET AREA:5.95 AC = 17.20%
TOTAL LOTS (104) AREA: 19.86 AC = 57.30%

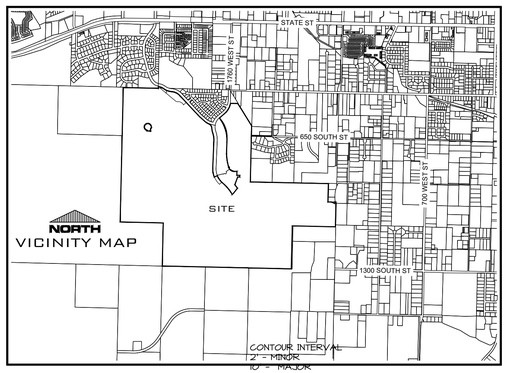
DRAINAGE NOTES

ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS. ALL ONSITE SURFACE DRAINAGE WILL BE DIRECTED TO THE EXISTING RETENTION BASINS ALONG 1760 WEST.

LEGEND:

- EXISTING POWER POLE
- NOTHING SET OR FOUND
- FOUND AS NOTED
- EXISTING FENCE LINE
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II

0 300' 600'
SCALE: 1"=300'



CONTOUR INTERVAL
2' = MINOR
10' = MAJOR

DATE:	22-07-15
JOB NO.:	12835-21
DESIGNED BY:	JTT
CHECKED BY:	RAR
DWG:	Const DWG

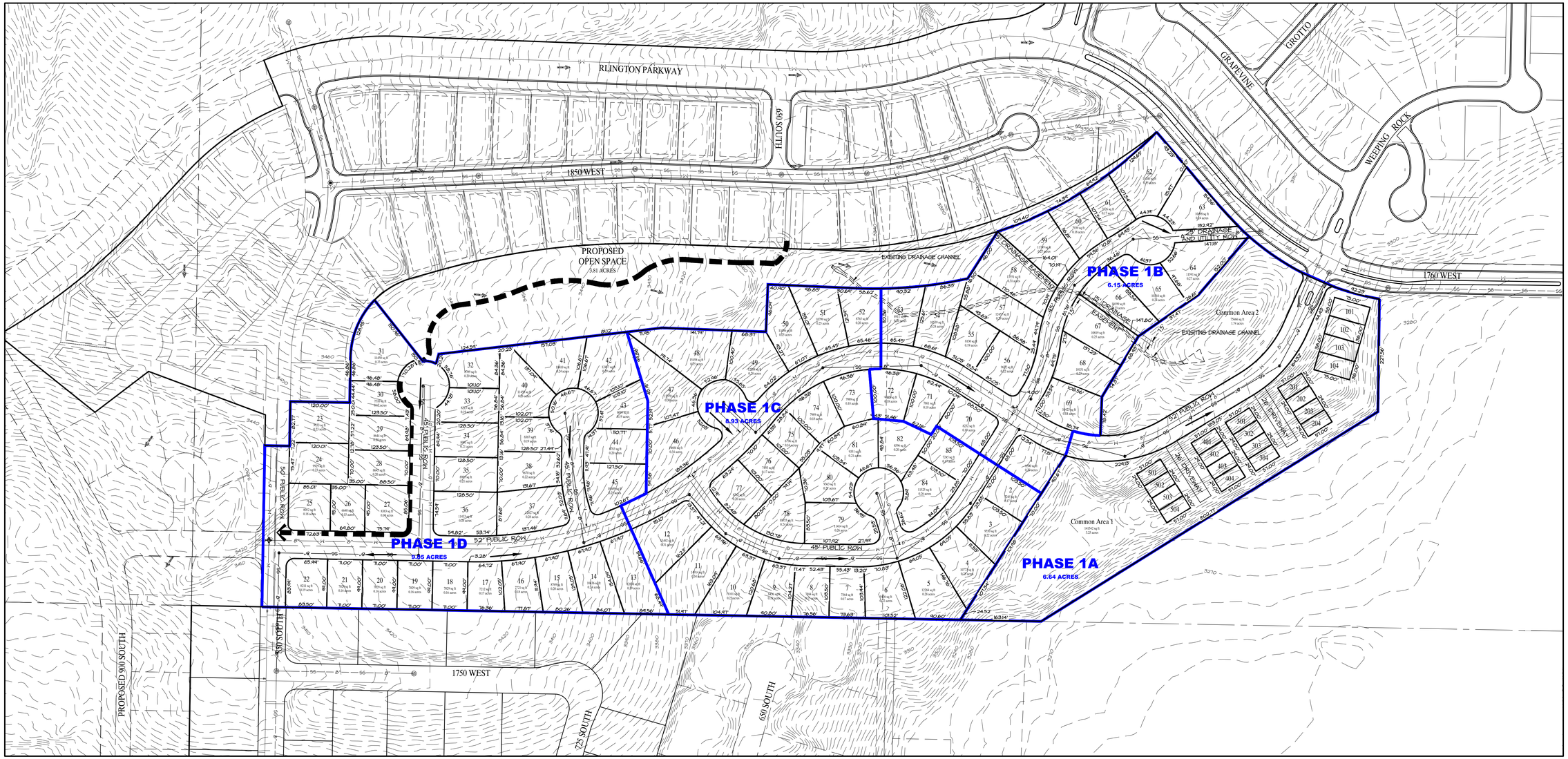
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY PLAT- COVER SHEET
FOR
BLACK RIDGE PHASES 1A-1D
1760 WEST HURRICANE
WASHINGTON COUNTY, UTAH

SHEET
OF SHEETS



LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA.)	W 8"
SS 8"	SEWER LINE (8" DIA.)	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	RETAINING WALL	
	TRAIL	

EXISTING	DESCRIPTION	PROPOSED
	FIRE HYDRANT	
S	SEWER MANHOLE	SS
C/O	SEWER CLEAN OUT	C/O
WV	WATER VALVE	
W	WATER METER	W
	SURFACE FLOW DIRECTION	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD

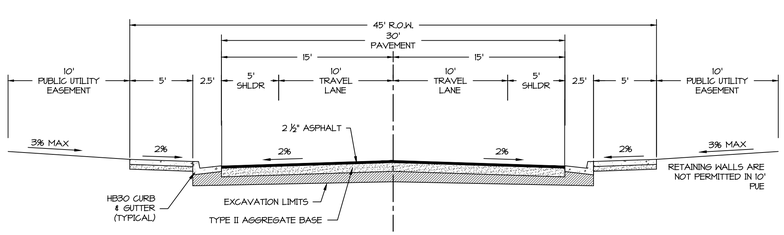
PLANNED DEVELOPMENT OVERLAY ZONE

SETBACKS

FRONT: FROM DWELLING:	19' FROM TBC
FROM GARAGE:	20' FROM BW
REAR:	20'
SIDE:	5'
STREETSIDE:	10'

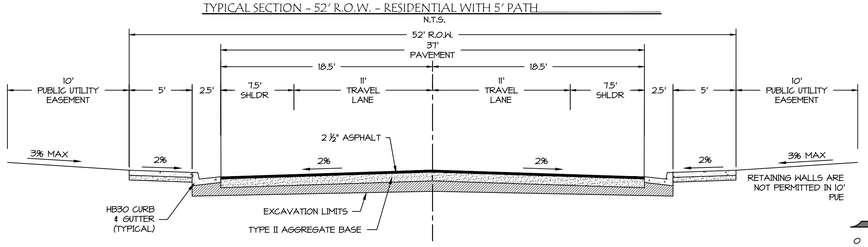
DRAINAGE NOTES

ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS.



TYPICAL SECTION - 45' R.O.W. - RESIDENTIAL LOCAL
N.T.S.

TYPICAL SECTION - 52' R.O.W. - RESIDENTIAL WITH 5' PATH
N.T.S.



TYPICAL SECTION - 52' R.O.W. - RESIDENTIAL STANDARD
N.T.S.

CONTOUR INTERVAL
2' - MINOR
10' - MAJOR

0 100' 200'
SCALE: 1"=100'

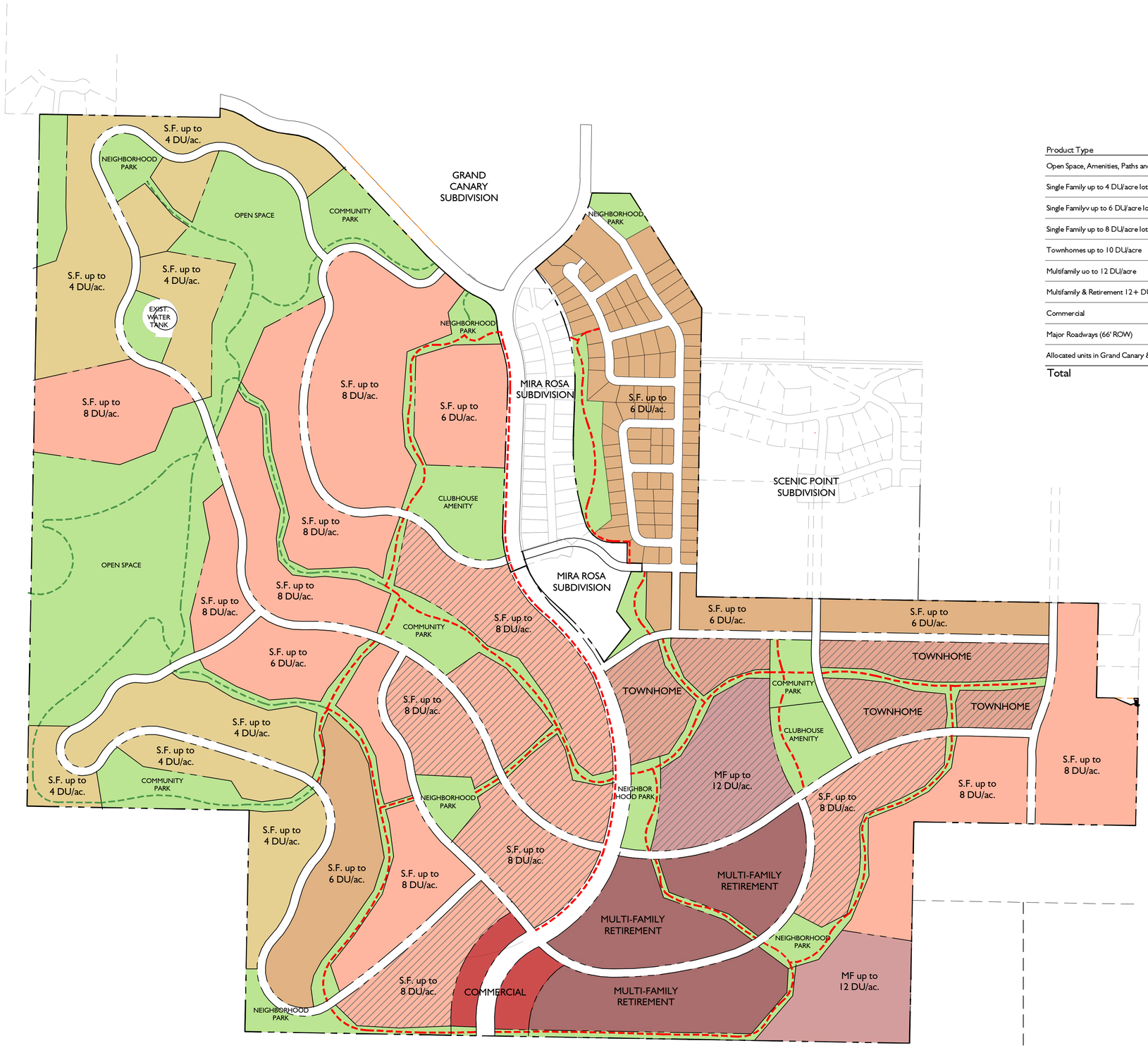
DATE:	22-01-15
JOB NO.:	12835-21
DESIGNED BY:	JJT
CHECKED BY:	RAR
DWG:	CONT DWG

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS · LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY PLAT
FOR
BLACK RIDGE PHASES 1A-1D
1760 WEST HURRICANE
WASHINGTON COUNTY, UTAH

SHEET
OF SHEETS



Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks		100	19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily uo to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial		5	1.0%
Major Roadways (66' ROW)		11	2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

PARCEL TYPE

- OPEN SPACE, AMENITIES, TRAILS AND PARKS
- SINGLE FAMILY - up to 4 DU/acre lots
- SINGLE FAMILY - up to 6 DU/acre lots
- SINGLE FAMILY - up to 8 DU/acre lots
- TOWNHOME - up to 10/DU/acre
- MULTIFAMILY - up to 12 DU/acre
- MULTIFAMILY & RETIREMENT - 12+ DU/acre
- COMMERCIAL
- 24/7 OVERNIGHT RENTAL OVERLAY (Maximum 247 Units)
- TRAIL - 10' ASPHALT
- TRAIL - PRIMITIVE

A LAND USE PLAN
SCALE: 1"=300'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022

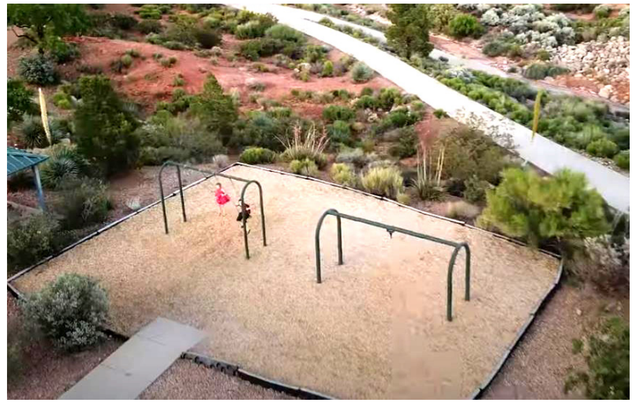
BLACK RIDGE
HURRICANE, UTAH

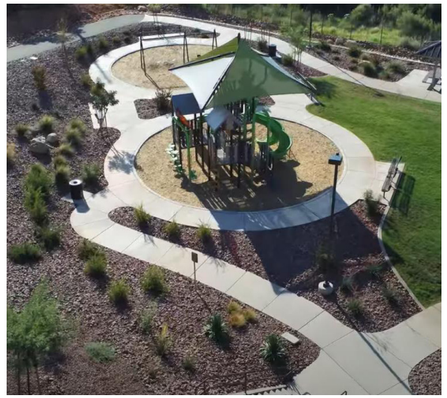
LAND USE

101

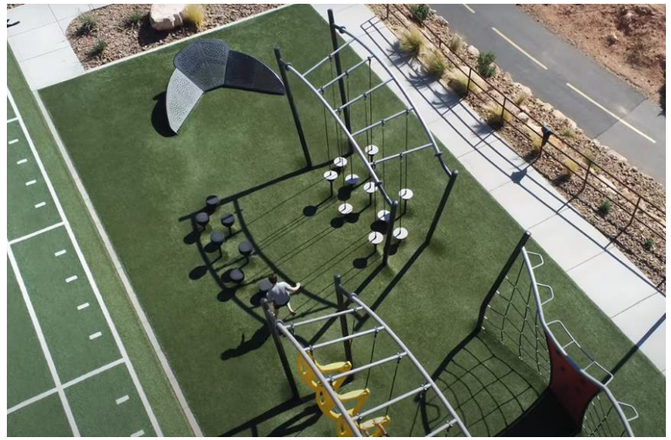
NEIGHBORHOOD PARK VISION BOARD

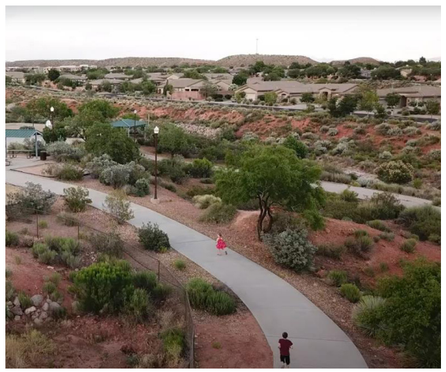
SHELTERS & SHADE STRUCTURE





SMALLER PLAYGROUND FEATURES





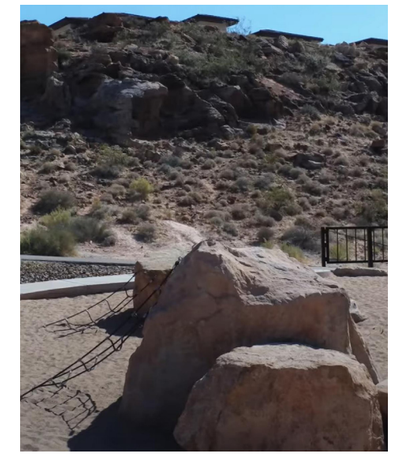
HAMMOCK GROVE

***Images are examples of site elements intended for the neighborhood parks.**

COMMUNITY PARK VISION BOARD

BIKE FEATURES

LARGER PLAYGROUND FEATURES



NATURE / BOULDER PLAY

LARGE PAVILION

PLAYGROUND & ACTIVE RECREATION AMENITIES

DOG PARK

*Images are examples of site elements intended for the community parks.

TRAILS VISION BOARD

10’ WIDE MULTI-USE ASPHALT TRAIL

SINGLE-TRACK MULTI-USE TRAIL

6’ MULTI-USE TRAIL

***Images are examples of trails intended for use throughout the community.**

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: $500.00 Fee
File No. 2022-ZC-30
Receipt No. 8.159869

Name: Pecan Valley Holdings LLC Telephone: 435-467-2216

Address: 5183 W 2040 S, Hurricane, UT 84737 Fax No. _____

Email: wyltile@gmail.com Agent Email: bwalker@civilscience.com

Agent (If Applicable): Chris Wyler / Civil Science Telephone: 435-668-4023

Address/Location of Subject Property: 5300 West 2600 South Pecan Valley

Tax ID of Subject Property: H-4138-L & H-4138-E Existing Zone District: A-5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) RR
The purpose of this ZC application is to transfer the existing RR zoning of 3.737 acres from the north area and move it south as shown on the exhibit as 3.370 acres. A decrease of 0.367 acres.

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

____a. The name and address of every person or company the applicant represents.
____b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
____c. All abutting properties showing present zoning classifications.
____d. An accurate legal description of the property to be rezoned.
____e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-37
Receipt No. $7.697820

Name: Pecan Valley Holdings **Telephone:** 435-467-2216

Address: 5202 W 2250. S **Fax No.** _____

Agent (If applicable): CW / CS **Agent's Phone:** 435-~~400~~ 668-4023

Email: Wyltile@gmail.com **Agent Email:** Brandoc

Address/Location of Subject Property: 5300 West 2600 South

Tax ID of Subject Property: H-4138G & H-4138E **Zone District:** RR & A-5

Proposed Use: (Describe, use extra sheet if necessary) RM-1 W/PDO.
The RM-1 W/PDO totals 18.46 acres containing 75 t.H. density @ 4.06 D.U/acre. Provide parking, RV/boat storage for resort.

This application shall be accompanied by the following:

_____1. A vicinity map showing the general location of the project.
_____2. Three (3) copies of a site plan showing:
- _____ Topography showing 2' contours, identification of 30% or greater slopes:
- _____ The layout of proposed uses;
- _____ Location of open space when applicable;
- _____ Proposed access to the property and traffic circulation patterns;
- _____ Adjoining properties and uses:
- _____ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

_____3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
_____4. Tables showing the number of acres in the proposed development and a land use summary; and
_____5. A phased development plan if applicable.

_____6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received:_____ Received by: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

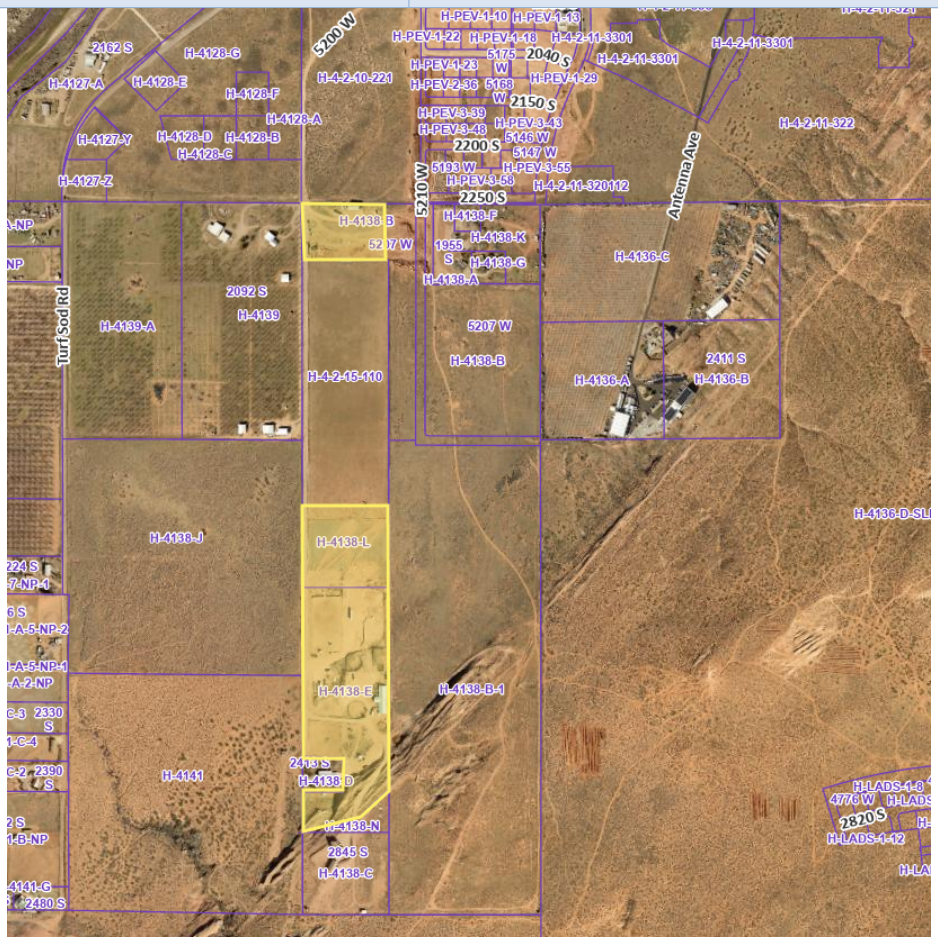
STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-ZC-30 2022-PSP-37
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Pecan Valley Holdings LLC
Agent:	Chris Wyler/Civil Science
Request:	A Zone Change from A-5 and RR to RM-1 PDO and RR
Location:	5300 W 2600 S
Zoning:	A-5 and RR
General Plan Map:	Planned Community

Discussion:

The applicant is proposing to build 75 long-term residential townhomes next to the already approved Pecan Valley Resort. This property was under consideration earlier this year by the Planning Commission for a change to Recreation Resort but after a poor review from staff and the Planning Commission the applicant withdrew the application. This plan would move some of the already approved resort area from earlier phases of the Pecan Valley Resort to this property and have the rest as long-term residential use.

	Zoning	Adjacent Land Use
North	A-5	Undeveloped property
East	RR, R1-15	Pecan Valley Resort and Pecan Valley Estates
South	A-5, RA-1	Undeveloped property
West	A-5	Undeveloped property



Zone Change Factors:

As per Hurricane City Code 10-7-7:

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as Planned Community which it defines as: *Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.*

RM-1 PDO is generally considered to be an acceptable density within the Planned Community portions of the General Plan Map.

This area is currently zoned A-5, agricultural one unit per 5 acres, there are many agricultural uses and larger homesteads in the area. The General Plan says: *1.1. Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.* A buffer area between agriculture and multifamily use would be appropriate but is not provided by this plan.

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

Response: The adjoining properties are mostly zoned agricultural, with the exception of the already approved phases of Pecan Valley Resort. Staff has some concerns about multifamily adjacent to agricultural zoned land. The property to the north has a handful of horses on it and the property to the east does not appear to have any agricultural use.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will have an impact on the surrounding property. Less so than the overall development but the impact will be felt as the high density residential uses move further into the agricultural area. The movement of the resort zoning will increase the overall number of resort units and thus increase the impact of the resort zoning.

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

Response: Services are currently inadequate but the applicant is currently working to get utilities to the property. Significant off-site improvements are required. The property is remote, and there are concerns from the Fire District and the Streets Department with additional units on Turf Sod Road until a connection to Dixie Springs Drive is established.

Other Considerations:

As this zone change does involve rezoning 3.37 acres to Recreation Resort the analysis under Hurricane City Code Recreation Resorts 10-26-5 must be done:

> *B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.*
>
> 1. *General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*
> 2. *Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*
> 3. *Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*
> 4. *Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*
> 5. *Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.*

1. The property is located in the Planned Community portion of the General Plan Map
2. Pecan Valley Resort exceeds 20 acres, however this would decrease the resort zoning by 0.367 acres
3. There are no master planned roadways adjacent to this property. The nearest master planned roadway is 5140 W which is a minor collector
4. Not applicable
5. This property does not have easy access to public amenities and services. While multifamily may not be ideal on this property, long-term residential could be, as is planned to the southeast.

Preliminary Site Plan Review

Applicant has submitted a site plan for phases 6-11 of Pecan Valley Resort which includes the rezoned area.

JUC Comments:
Power: Dixie Power area. No comments.
Water: Need an updated water model. Water is in the area but could be limited with this increase.
Streets: Second access needed to handle high density traffic flow
Sewer: A lot of off-site sewer that will be needed for this property. May need a regional lift station.
Engineering: 5200 W is 5350 W. The property should be acquired to connect 5350 W through. The Hunter and Lowell Frei parcels should be accessible from a public street.
Fire: Water supply and access
Gas: No concerns.

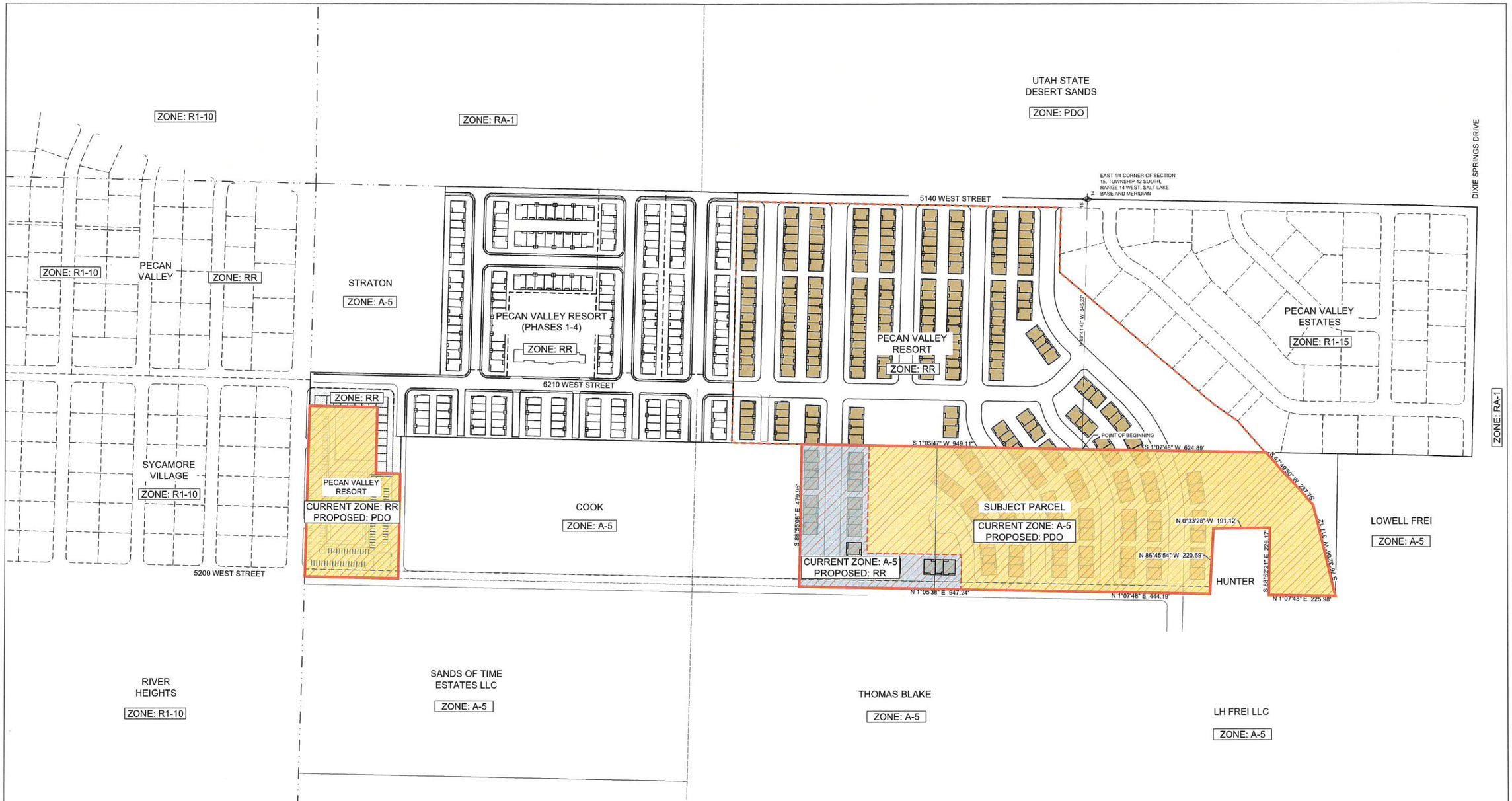
Staff Comments:

1. **Density:** The applicant is proposing 4.06 units per acre, RM-1 zoning allows up to six units per acre. However, according to the provided site plan, when you take out the noncontiguous area of the PDO then the density is 4.37 units per acre.
2. The applicant is proposing that the already approved parking lot and clubhouse area on the north end of Pecan Valley Resort be zoned RM-1 PDO. The applicant has indicated to staff that this area would be private to guests of Pecan Valley Resort. Staff has concerns about zoning an amenity area exclusively for a resort residential area but not allowing long-term residents to use the amenity. Staff also believes that if the clubhouse area is not zoned a resort then it cannot be counted towards their required amenities for the project.
    a. Staff has the same concerns with the RV/boat parking stalls
3. While staff has no issues with long-term residential in the area staff has serious concerns with the plan as presented with regards to the integration of the two uses on the site plan. Staff has had problems in the already built portions of Pecan Valley where there is an approved resort on one street and long-term residential on another where people have bought in the long-term area thinking it was the short-term, which causes noise and parking problems for long-term residents. The boundaries between the proposed uses will be unclear once built, and several of the units shown have the boundary running between them.
4. The applicant is proposing that 3.737 acres of resort zoning be removed from the northern property and 3.370 acres be added to the southern property. Staff generally finds this acceptable; however, on the approved preliminary plat for Pecan Valley Resort Phase 1-5 the area being removed from the resort area only had 10 units within it while the new area has 25 units, so 15 additional resort units are being added to the project increasing the impact of the resort area.
5. The site plan has the line separating RR zoning and RM-1 PDO zoning going through a number of units. While PDO site plans may be conceptual we expect that the layouts more or less follow the site plan. Staff would prefer information on exactly how many units are being proposed in each phase.
6. The site plan shows several phases of Pecan Valley Resort (the recreation resort area) that does not currently have a preliminary site plan approved. Since the application specifies this preliminary site plan is for the RM-1 PDO area staff will not be doing a review of these areas.

Findings:
Staff makes the following findings:

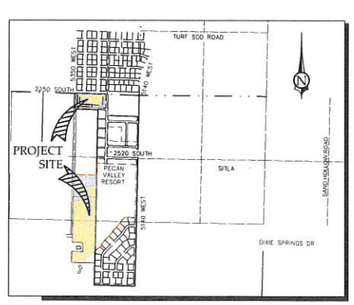
1. The application, for the most part, meets the standards of the General Plan and the General Plan Map.
2. Generally, the uses are harmonious with some but not most of the surrounding development.
3. The proposed amendment will have an impact on the area, although it is within the parameters of the General Plan.
4. Utility services are currently inadequate to serve the area and proposed project however, plans are already in motion to bring services to the property.
5. The application meets some but not all of the requirements of rezoning to Recreation Resort, however this application will decrease the overall resort zoning in the area but increase the number of resort units.
6. Staff has concerns about the quality and enforceability of the proposed site plan

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff has serious concerns about the development as presented. Staff would recommend continuing this item to get a more detailed site plan from the applicant that addresses staff concerns.



6/29/2022

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PARCEL H-4138-E & H-4138-L
COMBINED LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°41'43" W 845.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'48" W 624.89 FEET ALONG SAID LINE, TO THE NORTH-EAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 47°49'50" W 237.75 FEET, (2) THENCE S 76°32'06" W 317.12 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15; THENCE N 1°07'48" E 225.98 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170050011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 88°52'21" E 226.17 FEET, (2) THENCE N 0°33'28" W 191.12 FEET, (3) THENCE N 86°45'54" W 220.69 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE; THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/16TH CORNER; THENCE N 1°05'38" E 947.24 FEET ALONG THE EAST 1/16TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°55'08" E 479.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450; THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

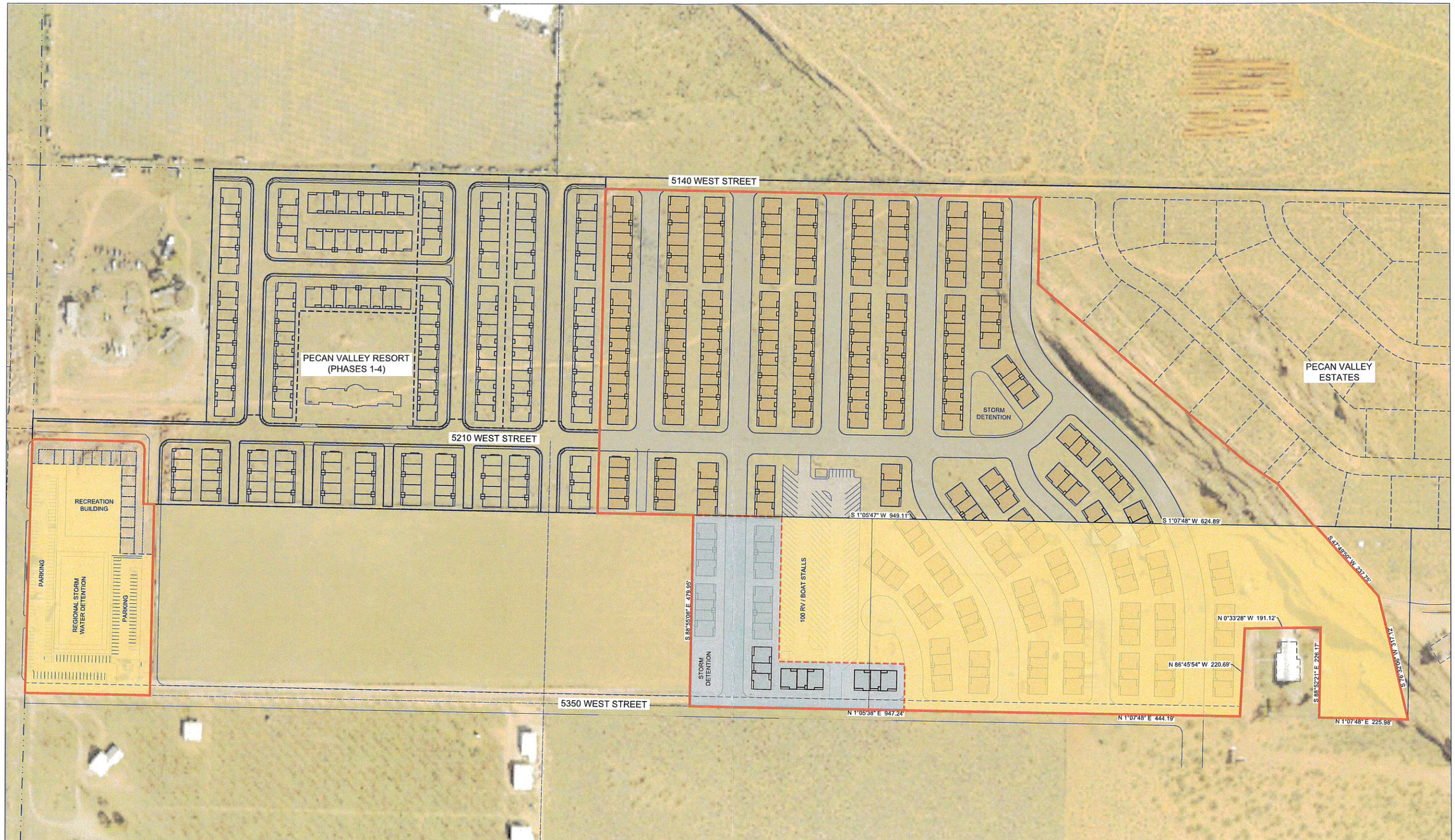
CONTAINS 18.09 ACRES MORE OR LESS

- AREA OF ZONE CHANGE APPLICATION
- PROPOSED PDO ZONING (18.46 ACRES, 4.06 D.U./ACRE)
- PROPOSED NEW RR ZONING (3.370 ACRES)
- EXISTING RR ZONING (3.737 acres removed)

PECAN VALLEY HOLDINGS LLC
5183 W 2040S
HURRICANE, UT 84737

CHRIS WYLER
WYLTILE@GMAIL.COM

ZONE CHANGE EXHIBIT
RESORT RECREATION
PECAN VALLEY



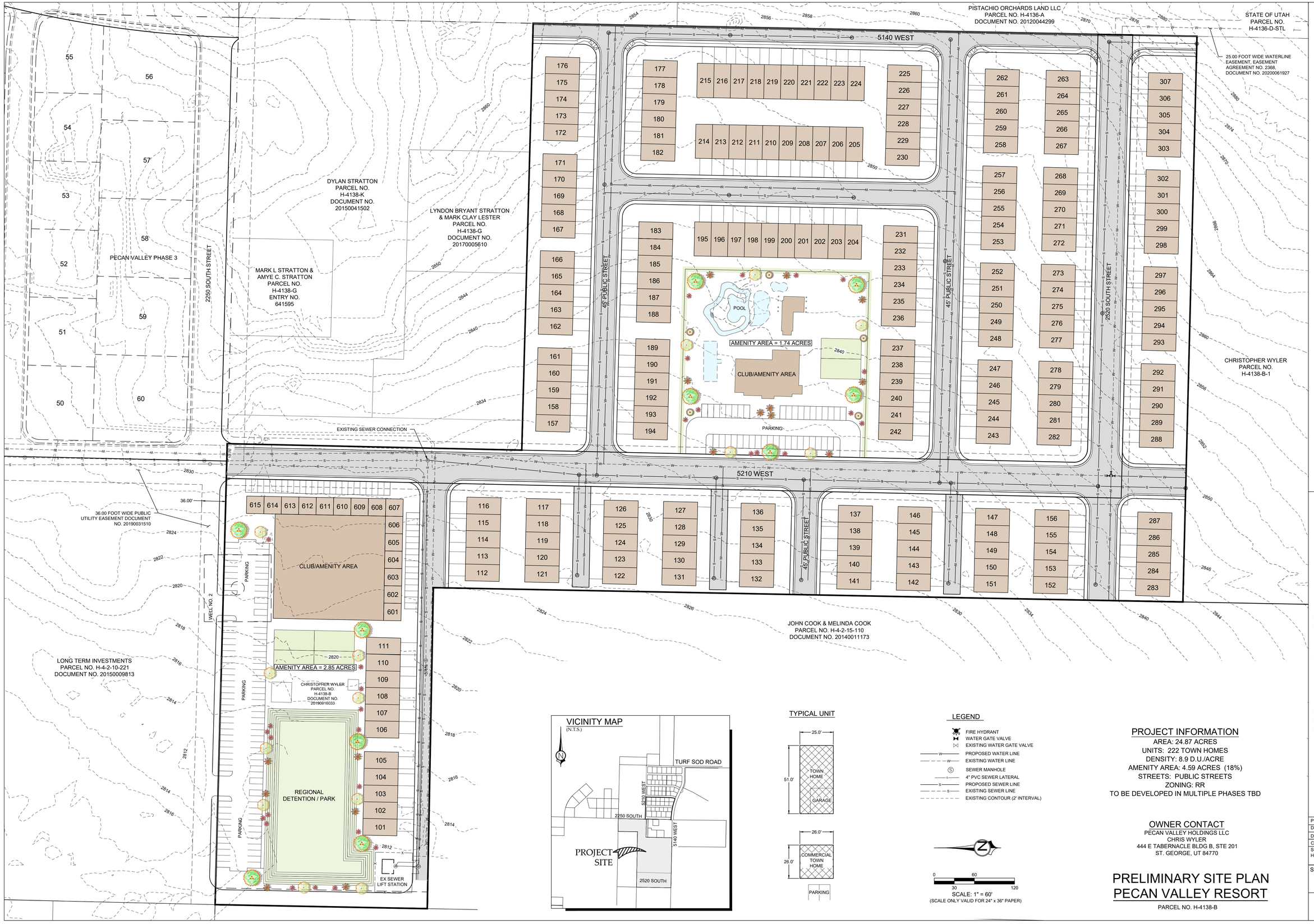
CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

- 299 TOWN HOME UNITS
- 17 CONDO UNITS
- TOTAL SITE PLAN AREA: 48.2± ACRES
- OVERALL COMBINED SITE PLAN DENSITY: 6.62 D.U./ACRE
- TRANSFERED RESORT RECREATION ZONING: 3.37 ACRES
- PLANNED DEVELOPMENT OVERLAY ZONING: 18.46 ACRES

SITE PLAN BOUNDARY
PROPOSED PDO ZONING (18.46 ACRES, 4.06 D.U./ACRE)
PROPOSED NEW RR ZONING (3.370 ACRES)
EXISTING RR ZONING (3.737 acres removed)

PECAN VALLEY RESORT
(PHASES 6-11)
CONCEPTUAL SITE PLAN

6/29/2022



PROJECT INFORMATION

AREA: 24.87 ACRES
UNITS: 222 TOWN HOMES
DENSITY: 8.9 D.U./ACRE
AMENITY AREA: 4.59 ACRES (18%)
STREETS: PUBLIC STREETS
ZONING: RR
TO BE DEVELOPED IN MULTIPLE PHASES TBD

OWNER CONTACT

PECAN VALLEY HOLDINGS LLC
CHRIS WYLER
444 E TABERNACLE BLDG B, STE 201
ST. GEORGE, UT 84770

PRELIMINARY SITE PLAN
PECAN VALLEY RESORT

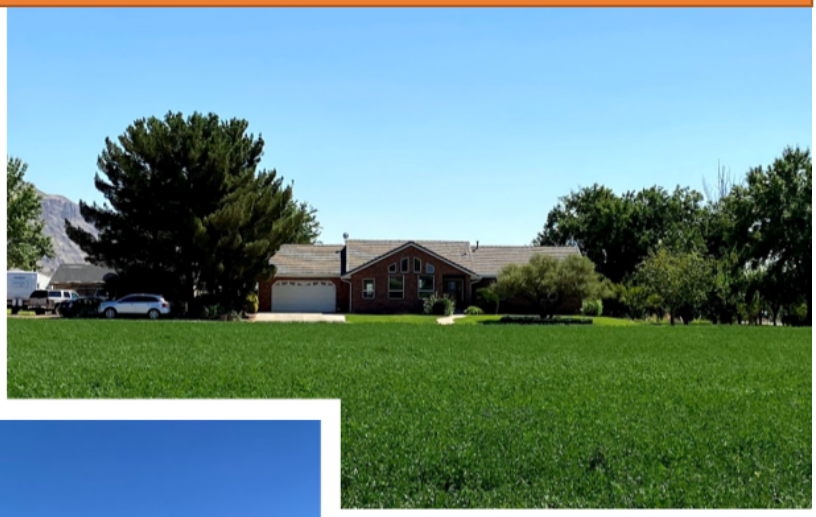
PARCEL NO. H-4138-B

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PRELIMINARY SITE PLAN
PECAN VALLEY RESORT
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF21188
DRAWN BY:	BLW
DATE:	6/2/2021
CHECKED BY:	TWS
SCALE OF SHEET HOR SCALE:	1" = 60'
SHEET	1
OF	1

Moderate Income Housing Plan



Acknowledge

Hurricane City wants to acknowledge the following for their help and contribution to the creation of this plan.

Mayor
Nanette Billings

City Council
Dave Sanders
Joseph Prete
David Hirschi
Kevin Thomas
Doug Heideman

Planning Commission
Paul Farthing
Shelley Goodfellow
Mark Sampson-Chair
Brad Winder
Rebecca Broneman
Michelle Cloud
Ralph Ballard
Kelby Iverson

Steering Committee

Kevin Thomas	City Council
Michelle Cloud	Planning Commission
Penny James-Garcia	Local Resident
Matt Loo	American Land Consulting
Rosie Sevier	Neighborhood Works/ Hurricane Chamber of Commerce
Brent Moser	Resident and Local Developer
Karl Rasmussen	Resident and Pro Value Engineering
Kayo Skandunas	Habitat for Humanity

Hurricane City Staff

Kaden DeMille	City Manager
Stephen Nelson, AICP	Planning Director
Fred Resch	Asst. Planner
Brienna Spencer	Planning Technician

PLANNING & ZONING
HURRICANE CITY
UTAH

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Introduction and Vision

Hurricane City is a rural but growing community located in Washington County, Utah. The City is uniquely placed near Zion National Park, Red Rock Reserve, has two state park reservoirs within its boundary (Sand Hollow State Park and Quail Creek State Park), sand dunes to the south, and world famous mountain biking and hiking. The population at the time of writing this document is around 22,680, and the average growth rate has been around 7% each year for the last five years. About 60%-70% of the property within Hurricane is still available for development. Hurricane City anticipates that growth will continue over the next several decades.

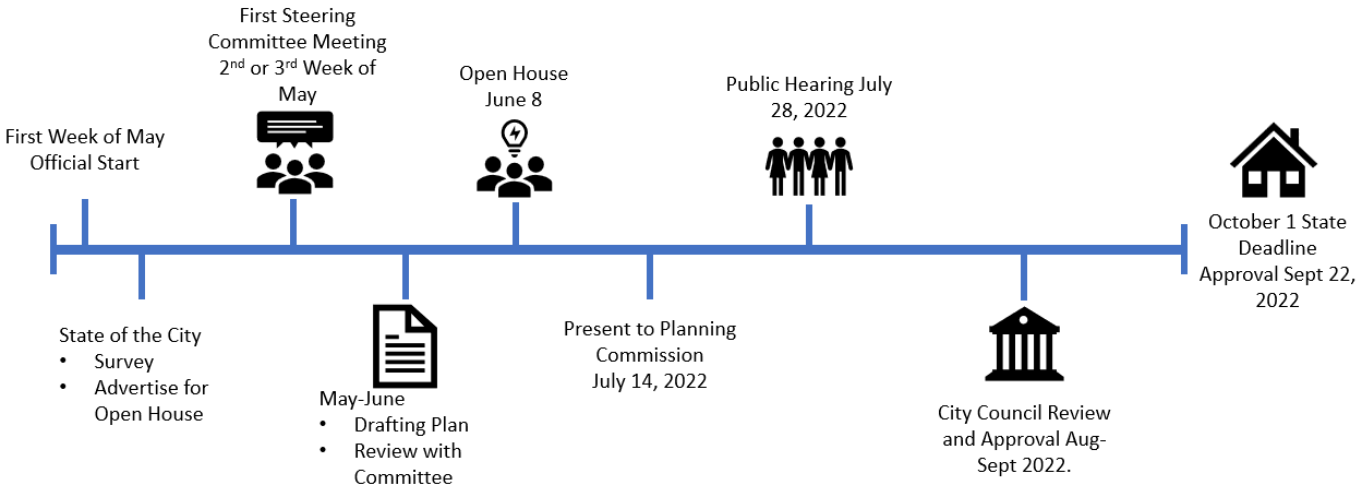
The high housing demand has created housing shortages within the City over the last several years, with a near-record low number of units available on the market at any given time. Home and rental prices have continued to rise over the past several years, pricing people out of the market. Hurricane City has taken steps in the last few years to increase housing options within the City by approving developments that contain a wider variety of housing types, allowing accessory dwelling units in all single-family zone, economic expansion within the City, and partnership with developers and non-profits to building more affordable units.

This plan's goal is to build upon existing strategies and create further policies to help guide the City to allow housing options for everyone to find adequate and affordable housing within the City.

Process of Creating the Plan

Hurricane City has endeavored to create an open process to create this plan while receiving input from the public. The City relied on citizens and stakeholders by creating a steering committee of business owners, developers, and residents; holding public surveys and an open house; the plan was reviewed and edited by the Planning Commission; and final approval by the City Council.

Timeline for Moderate Income Housing Plan



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Hurricane City's General Plan

In March of 2021, Hurricane City adopted a new General Plan. Chapter 4 within that plan focused on Housing and Transportation. The General Plan has the following housing vision:

> *OUR HOUSING VISION*
>
> *In 2030, Hurricane is a city that addresses their diverse housing needs with a wide range of housing options. A balance of stable single-family neighborhoods filled with full-time residents, retirement communities, affordable, well-designed multi-family developments, and residential agriculture provides options for families and individuals at all stages of life and allows residents to age-in-place.*
>
> *THIS MEANS:*
>
> *» Allowing a mix of housing options such as accessory dwelling units to meet housing affordability needs*
>
> *» Providing high-quality senior housing options and smaller lots with less maintenance to allow residents to age-in-place*
>
> *» Preserving and investing in already established neighborhoods*
>
> *» Creating design standards for high-density housing*
>
> » Managing short-term/vacation rentals to mitigate the potential impact on the surrounding neighborhoods
>
> (General Plan, 2021, p. 39)

The General Plan lists strategies and policies to help achieve this vision. These strategies and policies will be referenced but not listed within this document. This plan will not seek to rewrite these sections of the General Plan but build upon them into detailed plans to achieve the vision within it.

State Law Requirements

Utah State Legislature updated requirements for qualifying cities for moderate income housing plans in the spring of 2022 with House Bill 462 and requires each municipality to comply with the new standard by October 1, 2022. These new requirements make the 2019 Moderate Income Housing Plan obsolete and in a need of an update. The law requires Hurricane City to adopt three strategies from a menu of options within state law. This plan meets the new requirements within state law by adopting seven of the menu options and incorporating strategies and an implementation plan to achieve those strategies.

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Other Factors

While the City cannot control the housing market, it can take steps to help ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome developments. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City considered these factors as it updated the 2020 General Plan, which is reflected in this Plan.

Outline

This plan shall address the following items.

- Assessment of the current housing in Hurricane City
- Review of Public Input
- Current Policies
- Strategies and Policy
- Implementation
- Conclusion

Assessment

One of the first steps to creating a housing plan is to assess the current housing market within the City. This section will review home and rental prices, existing affordable housing stock, growth within Hurricane, short term rentals, and anticipated housing needs.

Home and Rental Prices

Hurricane City has seen a dramatic increase in housing costs over the last several years. Home prices have risen across the board for every type of housing option. The two following graphs show the rise in rental rates for two bedroom apartments in Washington County, and the home prices within Hurricane City. As the data shows, the average monthly rental rate in 2015 was $950, while today the average rental rate is around $1,700. The Home Prices in Hurricane graph represents the actual average and median home sale prices from January 2018-January 2022. The graph shows that home prices have risen 87% since 2018. These dramatic increases have outpaced the rise of income over the same period.

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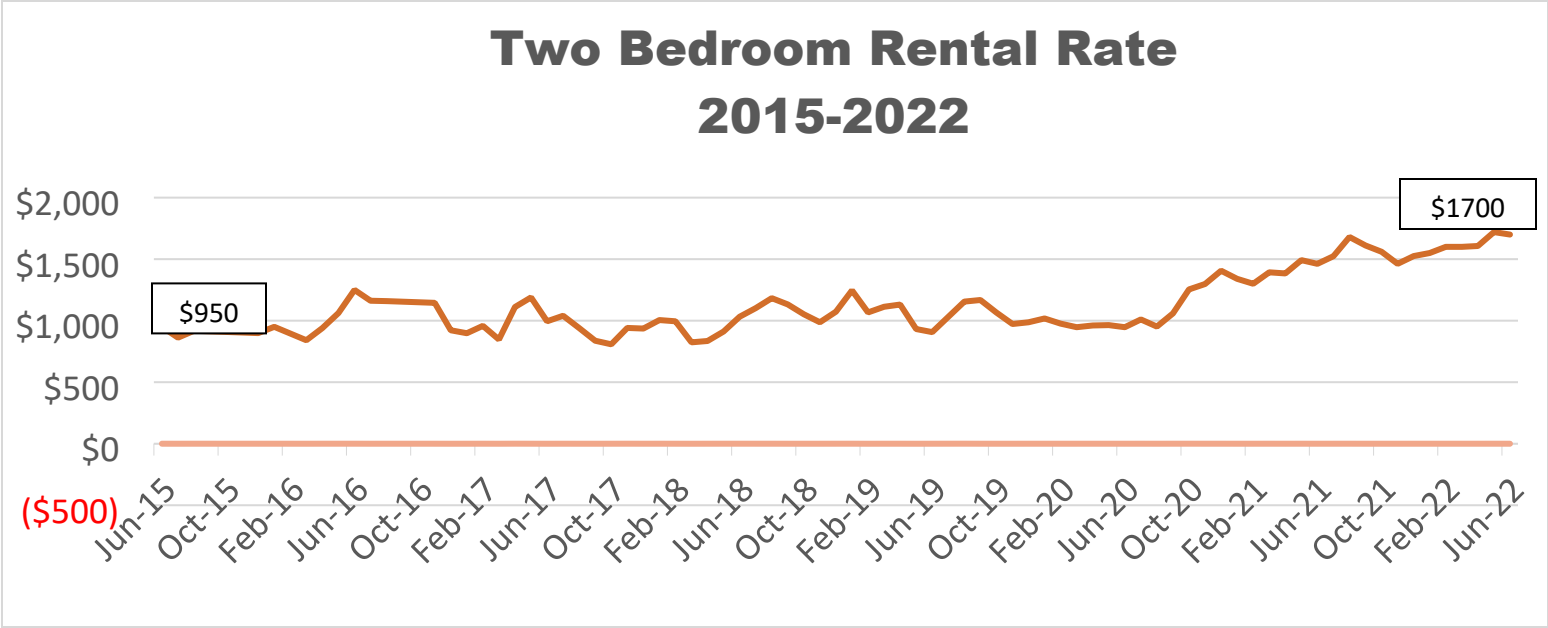
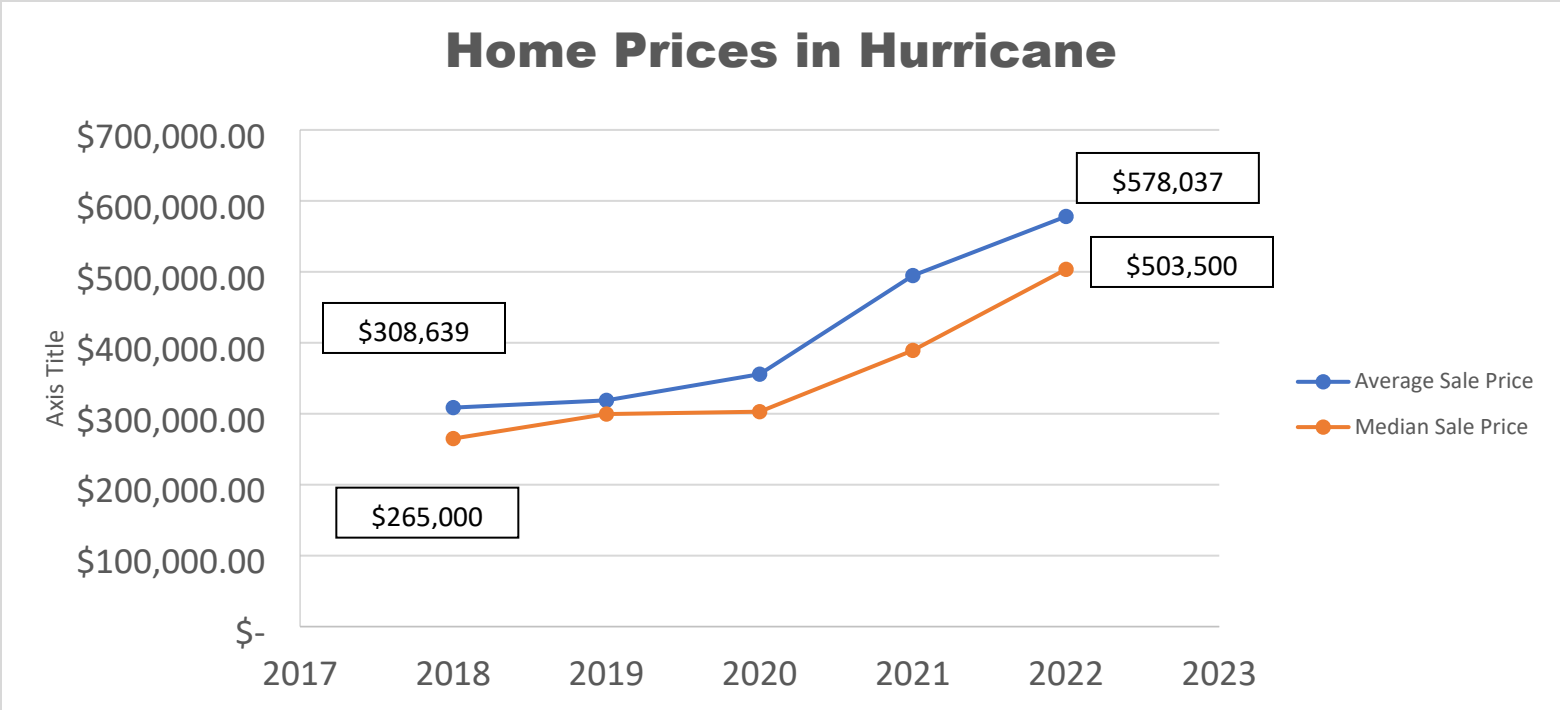


Source: https://www.zumper.com/rent-research/washington-ut



Existing Housing Stock and Developments

Hurricane City has been working on increasing the housing type within the City. The following table shows the estimated numbers for the different housing stock within the City. 2018 serves as the base year with census data, the remaining has been provided by building permits issued by the City.

Year	Homes	Percentage	Twin Homes	Percentage2	Apartments	Percentage3	Manufactured Home	Percentage4	Total
2022	5611	75%	908	12%	318	4%	634	8%	7471
2021	5541	76%	855	12%	303	4%	634	9%	7333
2020	5049	75%	723	11%	288	4%	634	9%	6694
2019	4637	76%	563	9%	288	5%	634	10%	6122
2018	4324	75%	519	9%	288	5%	634	11%	5765

Hurricane City has several existing affordable Projects within Hurricane. Some of these are through federal programs, and some include historic housing developments within the City.

Project Name	Location	Number of Units	Low-Income Units	Zoning
Hurricane Apts	165 N 200 W	24	24	RM-2
Knollwood Townhomes	6220 W 140 N	28	28	RM-2
Hurricane Hills I	2002 W 200 S	50	50	RM-2 PDO
Renee Ann	6325 W 25 N	23	23	RM-2
Hurricane Hills II	2002 W 200 S	28	28	RM-2 PDO
Crown at Stoney Point	580 N 230 W	8	8	R1-6
Stone Ridge Townhomes	380 and 384 S 6250 W	40	40	RM-3 PDO
Stone Ridge Townhomes II	368 & 380 S 6200 W	68	68	RM-3 PDO

(This table shows the number of units that have been approved and built as Low Income Housing Tax Credit (LIHTC) Developments)

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The City has also approved a new FHA Condo Home Project containing 200 Units located on Old Hwy 91 and Foothills Canon Dr. The City has recently had several homes built by Self Help Homes. This nonprofit housing organization allows future owners within a development to help build their and their neighbor's

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homes to lower the price of the home's construction. In addition, housing stock in the historic downtown area has remained some of the most affordable units within the City.

The City has also taken steps over the last few years to increase the housing diversity within the City. Some of these steps have included approving apartment complexes, mixed use and master plan developments with multiple housing options, and expanding multi-family developments. This can most clearly be seen in the following table showing the building permits' type and number. The City has also continued to allow for both attached and detached ADUs, helping both property owners and potential renters.

Number of Building Permits Issued

Year	Homes	Twin Homes/Townhomes	Condo's	Commercial	Total
2022 (Jan- May)	70	53	15	11	149
2021	492	132	15	40	679
2020	412	160		35	607
2019	313	44		25	382
2018	313	37		15	365
2017	349	25	51	10	435
2016	364	2			366
2015	296	6	18	1	321

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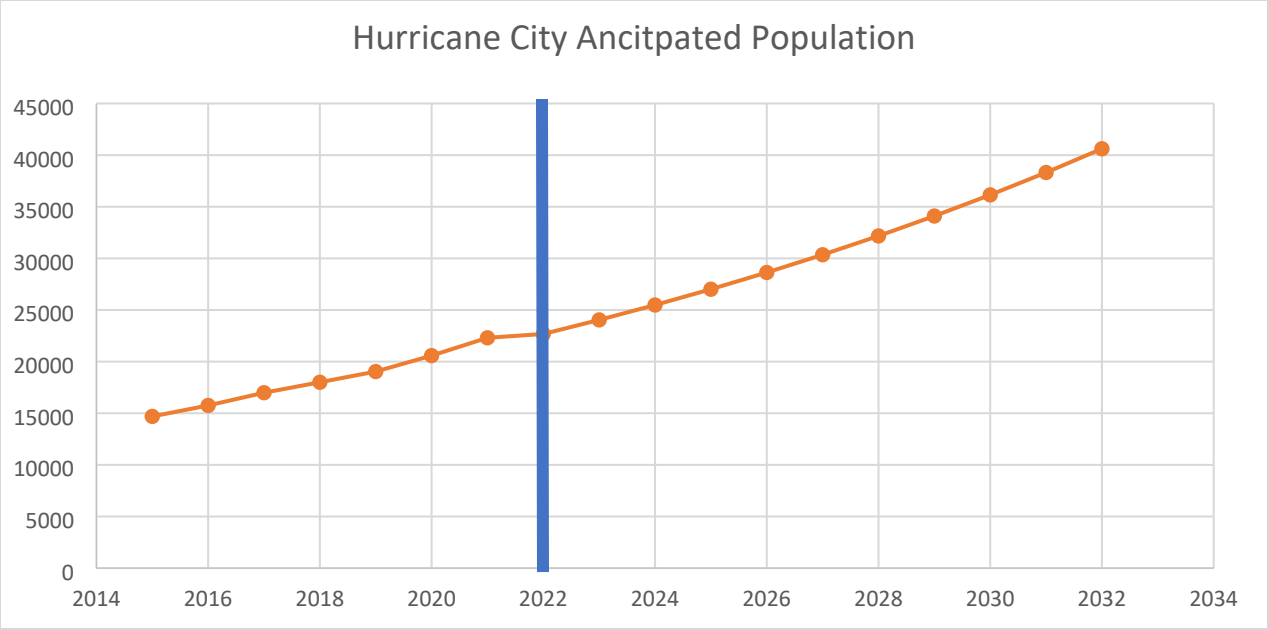
Growth within Hurricane City



(*This table represents a population estimate of Hurricane City based on the number of building permits issued each year with an average of 2.7 people for each household and closely correlates with census estimates)*

Hurricane City has experienced a high growth rate over the last few years, with a record number of building permits issued. The number of building permits in 2020 and 2021 has dramatically risen. The City has also seen a rise in different housing types with an increase in townhomes and the completion of the first large apartment complex in 2021 and a second large complex that began construction in 2021. The current housing demand has put pressure on the housing market and is one factor in the rise of housing costs.

Short Term Rentals

Number of Licenses June 2022	
Short Term Business Licenses Total	**400**
Breakdown	
Residential Hosting	108
Commercial	10
Resorts	214
Number in Single Family	66 (2 pending)
Applicants on Waiting List	*76*

Hurricane City allows for property to be rented out as vacation or short term rentals in three ways:

- As part of a resort development or in commercial areas
- In Single Family Neighborhoods: limit to three licenses for every 1000 residents
- Residential Hosting: A homeowner can rent out a section of their home or ADU for guests.

The table shows the number of issued licenses for each type of allowed short term rental unit and the number of homes currently on the waiting list for single family licenses.

The City has approved 5,214 resort units, most of which have not been built. In 2021 and 2022, the City took proactive steps to limit the further expansion of resort units.

- The City updated its Recreation Resort Zoning to provide enhanced guidelines for future zone change requests and updated the standards of the ordinance to mitigate impacts from resort developments.
- The City updated its code enforcement policy from a criminal citation to an administrative citation to allow for better enforcement for short term rentals operating in violation of the Hurricane City code.

The table below shows the vacancy rate for housing units within Hurricane City. As the table shows, the number of for rent and for sale vacancies have remained the same or even have gone down, which is anticipated in a competitive market. However, seasonal, recreational, or occasional use numbers have continued to rise within the City.

	2010	2015	2020
Total Housing Units (occupied + vacant)	**5129**	**5711**	**7131**
Total Occupied	**4538**	**4766**	**6142**
Owner-occupied	3573	3193	4442
Renter-occupied	965	1573	1700
Total Vacant	**591**	**945**	**989**
For rent	50	49	46
For sale	84	36	24
Rented or sold, awaiting occupancy	0	164	0
For seasonal, recreational, or occasional use	308	502	705
Other vacant	149	194	214
Vacancy Rate	**11.52%**	**16.55%**	**13.87%**

Source: ACS 5-year Estimates - 2010, 2015, 2020

B25004: Vacancy Status

B25118: Tenure by Houshold Income in the Past 12 Months (in 2020 Inflation-Adjusted Dollars)

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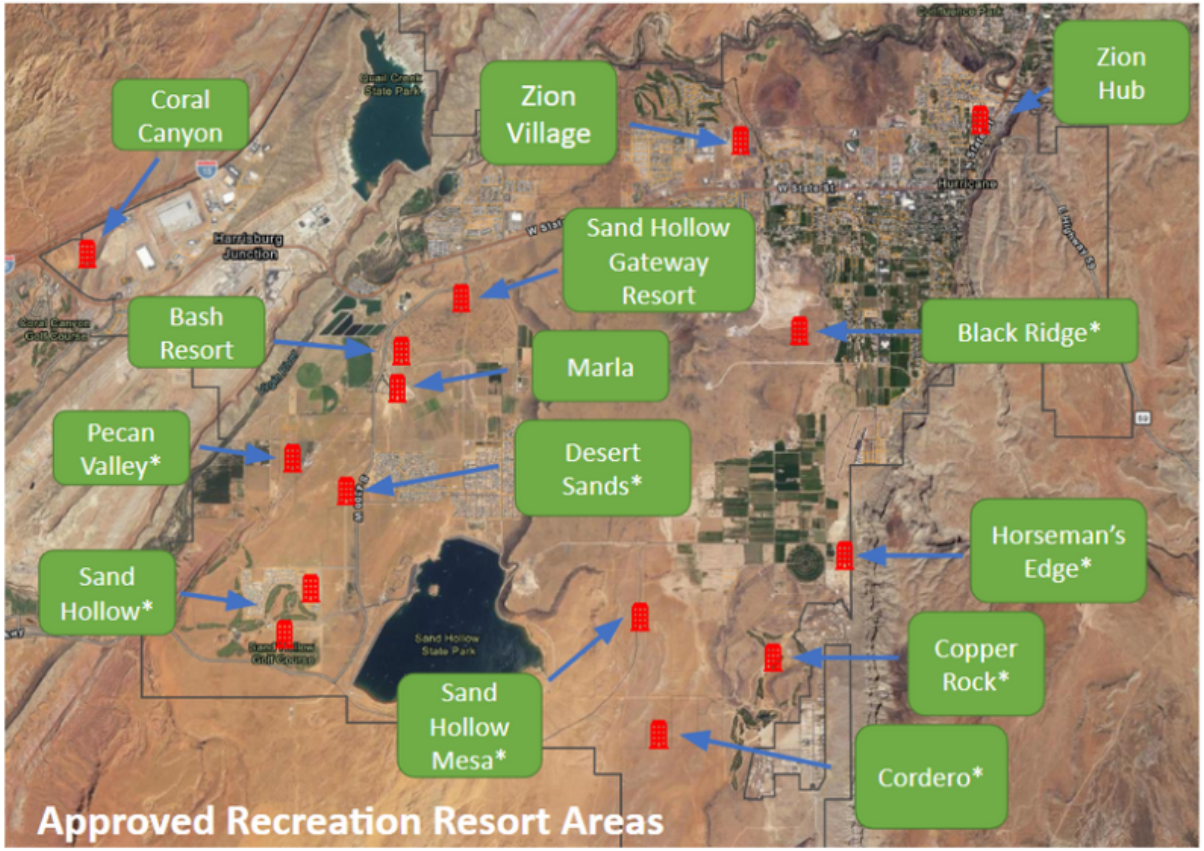
Recreation Resort Areas in Hurricane



*Indicates development is a mix of long term and short term housing

Recreation Resort Zones	
Development	**Approved Number of Units**
Bash Resort	353
Black Ridge	247
Copper Rock	774
Coral Canyon	140
Cordero	345
Desert Sand	354
Horseman's Edge	15
Marla	121
Pecan Valley	447
Sand Hollow	702
Sand Hollow Gateway Resort	885
Sand Hollow Mesa	707
Zion Hub	35
Zion Village	89
Total	**5214**

Anticipated Housing Needs

With the growth in Hurricane, rising prices, and the limited number of homes and rentals on the market, Hurricane is facing a housing crisis. Many individuals and families struggle with finding adequate and affordable housing. The data below shows estimated housing deficits for Hurricane's Median Income, and then the following sections show Cost Burden Household based off Washington County Area Median Income (AMI).

Housing is considered affordable when no more than 30% of a household's income is spent on housing and utilities. Affordable Housing is housing that those making 30%, 50%, and 80% of the area's median income can afford a housing unit without spending more than 30% of their income.

Two types of Affordable Housing

Market Provided (Naturally Occurring) Units: These units are available on the open market and are affordable.

Dedicated Affordable Units: These units have some deed or government restrictions to maintain affordability.

Washington County Area Median Income

2022	Median Family Income	Median Income Percentage	Person in Family	
			3	4
St George UT Area	$83,900.00	30%	$23,030	$27,750
		50%	$37,350	$41,450
		80%	$59,700	$66,300

(This Table was provided by HUD: https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn)

Affordability Housing Cost for Spending No More Than 30% of Monthly Income

	Affordable Monthly Payments for Household	
Median Income Percentage	3 Person	4 Person
30%	$ 575.8	$ 693.8
50%	$ 933.8	$ 1,036.3
80%	$ 1,492.5	$ 1,657.5

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Affordable Housing Gap

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units Gap	Available Units Gap
80% AMI	875	1465	805	590	-70
50% AMI	615	500	270	-115	-345
30% AMI	405	205	70	-200	-335

2021 General Plan

As the tables above show, there is currently housing deficits for all ranges of housing. The following table shows the anticipated need of additional units from 2020 if no new units are added.

Year	30% Additional Housing Units Needed	50% Additional Housing Units Needed	80% Additional Housing Units Needed
2020	70	345	335
2021	74	362	352
2022	77	380	369
2023	81	399	388
2024	85	419	407
2025	89	440	428
2026	94	462	449

The following information shows the number households that are Cost Burden within the City and are currently pay more than 30% of their monthly income on housing. This data illustrates that even though many household have found housing within the City, they are still burdened by the high cost of rents and mortgages.

Cost Burden Households

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	350	295	535
Household Income >30% to <=50% HAMFI	165	90	520
Household Income >50% to <=80% HAMFI	575	75	1,230
Household Income >80% to <=100% HAMFI	154	4	595
Household Income >100% HAMFI	110	25	2,885
Total	1,354	499	5,765

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Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	235	220	315
Household Income >30% to <=50% HAMFI	70	15	220
Household Income >50% to <=80% HAMFI	240	35	415
Household Income >80% to <=100% HAMFI	10	0	140
Household Income >100% HAMFI	0	0	620
Total	555	270	1,710

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	115	75	220
Household Income >30% to <=50% HAMFI	100	80	300
Household Income >50% to <=80% HAMFI	340	45	815
Household Income >80% to <=100% HAMFI	149	4	455
Household Income >100% HAMFI	110	25	2,265
Total	814	229	4,055

*Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

*For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

(These tables were provided for CHAS DATA from the 2014-2018 Period: https://www.huduser.gov/portal/datasets/cp.html#2006-2017)

From the data provided above, it is clear that we Hurricane residents are facing increased housing cost, which is requiring many to spend more than 30% of their income to afford a place to live. From public input, many residents reported making difficult housing choices to find places to live, including spending more then they can afford, living with family and friends, and postponing buying a home.

Public Input

The City sought public input in a couple of ways during the process of creating this plan. The main ways were

- A steering committee made up of residents, business owners, housing nonprofit organizations, developers, elected and appointed representatives, and city staff
- An online survey
- A public open house
- A table and survey distribution at the Mayor's State of the City

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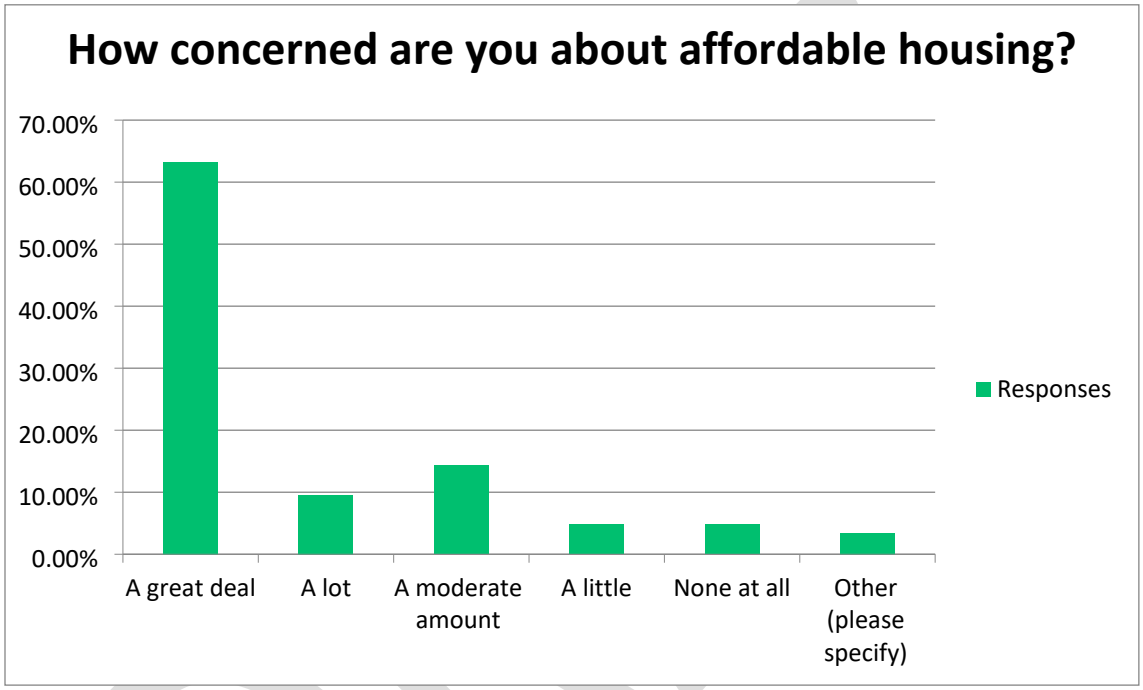
- A public hearing with the Planning Commission

The following are a summary of the feedback.

Online Survey

The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.



The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.

In addition, about 67% of respondents indicated that they felt that there was inadequate affordable or accessible housing in their area. The following are some of the responses to the question "*Do you feel that there is adequate affordable/handicapped accessible housing in your area?*"

> *No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under $1600 a month*
>
> *A lot people including myself can't afford to pay the 2k a month rent as most are either newlyweds or college students who don't make enough*
>
> *Most of them are on a fixed income houses are to much to buy and housing wait list is too long not enough places for them to rent without a long wait list*

When presented with a list of policies that the City could implement, the following four options were the most popular:

- Work to preserve existing and new affordable housing
- Continue to allow accessory dwelling units (apartments on a single family lot, like a casita, basement apartment, mother-in-law suite, etc) to be allowed in single family zone.
- Work with nonprofit housing organizations for the construction of new affordable housing
- Provide incentives to developers to provide housing units ensured to remain affordable

The least popular options presented were:

- Lower parking requirements for higher density housing
- Rezone for higher density or affordable housing development in mixed use areas (areas with commercial and residential)

When asked, "What is your biggest concern about housing within Hurricane City?", there were some main themes from the public. One of the main concerns mentioned was short term rentals and seasonal occupied housing. Another concern was the need to provide commercial development near new housing projects. One of the comments that helps summarize these points:

> *There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists*

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Open House

The City held a public open house on June 8th, 2022. At the open house, members of the public had the opportunity to come and leave public feedback and discuss housing needs with City Councilmembers, Planning Commissioners, and City Staff. Habitat for Humanity also participated, set up a table, and provided information about their mission and housing needs in the area. The City created posters with information and allowed residents to write ideas down and place stickers on policies they would likely support (these results are in Appendix A). Some of the policies at the open house that were most supported were:

- Work with nonprofit housing organizations for the construction of new affordable units
- Continue to allow accessory dwelling units to be allowed in single family zones

While there was one less popular option:

- Construct and manage City/Nonprofit owned affordable housing projects

Other options presented received similar support.

On open ended questions, there were many concerns about the affordability of housing within Hurricane. Many residents were concerned about the number of short term rentals within the City. Support was voiced for allowing a mixture of housing types in many neighborhoods.

Strategies and Policies

Housing affordability is a problem Hurricane City residents are currently facing, with no single clear solution to resolve either short-term or long-term housing issues. As such, Hurricane City will take a multifaceted approach by adopting several strategies with underlying policies to address housing considerations.

These policies were selected by the steering committee after reviewing options within state law and reviewing feedback from the public.

Policies

Accessory Dwelling Units (ADUs)

1. ***Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;***

and

2. ***Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;***

Policies Recommendations

- The City currently allows ADUs within all single family zone. Both for attached and detached. These units may be used for short term or long term rentals.
- In May of 2022, the City changed the code to allow for lots that are .8 acres or larger to have two ADUs on the property, requiring that at least one can only be used for long term rental.
- The City in May of 2022 now allows the property owner to live in the ADU or Primary unit if the other unit is for long term rentals.
- The City currently does not charge impact fees for the construction of ADUs unless there is an upsize in the utility meter. This plan recommends that the City not adopt impact fees for any ADUs used for long-term rentals.
- Create regulations to limit short term rentals, and look at impact fees or caps in numbers. Provide other incentives for long term rentals in ADUs.

Development Incentives

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

Policy Recommendations

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

4. **Reduce, waive, or eliminate impact fees related to moderate-income housing;**

Policy Recommendations

- Do a full review of impact fees for the City and associated districts that charge impact fees within the City.
- Do a financial analysis to study the effects of varying levels of impact fee waivers or reductions.
- Review a variety of options for reduction, waiving, or eliminating impact fees for affordable units.
- Review a policy for deferred impact fees with the possibility of waiving the impact fees after meeting specific terms specified in an agreement.
- As Impact fees are updated, include affordable housing elements with reduced impact fees for qualified, affordable housing units. This can happen as the City updates its impact fee schedule. The City is scheduled to review and update water, parks, and transportation impact fees by July 2023.
- Review and apply for state grants to help compensate for any revenue loss.

Mixed Use Development

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

Policy Recommendations

- Create a Downtown Master Plan and review housing policy within the downtown. Consider eliminating or reducing single-family zoning for infill development and creating mixed-use standards within the downtown. The Downtown Master Plan is scheduled to begin in August 2022 and is anticipated to take six to eight months.
- Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments. Areas for review include new

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development along SR-7, Sand Hollow Road Commercial Areas, and around 3400 W on the north side of SR-9.
- Review the Planned Commercial Zoning density bonus factors.

Land Trust Programs

6. **Demonstrate creation of, or participation in, a community land trust program for moderate income housing;**

Policy Recommendations
- Review City owned property that may be developed for affordable housing, including the recently purchased 15 acres adjacent to City Hall.
- Coordinate with Southwest Utah Land Trust for possible expansion into Hurricane.
- Look at using the Olene Walker Fund and other nonprofit/government resources to construct affordable housing.
- The Utah Housing Coalition.

Preservation of Existing and New Moderate-Income Housing

7. **Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed-restricted units through a grant program, or establishing a housing loss mitigation fund; (From the public)**

Policy Recommendations
- Hurricane City should create a Good Landlord program within the City and provide incentives for landlords to participate.
- Look at providing incentives for low-income households for the maintenance of their property.
- Look into state and federal programs that may provide grant opportunities.
- Review historic housing areas and ensure their continued use is allowed within the underlying zone.
- Look at implementing grant programs to help maintain the facades of historic buildings and housing within Hurricane City.

Alternate Options

(A-1) Limit Short Term Rentals except in Recreation Resort or Approved Planned Development Overlays
- Look into local ownership limitations
- Limit expansion of short term rentals to the current total number of licenses with no increases
- Continue to evaluate resort standards to limit the growth of resorts within the City.

(A-2) Work with nonprofit housing organizations to construct new affordable units.

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(January 21, 2022. Ribbon cutting for a home construct through Habitat for Humanity in Hurricane City)

- Provide incentives for developers to partner with non-profit housing organizations to provide lots for construction.
- Partner with nonprofits to help develop City owned property for affordable housing options.
- Waive or defer impact fees for homes built by nonprofits building guaranteed affordable units.
- Partner with non-profits for public awareness campaigns

(A-3) Reduce barriers for owner builder

- Review barriers that prevent owner builders from building
- Reduces requirements that do not conflict with building code or state code.

Implementation Schedule

Time Frame	Item	Steps
Current	ADU Regulation	Look at ways to encourage long term rentals Keep attached and detached ADUs as permitted uses within single-family zones Track new ADU construction and work to create a list of all ADUs
Summer 2022-Spring of 2023 Adopt Zoning Code and Standards as Downtown Master Plan Recommends	Downtown Master Plan	Update Downtown Master Plan and recommend standards for housing, mixed use development, and create recommendation for design standards. Consider eliminating or reducing single family zoning in downtown area. Follow implantation plan form within the General Plan
Summer of 2023	Inclusionary Zoning Policy	Add density bonus for Planned Development Overlay for affordable units. This could include deed-restricted units or units that will be constructed by nonprofit housing organizations. Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units. Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone. Look at allowing land transfers for density bonuses or use Transfer of Development Rights to create more affordable developments in exchange for keeping other property open. This policy should be reviewed and implemented by the Summer of 2023.
Spring of 2023	Good Landlord Program	Create a good landlord program offering discounts on business licenses for landlords that complete course.
Fall of 2023	Grant Programs	Look for state and federal funding to allow for maintaining of affordable housing. Prioritize those who complete Good Landlord Program City should consider establishing their own program Edit its first time home buyers program

2024	Waiving Impact Fee	Do an analysis of revenue generated by impact fees and provide estimates of cost to the City by waiving impact fee for affordable units Create and adopt a policy where affordable units and units constructed by charities are provided an impact fee waiver or discount.
Summer 2024	Community Land Trust Program	Evaluate Hurricane City property and evaluate if any existing property can be used for housing options, including a portion of the 15 acres adjacent to City Hall Coordinate with existing housing programs and charities for partnership to form the trust.

Conclusion

Hurricane City is facing an affordable housing crisis, leading to many families paying more for housing than they would otherwise and excluding many from the current housing market. The City is committed to taking steps to increase housing options within the City and allowing more affordable options as part of new developments. The City is also committed to taking steps to maintain the existing affordable housing stock. The City believes that by implementing the strategies within the General Plan and this plan, it can work toward meeting the housing needs of all its residents.

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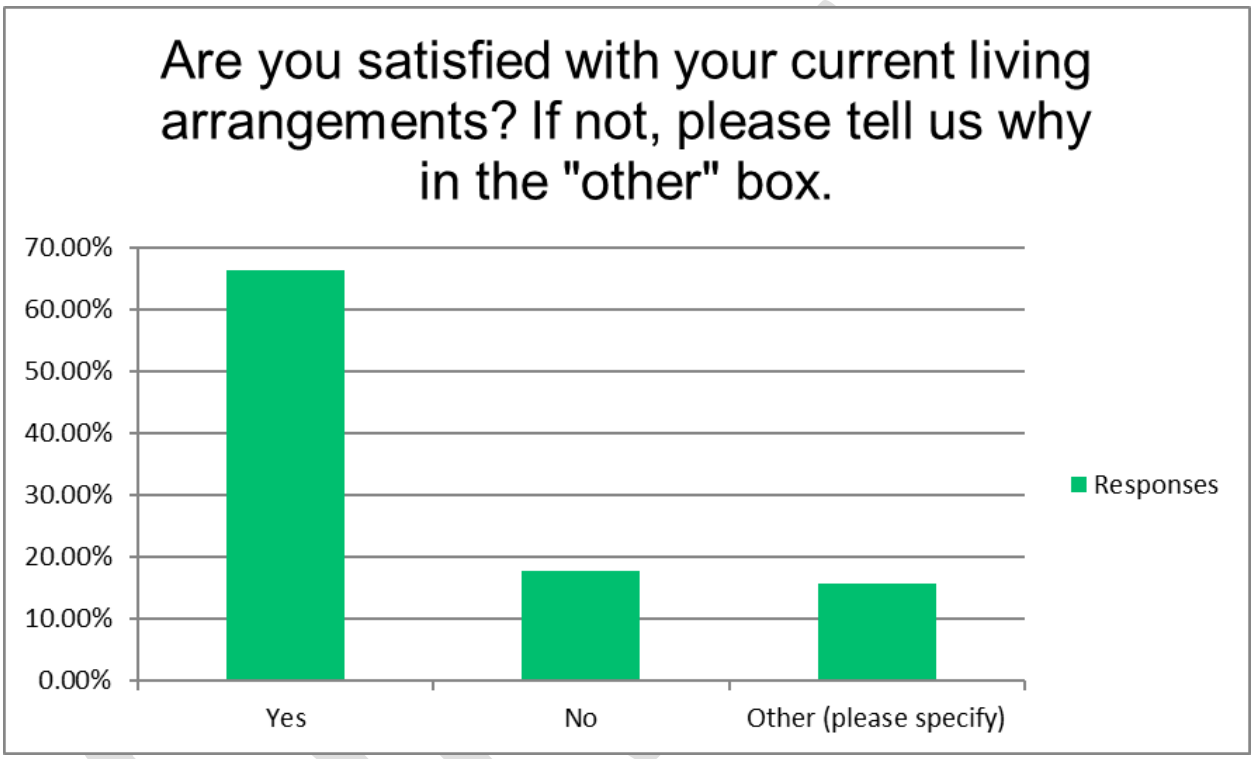
Appendix A

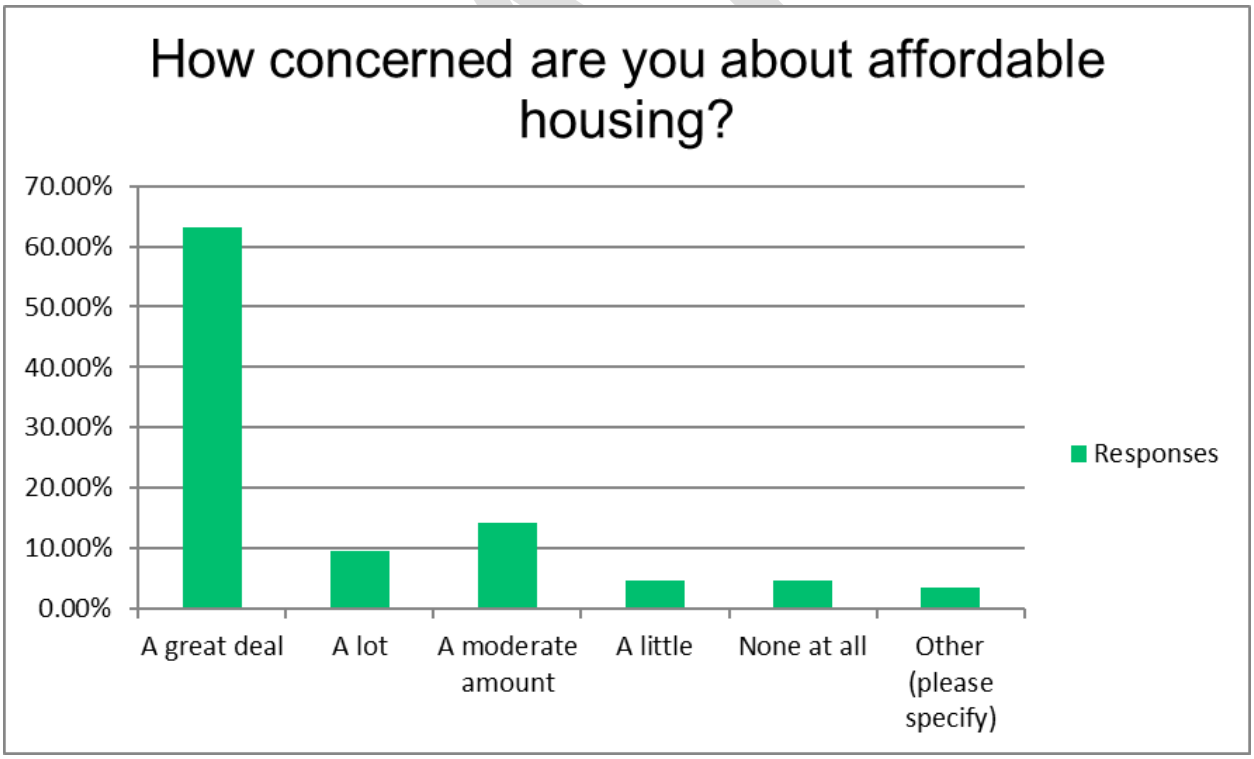
Public Input

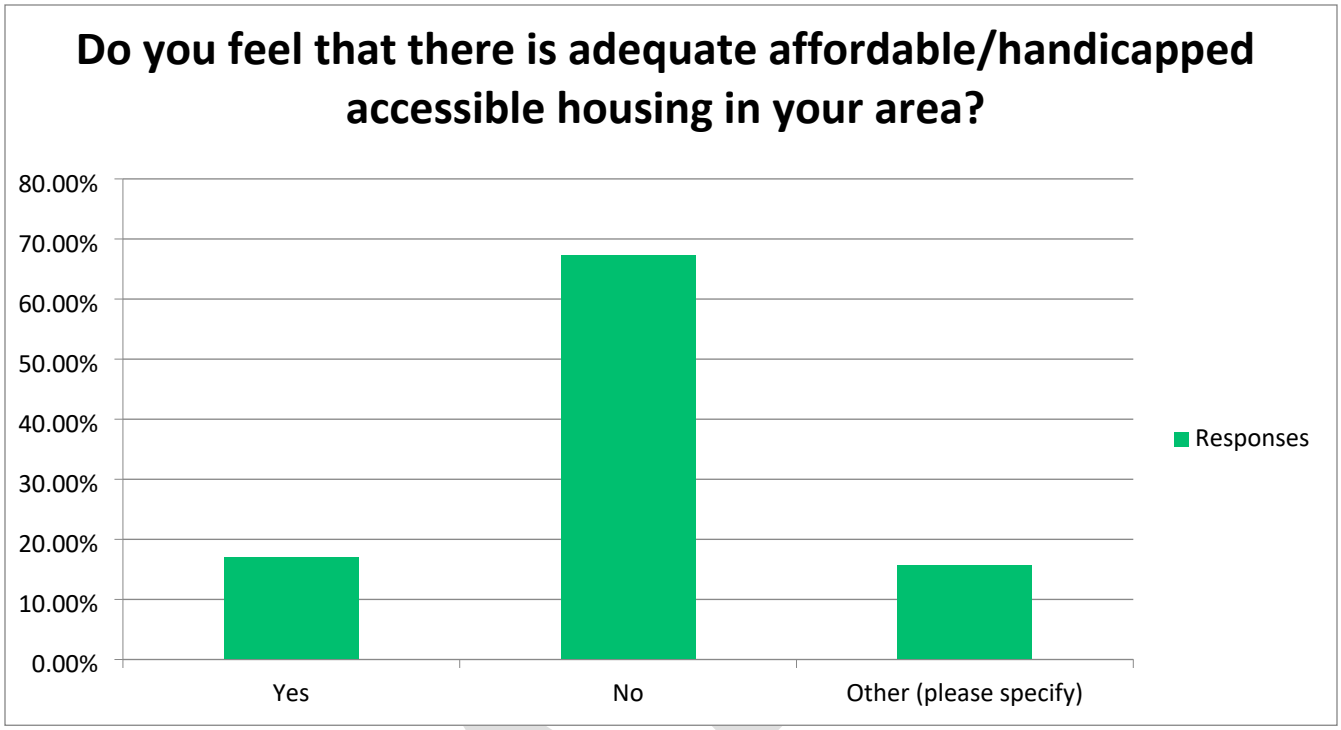
Online Survey Results



Are you satisfied with your current living arrangements? If not, please tell us why in the "other" box.
I would like to live in a house with a yard
Hurricane needs to keep up with the mass amount of people moving here OR stop allowing building of new homes. With all these new people here has the police dept hired more staff because you're going to need it. Cars are getting stolen and broken into around my area off 3700
Rent was raised this past year while nothing was changed in the house. It has all original appliances and carpets from over 20 years ago!
Rent too high
It was very expensive for an older home in an older neighborhood
It's too small but all I can afford
Lack of washer/dryer and sheltered parking.
I want to live in a house but nothing is reasonable
Not enough space.
I want a house with a yard and enough space inside for my children as well

I would love to live in a gated community that has a hoa to keep trashy neighbors out that don't want to take care of a yard
I would like to have more property and to live in a more rural place.
Other than the price for rent, yes I am satisfied.
I live with my mom to make ends meet
I have to rent out a room to afford to eat
dont like shared driveway
Renting until we can afford to buy a house
Poor it lack of, repairs.
Rent is high
I have to live with my parents to be able to afford a place to live.
My lot rent keeps going up so high I can barley make enough to feed my kids
Would rather have house with more parking
I live in my parents casita, it's small but it's affordable. I would love to get a townhouse or duplex, but not when they're $400k+.





Do you feel that there is adequate affordable/handicapped accessible housing in your area?
I dont know
No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under $1600 a month
The wait lists to get into any housing are outrageous, if there even open.
Not sure
Most of them are on a fixed income houses are to much to buy and housing wait list is to long not enough places for them to rent without a long wait list
A lot people including myself can’t afford to pay the 2k a month rent as most are either newlyweds or college students who don’t make enough
So what if there isn't we are the city for them.
Not sure what is available
Nothing affordable for families
I would guess no, but I have no idea
Not familiar with this
Don't know
They fill up too quickly.

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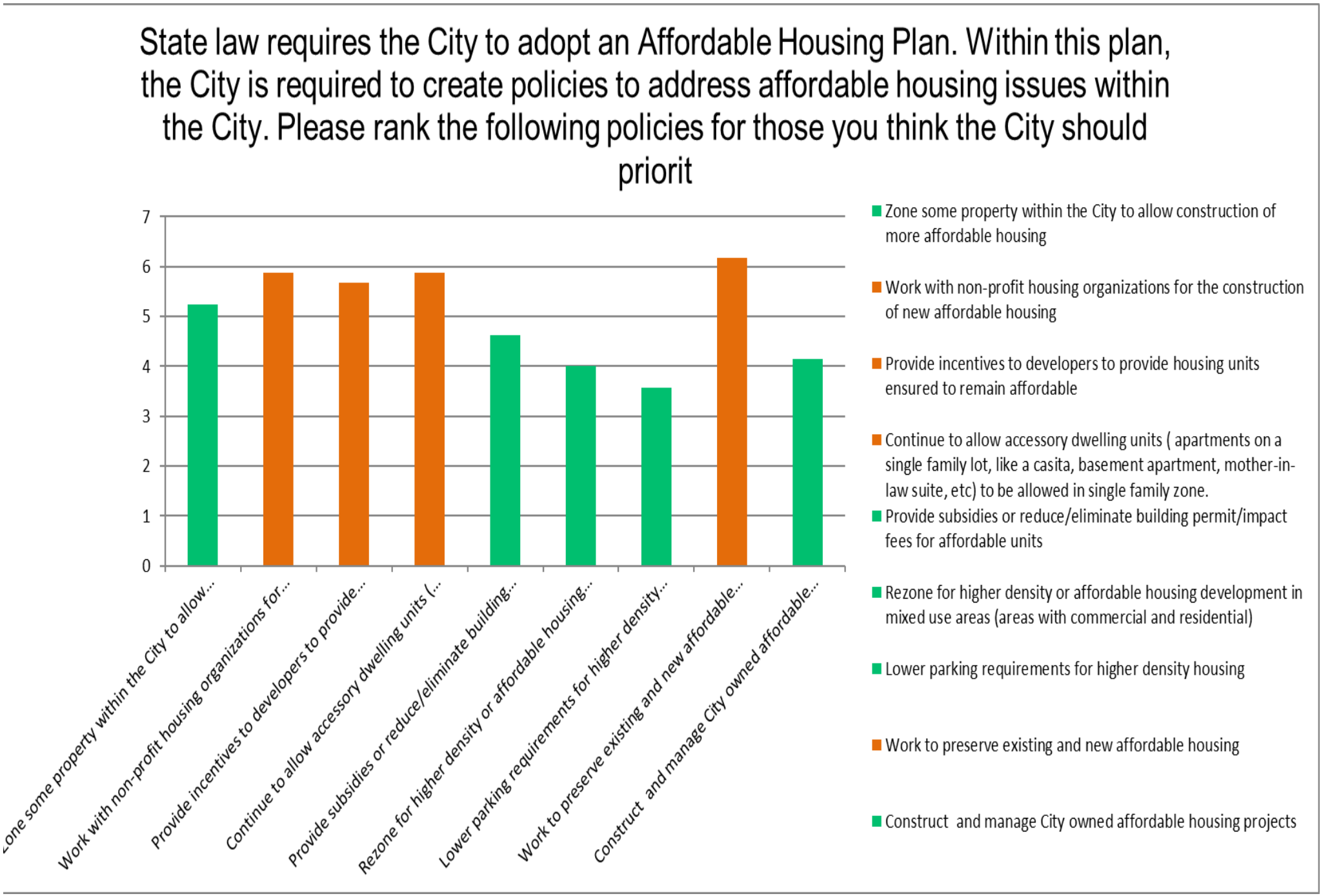
State law requires the City to adopt an Affordable Housing Plan. Within this plan, the City is required to create policies to address affordable housing issues within the City. Please rank the following policies for those you think the City should priorit
7
6
5
4
3
2
1
0
Zone some property within the City to allow...
Work with non-profit housing organizations for...
Provide incentives to developers to provide...
Continue to allow accessory dwelling units (...
Provide subsidies or reduce/eliminate building...
Rezone for higher density or affordable housing...
Lower parking requirements for higher density...
Work to preserve existing and new affordable...
Construct and manage City owned affordable...
Zone some property within the City to allow construction of more affordable housing
Work with non-profit housing organizations for the construction of new affordable housing
Provide incentives to developers to provide housing units ensured to remain affordable
Continue to allow accessory dwelling units (apartments on a single family lot, like a casita, basement apartment, mother-in-law suite, etc) to be allowed in single family zone.
Provide subsidies or reduce/eliminate building permit/impact fees for affordable units
Rezone for higher density or affordable housing development in mixed use areas (areas with commercial and residential)
Lower parking requirements for higher density housing
Work to preserve existing and new affordable housing
Construct and manage City owned affordable housing projects

What is your biggest concern about housing within Hurricane City?
Open-Ended Response
Too expensive to buy and to rent
Would love to see opportunities for more affordable housing/rentals in the area so younger generations an service related jobs and employees can stay in the area.
The developing of the housing is so fast that the City Engineers do not have the appropriate amount of time or effort into the review of the plans.
Not enough affordable housing
That there will be no way any average family can afford a single family detached home or even a townhouse because of the people buying out houses for investment properties.
Cost is going to high
The allowed growth is outpacing infrastructure. The push for housing with very little commercial to support new homes and people in the area. The city needs to rethink strategy and create Hurricane into a boutique city. We do not need more homes or people. We need more jobs. We need more industry. We need to slow growth and allow home prices to skyrocket to keep Utah as Utah! Stop Californiacation of Hurricane!
Not enough rentals available and price too high for newly married couples
Public streets not improved by development and a lot of the roads need upgraded already.
Need smaller units that are affordable to young families, police, teachers, etc.
Mixing low income in with homes that people worked thier whole life to buy.
That housing prices and costs will outpace the wages of the working residents of Hurricane city. Those moving in from out of State will be the only ones able to afford the houses and that working resident will be forced to move to a less expensive area.
I am a single adult and I can't find an apartment to live in Hurricane that matches my budget. I am a teacher and want to live in the area.
There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists or have to leave due to lack of proximity to other basic amenities or public transit.
It's not affordable for people my age due to unfair pay and landlords over charging. I am 21 and I make 30,000 a year and am engaged and we cannot afford anything here.
There is to much development happening. Farms are shutting down so subdivisions can be but on the land. Hurricane should focus on being little old hurricane.
Infrastructure, traffic, lack of grocery stores, shops, home depot, water, pollution etc
Devolopers don't care about the people of hurricane. One told me "we aren't building these homes for you guys" they are building them with California prices in mind to make a buck full on knowing we can't afford them here.
Losing the agricultural land. The price of houses being so high that middle class and young families cannot afford to buy. The city becoming a resort/unaffordable town like Springdale.

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There is no regulation to what private companies can charge, apartment building especially. Everyone is being priced out
Need balance of residential and commercial. A lot of housing is going in but everyone has to commute to shop. Bringing in a balance would bring money to the city through sales tax. Concerned if infrastructure is being evaluated well for like water and roads. So many areas build first and do impact analysis after. Remember what citizens want too. Find balance. More parks and Rec. Indoor pool would be a nice add or a Rec center to have more for people to do.
Too expensive, not enough housing, pet friendly
Not enough affordable places to rent or buy
City officials and their families are making huge profits from unsustainable housing development. Hurricane is not a small town anywhere and our local government used their greed in gaining tax revenue that created the problems we face.
To many short term rentals and not enough affordable housing for the middle income
Traffic increases
Too expensive
People can't afford housing in the city because wages don't allow it. Kids have to live with parents cause can't find affordable housing when they want to be on own. Alot of people only see how much they can make on a dwelling which pushes the locals out.
I am very concerned with anything that will “bring the neighborhood down” (e.g., increased crime, graffiti, littering, traffic, noise pollution, etc.) We must battle to keep Hurricane as desirable (or actually more desirable!) than it already is. Thank you!
The low income options are too expensive for residents who are on fixed income like Social Security and disability.
It’s too expensive for people afford especially those with pets and kids
Water is my biggest concern, next would be that we are allowing building at such a rapid pace that this town will lose it history and small town charm. The wrighting is all on the wall for our agricultural community, we will be just like Washington fields and Little Valley within the next 10-15 years. At the rate we are going this town won’t be recognizable as the charming small town I have spent my entire life in. So sad to see happening.
The high growth rate for high income housing
Not enough long term rentals. Young people have no affordable place to rent (not just young people) but if we want to keep our families in the area, the corporations have to stop vacation rent along every property that comes up for sale. It’s a sad sad thing for community.
The infrastructure is lacking. Quit building until we have the water and roads necessary to sustain growth.
Too expensive and lots are too small
Rent is ridiculous. Families are reduced to poverty because of costs.
Price
We will run out of water and end up a ghost town.
To expensive for children of current residents to stay
To many new homes and not enough water or roads
To much growth way to fast, everything is unaffordable. We're lucky to be able to pay rent now

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Their is new housing every where. Where are they getting their water. The problem is getting worse, less and less water.7000 new units and where is the water coming from
Less farming, no WATER High traffic affordability
The growth is too rapid
There isn't enough in general. And what there is, is way out of affordability for what is being paid by most local businesses.
There is too many houses, too much growth, and it's all too expensive. Slow growth is understandable, but so very much in last few years
It will never be possible for my children, who are just becoming adults, to move out
There is no way that we could ever buy a home on the income that we have. Income has not increased to match the housing increase costs. If we didn't rent from my parents we couldn't afford ANY housing in So UT
Prices to high and crowding
Too many corporations buying up all the housing and then renting it out at a huge rate
Single mom with a decent full time job can not afford to rent or own without having roommates
Air B and B's are taking all the available housing. No sooner that a home becomes available for sale sure enough someone snags it for a B and B. We have people living in RV's hoping to find housing because the city doesn't have a plan for B and B's. St. George has designated areas for this. No one wants their neighborhood to become a hotel zone but that is exactly what is happening. No one in city seems to have a clue (city planner -manager need replaced?) Just another reason Hurricane is considered ghetto. Please allow a planned area for B and B's so that we can once again enjoy family neighborhoods and people can purchase these homes for their families.
Affordability
Too much
Prices are too high for locals to purchase.
Too many short term/vacation rentals
That the impact fees are not high enough to cover the cost of needed infrastructure.
The city’s lack of concern for home owners. The city surrounds hard working home owners with pawn shops, dollar stores, rv camping sites, and the like with no border between them. An acceptable solid barrier is prison fencing with mesh that blows off within weeks. Hurricane will be north Las Vegas within 10 years.
Pricing Utah families out of the market. People moving in from California if they sold their home there can afford a home here.
Too many homes that are unaffordable
Water
Growth is happening too fast.
its too expensive for what is available and offered in the homes or apartments
No water
Finding a house for my family
Property Value is crazy High! out of control nothing good is going to happen from this I do not think there is an answer

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Prices ore out of control. It will crash
Growing too fast, ridiculous pricing, and limited resources that are not sustainable.
Too much random rezoning. Housing being built in the name of 'affordable housing' is too expensive for buyers.
Prices are outrageous
Nothing is adorable, yet the city is growing too fast.
Having enough affordable housing
The average educated worker in Hurricane will not be able to afford a decent home here. We will all get pushed out and then in turn have no work force. A starter home is not 500k.
Being a single mom, it is hard to find anything that is within a single income that I can even rent and keep my sons dog that helps with his night terrors
The working wages are to low and the housing costs are to high it's not sustainable something has to be done.
Costs not being affordable
Density
People finding affordable housing. Also I really am against all the Air B&Bs. Especially the illegal ones. Or turning the older part of Hurricane and the pioneer houses into them or making businesses out of them. It’s not fair to people who have purchased a home in that area to have to put up with the noice and traffic.
Rising prices
To much new homes that locals can not afford
Too many people no homes for my children
Cost of living is up. Wages are low!
To much growth too fast. If we want families to live here we need to increase lot size. Kids need yards to play in, and room for gardens. Not everyone is retired and want these postage stamp sized lots.
Too fast of growth for water and too much traffic.
To much construction too fast
No pets
Very little affordable housing for young families
WATER IS A BIG CONCERN TO ME
Price of buying a house
Investors owning homes that would normally be locally owned or rented.
How do we do affordable housing without overcrowding the area?
growing way to fast.
It's way too expensive for my children to move out of my home.
Building to fast
Traffic congestion! We moved here from Sy George due to the city's own small town proclamation. Please don't succumb to developers desires and making this nice "smalltown" just like St George .
It is not affordable for the average citizen let alone low income
Lack of affordable housing

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No vertical building. Height restrictions could be adjusted for some apartment buildings (like in downtown St. George). Singles or young couples or seniors would welcome affordable apartment living with amenities.
Affordability and allowing too much construction
Affordable housing is unaffordable and unavailable. I feel this has a lot to do with the current lack of needed revisions to vacation rental regulations. I feel all vacations should be required to be owner occupied, or be required to license, insure, and tax the same way a hotel/motel would.
The green space isn't being maintained.
Not enough affordable housing for families.
Lack if affordable housing
High growth and high costs. Not enough affordable housing for lower paying jobs through out the city. Public safety not funded for the growth that has already occurred.
Too expensive
The amount of people coming in is a bigger priority than the people already here.
Corporate developers buying up homes for rental properties
We do not have housing that people that we need in our community to make it run can afford. For example, we don't have housing for people who work as police officers, paramedics, firefighters, teachers, etc.
Too much growth the city and area is unprepared for. We can't expect St George to support our community's needs (stores and services) if we are expecting to double (triple?) in size. We also need to get on top of our infrastructure and traffic control. Update our utilities (the power company still has people going from house to house reading meters instead of having an automation system in place, that's insane with how big we are getting). We need to think ahead instead of reacting to all the building.
Cost and number of dwellings. There currently are not enough available dwellings for rent driving up the cost of what is available
Is there enough water?
Cost to buy or rent is to high for anybody to buy which is driving young locals to look elsewhere.
I am concerned there will never be anything affordable for the working class to live in. I am also concerned for individuals that work to have an expensive home in an expensive area, only to have their home values plummet because "affordable housing" brought crime and destruction to their neighborhoods.
We need more business infrastructure to handle the growth. More stores, restaurants, doctors, entertainment venues, a better pool, and schools
High impact fees and policies biased towards developers tend to price individuals out of the market for being able to acquire or build housing that they can afford.
Lack of affordable housing, an attitude of 'not in my backyard' by residents.
Too much, too fast. Anything done with haste is not well planned for or analyzed enough to predict impacts for long term.
Prices are too high. Too much growth for our infrastructure and resources like water.
Too High and pay doesn't justify for it
Everything is so expensive we can barley live. I live in the sand hallow trailer park. Lot rent has gone up almost 300.00. They have not done anything that we were told they were going to do. No park, big holes in the roads, most houses are fire hazards, us as renters pay property tax, so why are they

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allowed to raise the lot rent so high. I could understand if they actually cared about making it nice. Would be nice for them to be made to fallow threw.
Becoming a low-income, crime-ridden area. Reducing land and scenery to just build. We are the pathway to Zion National Park and should have an area that reflects that. Hurricane has huge city limits and current single family home areas should remained zoned for that and not re-zoned to increase population. There are no jobs to maintain that growth and what about water? How can we continue to build when there is a sever water shortage throughout the State?
Too expensive and not enough lo g term rentals, especially that allow pets
Too much high density going up and in areas it shouldn't be
There need to be penalties for Nightly rentals(where nightly rentals are not allowed). It's my opinion that Vacation homes are affecting single family home pricing. My family of four is currently living in a 2 bedroom house because anything bigger is absolutely astronomically priced. I'd love to be in something bigger since since my husband works at home then he could have an office space. But I have no hope of that happening anytime soon. Buying a 4 bedroom house now would break us financially and my husband has an excellent paying job.
Too long-term rental properties currently being used as vacation rentals.
It's too expensive
What affordable housing? There is none! We are a family for 3 make decent money can can't afford even an apartment! Thank goodness my parents have an apartment that we rent for cheap. But this is a complete joke!
New business incentives to increase the shopping core in our town; more large stores, more mid-range food options (not drive thrus).
Not enough affordable options. Too many vacation rentals.
not affordable for seniors/disabled that have only limited income
Availability and affordability
Too much traffic through town. New builds are not set back far enough to allow for parking that doesn't encroach onto the sidewalk and streets. Not enough parks in new neighborhoods to keep kids off the streets.
We need more freedom to do what we want with our homes…freedom works. Let it…stay out of the way and you will be surprised what can happen.
Unaffordable to work and live here, better wages and lower costs in other states and cities.
Affordable housing
We don't allow for higher density projects in town where people want to live to be close to the community center and other amenities.
600 North getting all the vacation rentals,affordable housing, etc it is a traffic mess! Terrible planning to put all on one street. Clear some of the old not desirable housing into affordable homes
Not enough affordable housing.

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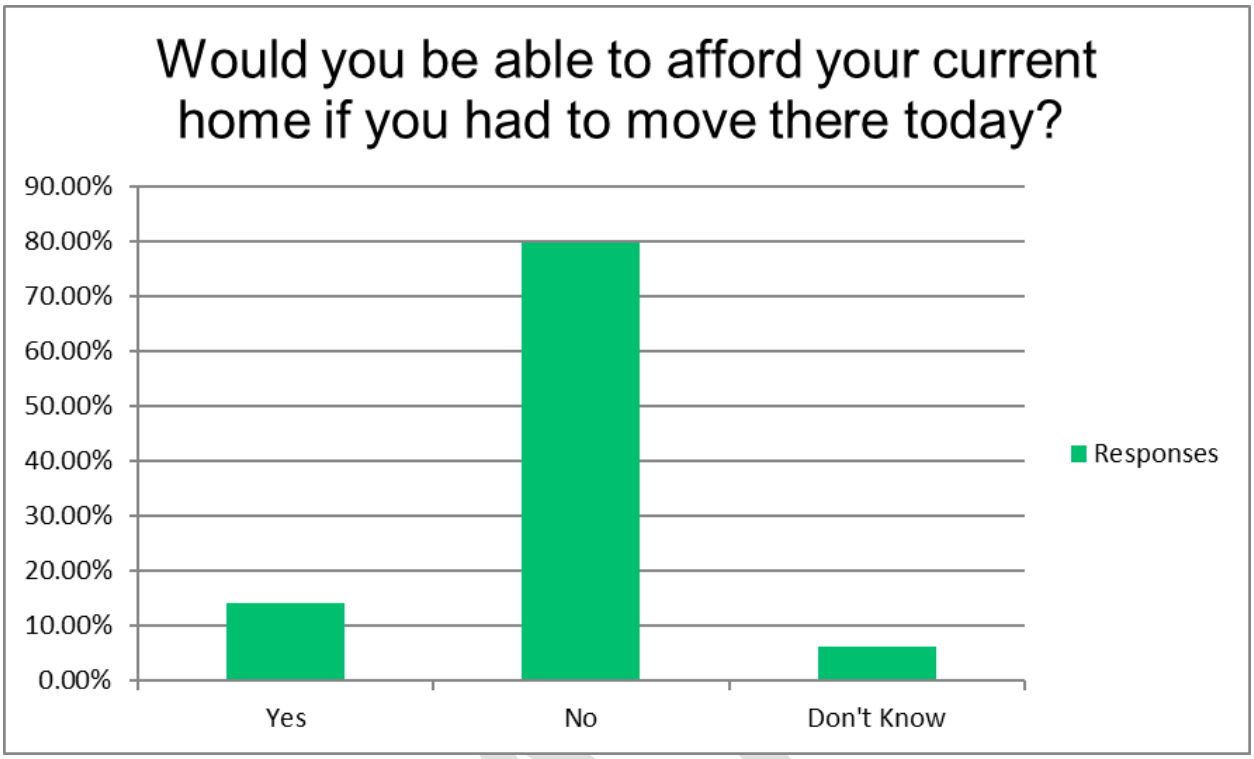
Would you be able to afford your current home if you had to move there today?
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Yes
No
Don't Know
Responses

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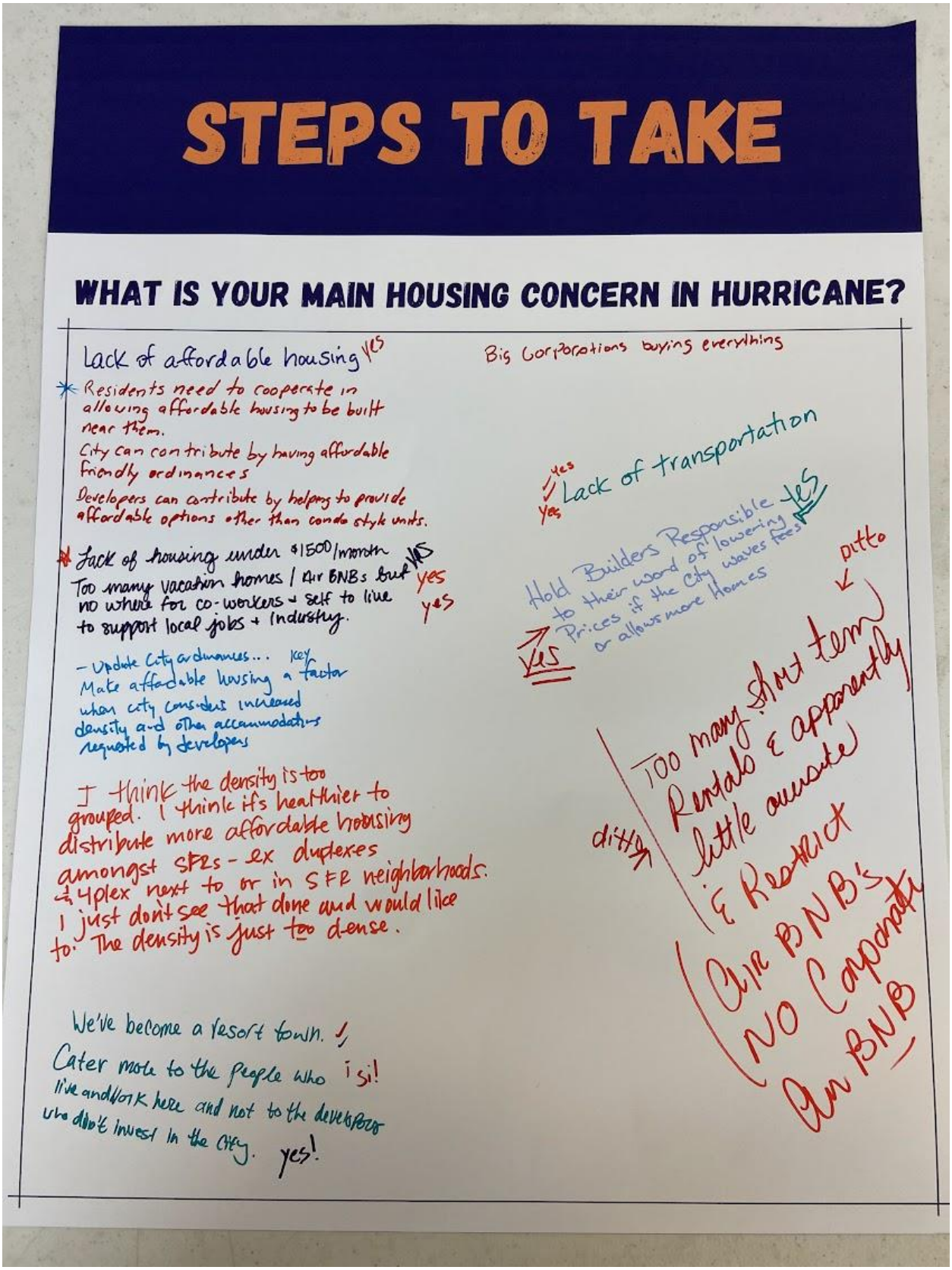
Public Open House Results



STEPS TO TAKE

WHAT STEPS SHOULD HURRICANE TAKE TO ADDRESS AFFORDABLE HOUSING?

Pass affordable friendly ordinances and incentives.

- Lower IMPACT FEES

Impact Fees so high no one can afford it anymore for affordable housing

Yes → Invest in a public transit system to enable people to work in St George

= Otto

Build more units that are affordable ✓✓

Allow much smaller lots like 20 lots/Ac with very small impact fees ✓

More regulation & enforcement of Air BnB properties. yes 1

* Agree

Create more income based housing complexes.

Make more high density zones for affordable apartments.

DECREASE LOT SIZE REQUIREMENT ✓
LOT = 50% OF HOUSE SQ FT.
AFFORDABLE ZONE

BASE ZONING ON POPULATION INCOMES
IF 50% OF POP NEEDS AFFORDABLE HOUSING
THEN 50% OF ZONING SHOULD BE AVIABLE FOR AFFORDABILITY

Damages property rights

A new kind of zoning that mixes duplex, 4 plex that look like nice SFR's mixed in w/ single family neighborhoods. ✓

Be sure to invest in Families - IE. financial management care of the home, Education etc

WHAT POLICIES WOULD YOU SUPPORT

Work with non-profit housing organizations for the construction of new affordable units

32 Votes

This Means:

- Provide insensitive (incentive?) for Developers to work with non-profits
- Look at City property for development by non-profits

Continue to allow accessory dwelling units (ADUs) (like a casita, basement apartment, etc) to be allowed in a single-family zone.

25 Votes

This Means.

- Continue to allow for attached and detached ADUs in single family zones
- Continue to not charged impact fees for ADUs

WHAT POLICIES WOULD YOU SUPPORT

Work to preserve existing and new affordable housing

21 Votes

This Means:

- Provide subsidies to affordable units
- Offer grant programs to help with upkeep of older units
- Improve infrastructure in old areas of town
- Start a good landlord program

Construct and manage City/Non-Profit owned affordable housing projects

11 Votes

This Means

- The City uses its own property to build and maintain housing at affordable rates
- Partner with Non-profit for construction and maintenance of homes on City property

WHAT POLICIES WOULD YOU SUPPORT

Zone some property within the City to allow construction of more affordable housing

18 Votes

This Means:

- Increased densities in some areas
- Allow more housing options for redevelopment
- Allow accessory dwelling units in single family zones

Provide incentives to developers to provide housing units required to remain affordable

20 Votes

This Means:

- Density bonus in developments for affordable units.
- Waive some development fees, including impact fees, application fees, building permit fees, etc

WHAT POLICIES WOULD YOU SUPPORT

Rezone for higher density or affordable housing development in mixed-use areas (areas with commercial and residential)

21 Votes

This Means:

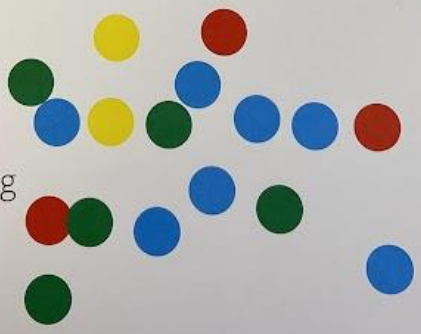
- Allow some new areas to develop commercial and housing on the same property
- Look at allowing mixed-use in downtown

Provide subsidies or reduce/eliminate building permit/impact fees for affordable units

16 Votes

This Means:

- Waive Impact Fees for units guaranteed to be affordable
- Providing discounts on building permits for affordable units



Appendix B

Compliance Report

Utah State Code requires that Hurricane City adopt this plan and bring it into compliance with the standards within State Law. The following table outlines this plan's compliance with State Law.

State Law	City Compliance
The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).	The City has adopted this Moderate Income Housing Plan as an appendix to the General Plan
On or before October 1, 2022, a specified municipality, as defined in Section 10-9a-408, with a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a).	The City has adopted this Plan on the September 15, 2022.
a moderate income housing element that: **(A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;** **(B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and** **(C) includes an implementation plan as provided in Subsection (2)(c);**	(A) The City has workshopped and created goals and strategies within this plan that will help ensure that more affordable units will be built within the City. The City has also provided an analyses of future housing needs for the City over the next five years. (B) The City has selected seven of the menu options and three additional items to help address some of the unique needs of the area. (C) The City has included an implementation Plan with this document to reasonably accomplish the goals set out by the City.
(b) In drafting the moderate income housing element, the planning commission: **(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:** **(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and**	The Planning Commission, as it considered the best options, took into the consideration the needs of people from a variety of backgrounds. The Plan is designed to help integrate affordable units throughout the City to allow for full participation with community life.

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;	
(i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.	The City has included timelines and due dates for certain policies to be implemented. These timelines were based on setting priorities and realistic goals.
(A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and **(B) provide flexibility for the municipality to make adjustments as needed.**	The implementation plan has goals and outcomes that it hopes to achieve. The City will have flexibility on how to implement some of Plan and will review current circumstances on how it address each Plan.

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: $500.00 Fee
File No. 2022-ZC-31
Receipt No. 8-460379

Name: Pete Dratter Telephone: —

Address: PO BOX 277, Hurricane, UT 84737 Fax No. —

Email: — Agent Email: chase.stratton@interstaterock.com

Agent (If Applicable): Chase Stratton Telephone: 435-773-3666

Address/Location of Subject Property: 650 S. 850 W., Hurricane, UT 84737

Tax ID of Subject Property: H-3-2-3-4220-A & B Existing Zone District: RA-0.5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) R1-15
Add 2 or 1 additional lots in the subdivision to have better dimensioned and more affordable lots.

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

X a. The name and address of every person or company the applicant represents.
X b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
X f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

STAFF COMMENTS

Agenda Date:	**8/11/2022**
Application Number:	2022-ZC-31
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Pete Dratter
Agent:	Chase Stratton
Request:	A Zone Change from RA-0.5 to R1-15
Location:	650 S 850 W
Zoning:	RA-0.5
General Plan Map:	Single Family

Discussion:
The applicant is seeking a zone change from RA-0.5 to R1-15 to allow for the building of one or two new homes in the already approved Dratter Estates subdivision. Dratter Estates has signed construction drawings and infrastructure work has already begun. An identical zone change application was approved for RA-0.5 in July of 2021. At the time, the Planning Commission gave the following recommendation for the zone change:

The Planning Commission recommended that the City Council approve an RA-0.5 Zone. with the following findings

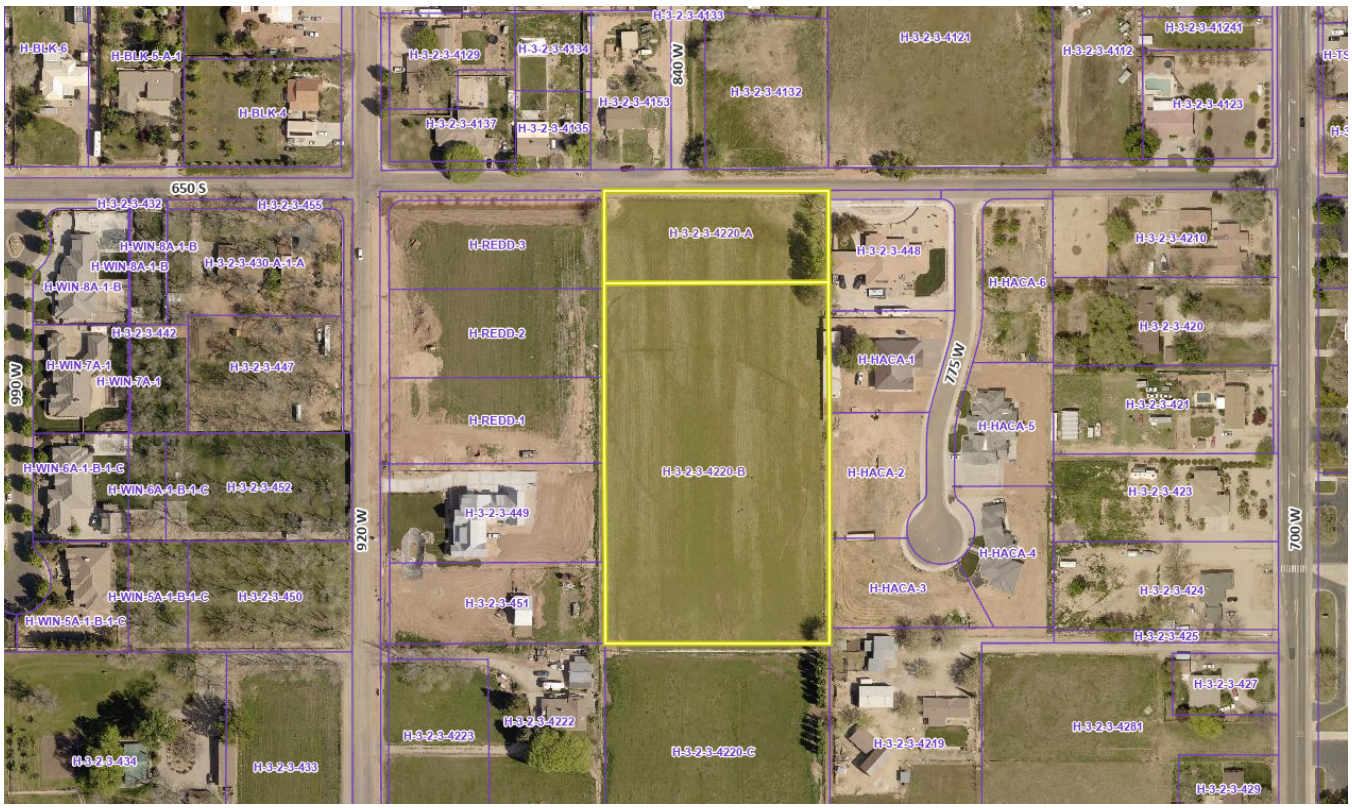
RA-0.5 zoning is more
- *Compatible with the General Plan*
- *Compatible with the surrounding development*
- *Services are available*

The City Council later accepted the recommendation from the Planning Commission and it was approved as a RA-0.5. From the July 15, 2021 City Council meeting:

> *Nanette Billings motioned to approve the zone change request to half acre lots based on it being harmonious with surrounding properties, there is infrastructure in the area, and the Master Plan*

allows half acre lots. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Dave Sanders and Kevin Tervort voting aye.

	Zoning	Adjacent Land Use
North	RA-0.5	Single Family Homes
East	RA-1	Single Family Homes (Reddish subdivision), agriculture
South	RA-1	Mostly agriculture
West	RA-0.5, PF	Single Family Homes, churches, schools



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as a Single Family. The 2021 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

This proposed zone change does comply with the General Plan Map. This area is also close to parks, schools, and churches.

Since the 2021 General Plan Map, the City has hesitated to approve zone change in the area to R1-6 to R1-15 Zones because of its agricultural heritage. Staff has suggested that this area be remapped as Rural Residential to align the map with the desire of the Planning Commission and City Council. Generally, staff is supportive of maintaining the current map designation of *Single Family* because of the area's proximity to parks, schools, services, utilities, and downtown. This allows a slightly higher density to have greater access to these public and private amenities.

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

Response: The proposed zone change will allow for single family homes to be built on larger lots. This is harmonious with the surrounding development. The applicant's request is for the largest single family zoning outside of the agriculture and residential agricultures zones.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but it is well within the area's densities approved by the General Plan. The applicant has said they only want to do one or two more units; while the most they could with the property size is three additional units.

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

Response: Facilities and services are adequate for this development, and most infrastructure is currently being put in place. See JUC comments below.

Other Considerations
JUC Comments:

1. **Power:** Wants to see the redesign
2. **Sewer:** May need to move laterals around if they've already set them
3. **Streets:** No concerns
4. **Water:** Meters need to be moved to the right spots
5. **Engineering:** No comments
6. **Fire:** Need to check if hydrants need to be moved
7. **Cable/Phone/Gas/WCWCD:** No comments

Staff Comments:

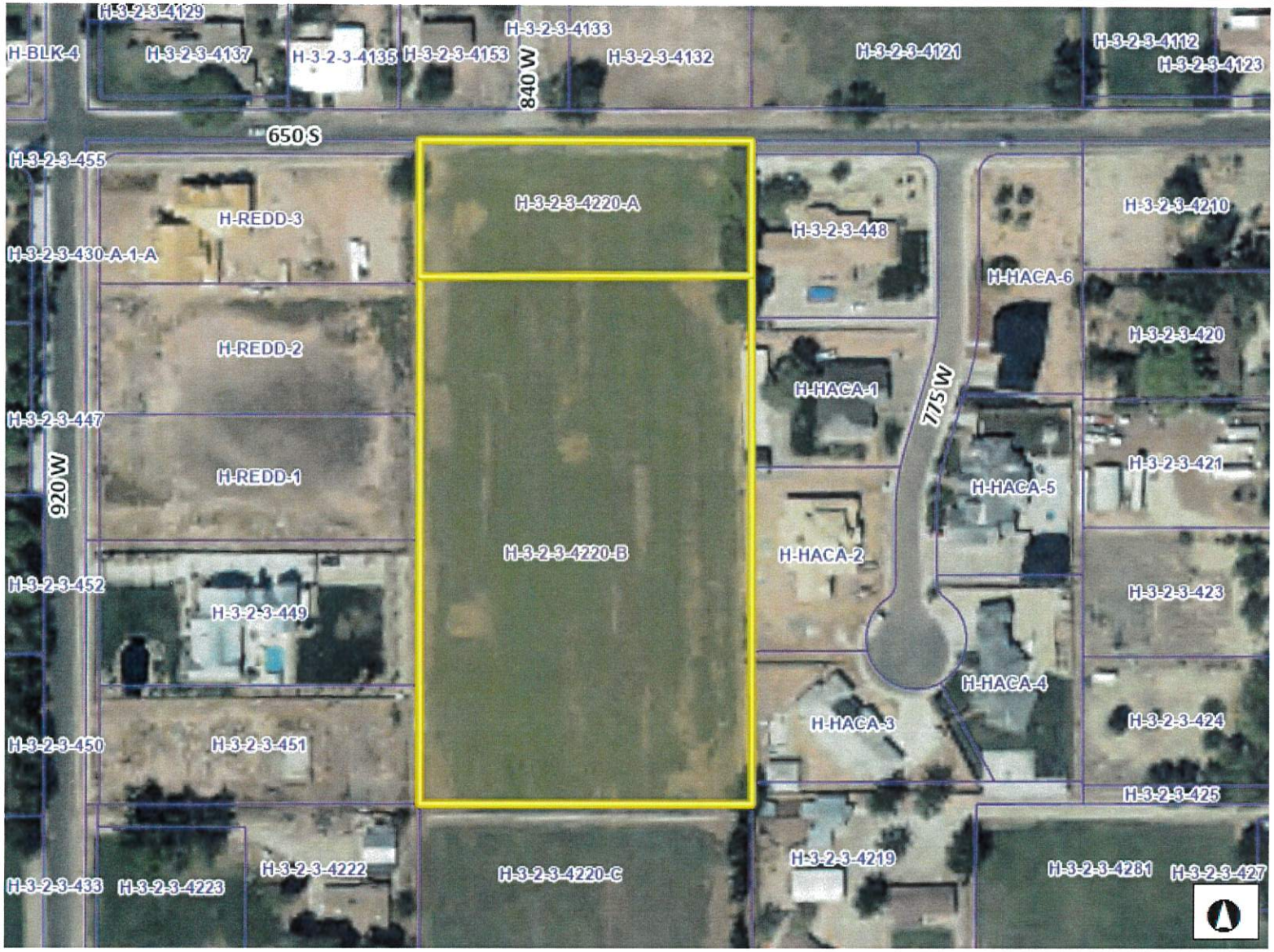
1. Dratter Estates is approved for eight units over five acres. R1-15 zoning would allow for up to 11 units on the property, the applicant is only proposing nine-ten units.
2. Any addition to the already approved units would require a new preliminary plat and construction drawings to be filed to accommodate the additional lots.

Findings:
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes. While staff would argue that this is broadly harmonious with the surrounding properties the Planning Commission and City Council did not agree when this was before them last year.
3. The proposed amendment will impact the area, but the limited number of additional units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff recommended approval on the initial zone change based on the General Plan map, nearby services, and the fact it was the largest of the single-family zones; however, the previous City Council found it non-harmonious with the surrounding properties.

Dratter Zone Change



Legend

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

376.2 0 188.08 376.2 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.

Notes

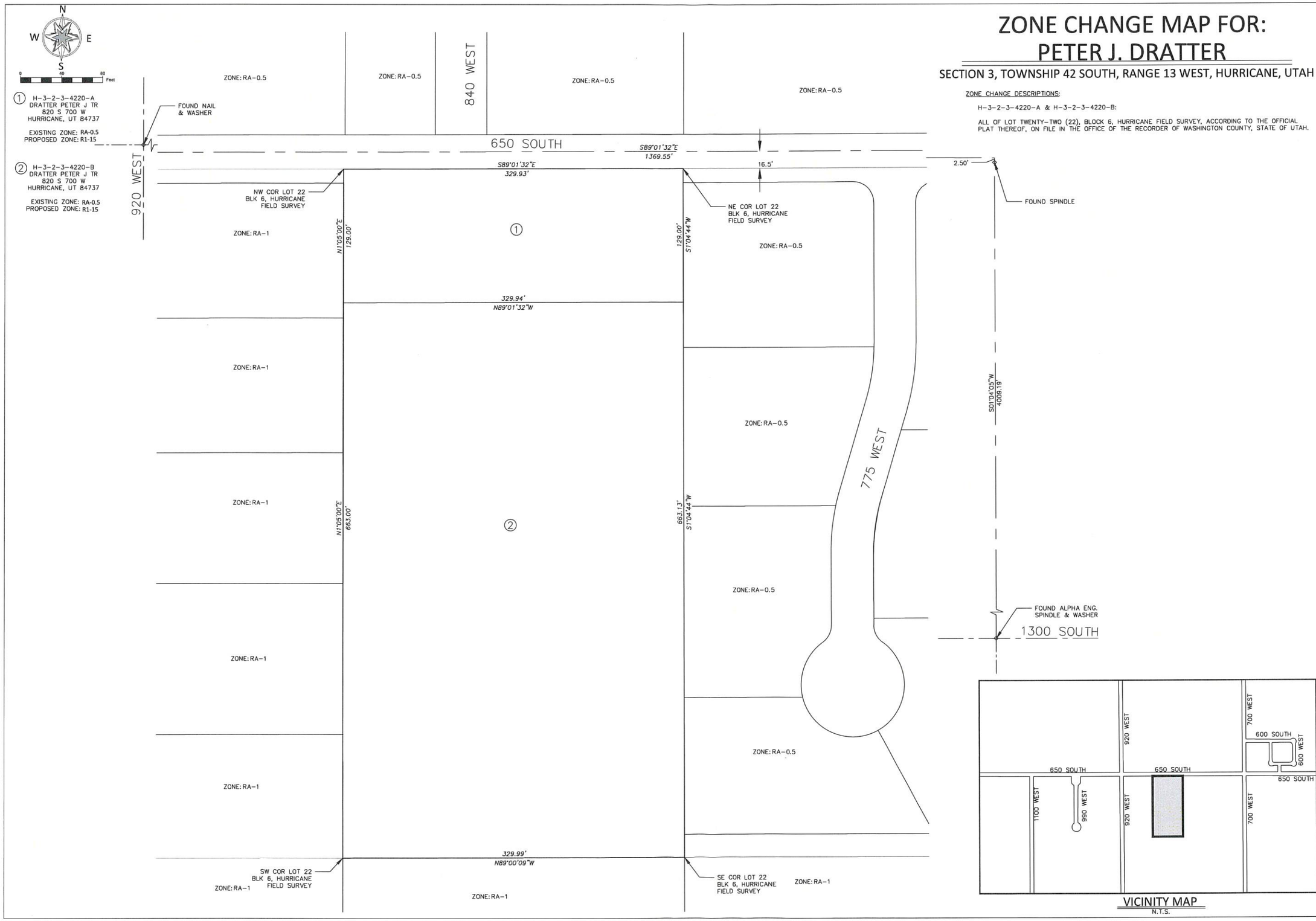
ZONE CHANGE MAP FOR:
PETER J. DRATTER

SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, HURRICANE, UTAH

ZONE CHANGE DESCRIPTIONS:

H-3-2-3-4220-A & H-3-2-3-4220-B:

ALL OF LOT TWENTY-TWO (22), BLOCK 6, HURRICANE FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.



VICINITY MAP
N.T.S.

INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2625 | F:435.635.2177

DESIGNED BY CDS
DRAWN BY KKS
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS, INC.

ZONE CHANGE MAP FOR:

PETER J. DRATTER

REV.	DATE	DESCRIPTION	BY

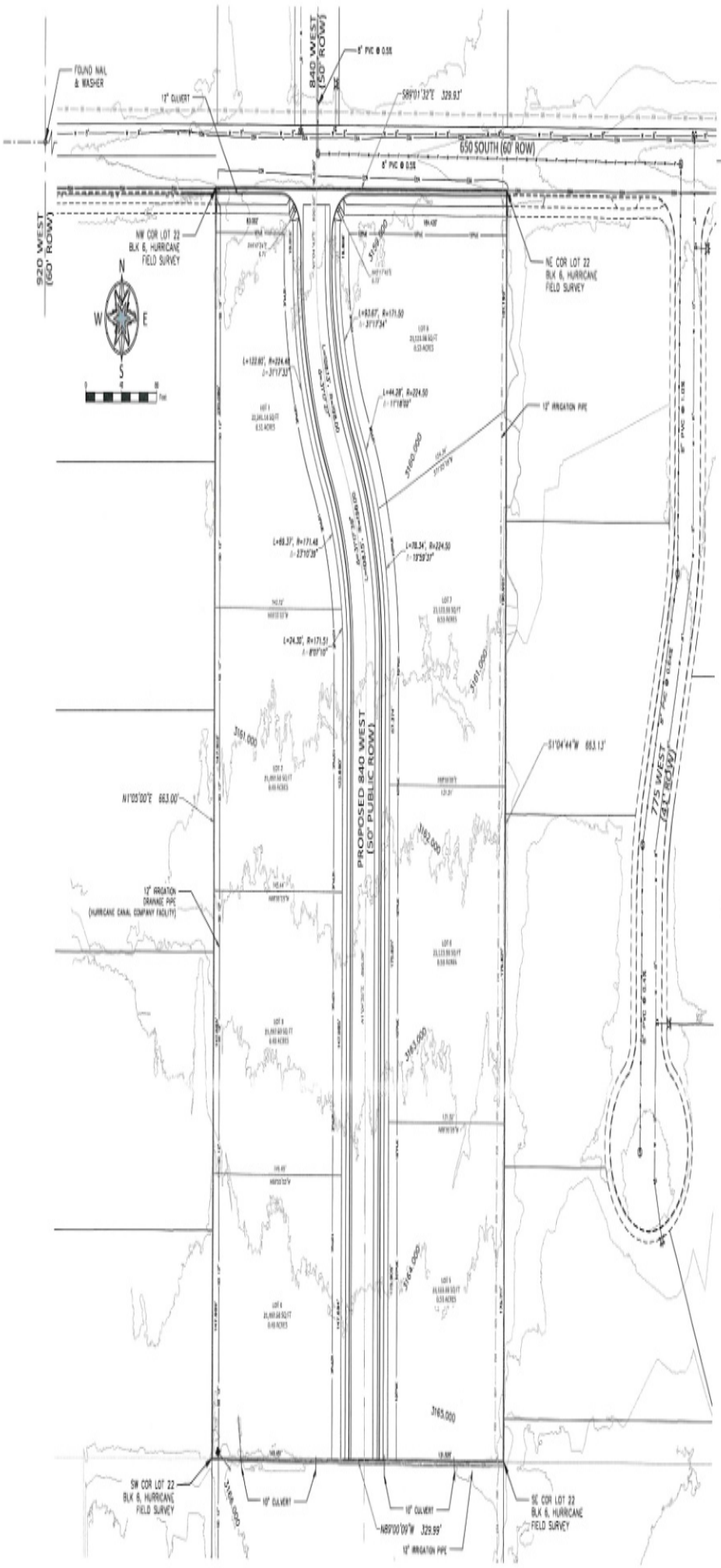
DATE 7/13/2022

SCALE 1" = 40"

DRAWING NUMBER 1 OF 1

PRELIMINARY PLAT FOR:
DRATTER ESTATES

SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M.
650 S. AND 840 W. HURRICANE, UTAH 84737



SUBDIVISION BOUNDARY:

BEGINNING AT THE NORTH EAST CORNER OF LOT 22, BLOCK 6 OF THE HURRICANE FIELD SURVEY, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH AND RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 22 SOUTH 01°04'44" WEST 663.13 FEET TO THE SOUTHEAST CORNER OF LOT 22 AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID LOT 22 NORTH 89°03'09" WEST 329.93 FEET TO THE SOUTH WEST CORNER OF LOT 22, RUNNING THENCE ALONG THE WEST LINE OF SAID LOT 22 NORTH 01°05'00" EAST 663 FEET TO THE NORTHWEST CORNER OF LOT 22 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 22 SOUTH 89°01'32" EAST329.93 FEET BACK TO THE POINT OF BEGINNING. CONTAINING ALL TRACTS OF LAND WITHIN LOT 22 OF LOT 6 OF THE HURRICANE FIELD SURVEY. CONTAINING 5.00 ACRES.

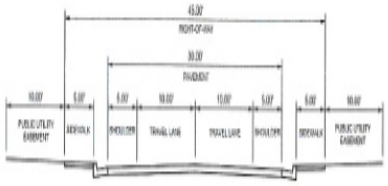
LEGEND

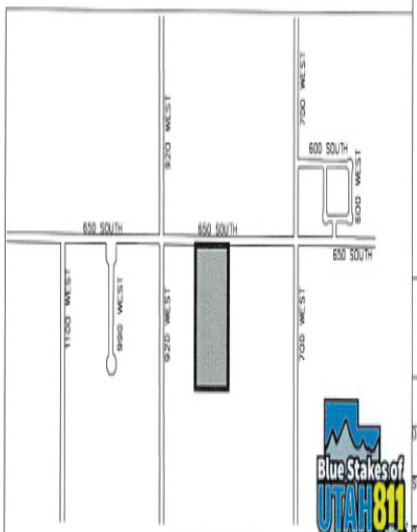
- MINOR CONTOUR (1' OR 2')
- MAJOR CONTOUR (5' OR 10')
- EXISTING STORM DRAIN PIPE
- EXISTING AREA DRAIN
- EXISTING CURB INLET
- EXISTING 8" SANITARY SEWER PIPE
- EXISTING SEWER MAN-HOLE
- EXISTING 8" CULINARY WATER MAIN
- EXISTING IRRIGATION WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES:

- ALL STORM WATER TO BE HANDLED BY STORM DRAIN SYSTEM AS NECESSARY.
- EXISTING 12" PIPE (HURRICANE CANAL COMPANY FACILITY) LOCATED ON THE WEST SIDE OF THE SUBDIVISION WILL BE RELOCATED BY REMOVING ALL 12" PIPE WITHIN THE SUBDIVISION BOUNDARIES AND ALLOWING FOR OPEN FLOW TO THE EAST WHERE A FUTURE AREA DRAIN WILL BE INSTALLED. ALL FUTURE IRRIGATION TAILWATER WILL BE COLLECTED AT THE AREA DRAIN AND INTO THE STORM SYSTEM THAT WILL BE LOCATED WITHIN THE ROW.
- THIS PROJECT IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA.

RESIDENTIAL LOCAL





VICINITY MAP
N.T.S.

Blue Stakes of UTAH 811

INTERSTATE ROCK
GENERAL, BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 1100 WEST, HURRICANE, UT 84737
P:435.635.2625 | F:435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY JDS
DRAWN BY KKS
CHECKED BY JDS

INTERSTATE ROCK PRODUCTS, INC.
PRELIMINARY PLAT FOR:
DRATTER ESTATES
SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M.

REV.	DATE	DESCRIPTION	BY

DATE 7-20-2021
SCALE 1" = 40'
PROJ. # 3000-1259 PAGE # 1

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-32
Receipt No. 8.160529

Name: Thomas Hunt **Telephone:** 801-664-4724

Address: 1178 W. Legacy Crossing Blvd. Centerville, UT 84014 **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: thomas@wrightdevelopment.com **Agent Email:** _____

Address/Location of Subject Property: Future 3700 West & Future Stargate Ave.

Tax ID of Subject Property: TBD **Existing Zone District:** RM-3 & R1-6 & R1-15

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
To take the entire property to RM-3. The master plan that was created had the wrong zoning boundary designation. This application is is correct those issues.

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-ZC-32
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Western Mortgage and Realty
Agent:	Thomas Hunt
Request:	A Zone Change Request from RM-3, R1-6, and R1-15 to RM-3
Location:	Approximately 3700 W and Stargate Ave
Zoning:	RM-3, R1-6, R1-15
General Plan Map:	Planned Community

Discussion:
The applicant is seeking a zone change to clean up the zone boundaries within the Sand Hollow Gateway PID. There are a few discrepancies within this property between the zone boundaries passed by the City Council in December 2019 and the approved PID roadways through the area; the approved zone map for the area is attached to this report. This change will bring the zone map and the PID plans into alignment with each other.

	Zoning	Adjacent Land Use
North	HC	Undeveloped, later phase of Sand Hollow Gateway PID
East	RM-3, OS, R1-15	Undeveloped and cliff space, later phase of Sand Hollow Gateway PID

South	R1-6	Undeveloped, approved Desert Bloom subdivision
West	GC, RR	Undeveloped, Sand Hollow Gateway resort and Sand Hollow Gateway commercial area

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

Response: The General Plan Map shows this area as a Planned Community:

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

This area is already part of a larger master planned project with services being provided through a PID. This is a minor change that does not significantly differ from the City Council's intentions when approving the original zone change in 2019. Considering the changes will line up the zone boundaries with the boundaries of the approved neighboring developments which seems to be in line with those intentions.

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

Putting higher density near significant traffic corridors is to help minimize traffic impacts on local roadways and allow more efficient travel from these developments. Placing higher density near commercial spaces also helps stimulate commercial growth in an area and provides housing, and serves in the same area.

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

Response: Most of the area is undeveloped. This area of the Sand Hollow Gateway PID has high density resort zoning and commercial properties that form an ideal place for high density residential.

3. Will the proposed amendment affect the adjacent property?

Response: The total area being changed in this zone change is about 3-5 acres. The approximately 75 added units will increase the impact on the area, however staff does believe that with how the roadways have already been approved and how this property is a good location for multifamily staff has no concerns with impact

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

Response: There are currently no services in the area but the Sand Hollow Gateway PID is planning to provide services to the area. Construction drawings have been submitted to the City and construction has begun on some of the Sand Hollow Gateway roadways.

JUC Comments

1. **Power:** No concerns with zone change
2. **Water:** No concerns
3. **Streets:** No concerns
4. **Sewer:** No concerns as long as they follow the PID
5. **Engineering:** Still outstanding concerns with layout but fine with zone change
6. **Fire:** No concerns just far from a fire station currently
7. **Gas/Cable/Water Conservancy:** No concerns

Other Considerations:

1. This zone change will add about 5 acres to RM-3, at 15 units an acre this adds about 75 units to the project. The total RM-3 area is 26.567 acres and is proposed for 398 units which is 14.98 units per acre
2. The preliminary plat for this development has not been approved yet. Staff would recommend, if the zone change is approved, that a new preliminary site plan and plat be submitted. The comments and concerns from those reports do still apply and will need to be addressed at that time.

Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map and goals.
2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.
3. The proposed amendment will have an impact on the area but it is as anticipated in the Sand Hollow Gateway area
4. The services are currently not adequate for the development but are planned to be with the Sand Hollow Gateway PID.
5. Generally speaking, staff would recommend that zoning boundaries follow landmarks, roadways, or property lines in order to provide clarity in zoning map interpretation. See *Hurricane City Code 10-11-4. - Rules for locating zone boundaries.*

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change based on staff and JUC comments.

Sec. 9-1-3. Issuance of building permits.

A. The City acknowledges the existence of areas within the City that are characterized by the presence of subsurface water, groundwater, unstable soils and other geological hazards which carry an increased risk of damage to, diminution in value of, and the likelihood of additional costs and expenses for maintenance, repair and replacement of homes, structures or other improvements constructed or maintained in these areas.

B. As a general policy, therefore, the City discourages residential and commercial development in these areas; however, the City also recognizes the right of private property owners to utilize their property at their own risk for any purpose not prohibited by law. The City recognizes that these geological hazards are often not readily apparent and sometimes are not identified until after construction of improvements are underway or complete.

C. In order to minimize or avoid these increased risks and/or additional costs, ~~the City strongly encourages all~~ each property owner~~s~~, as a condition of obtaining a building permit, shall ~~who seek or obtain a building permit for property in these areas to:~~ 1) obtain a geotechnical report from a qualified engineer; and 2) agree to strictly follow all recommendations contained therein.

D. The issuance of a building permit by the City is not, and should not in any way be interpreted or construed as, a guarantee: 1) as to the reliability or soundness of any geotechnical report obtained by the owner; or 2) that any home, structure or other improvement constructed on the property in accordance with any such geotechnical report will be free from damages, diminution in value, and/or increased costs and expenses for maintenance, repair and replacement because of subsurface water, groundwater, unstable soils or other geological hazards.

~~E. The owner of any home, structure or other improvement constructed or maintained on property in any area characterized by the presence of subsurface water, groundwater, unstable soil or any other geological hazard, shall be responsible and liable for mitigation of any damage to, diminution in value of, and payment of any costs and expenses for maintenance, repair or replacement of such home, structure or other improvement.~~

~~F~~E. The City shall not be responsible or liable for mitigation of any damage to, diminution in value of, and payment of any costs and expenses for maintenance, repair or replacement of any home, structure or other improvement constructed or maintained on property ~~in any area characterized by~~ resulting from the presence of subsurface water, groundwater, unstable soil, or any other geological hazard.

~~G~~F. In consideration of the issuance by the City of a building permit ~~for property in any area characterized by the presence of subsurface water, groundwater, unstable soils or other geological hazards~~, the owner shall be required to sign an acknowledgment, waiver, and release in substantially ~~the form attached as exhibit A to the ordinance codified herein and incorporated herein by this reference.~~the following form:

When Recorded Return to:
Hurricane City
147 N. 870 West
Hurricane, UT 84737

Parcel ID#: H-_____
Legal Description:_____

Acknowledgement, Waiver, and Release

In consideration of the agreement by Hurricane City to issue the undersigned property owner a building permit for the construction of a home, structure or other improvement upon the real property described below, the undersigned acknowledges, covenants and agrees as follows:

1. I am aware that subsurface water, high groundwater, unstable soil conditions, or other geological hazards have been found to exist in areas of Hurricane City, which may include the property described below.
2. I acknowledge that I have obtained ~~or have been advised by Hurricane City to obtain~~ from a competent engineer a geotechnical report which analyzes subsurface water, groundwater, and soil conditions on my property described below.
3. I acknowledge that it is my responsibility to cause the construction of my structure to be completed in strict compliance with the recommendations of any such geotechnical report, I agree to strictly comply with the recommendations of such geotechnical report, and I understand and agree that the inspections performed by Hurricane City will not include inspection for compliance with ~~said~~ such geotechnical report.
4. ~~I understand and assume all risk and responsibility for any damages to, diminution in value of, or payment of all costs and expenses for maintenance, repair or replacement of any home, structure or other improvement constructed on the property.~~
5. ~~5.~~4. In view of the foregoing, I agree on behalf of myself, my heirs, successors, and assigns to waive any and all claims as against Hurricane City, and, further, do hereby release Hurricane City from any and all liability for damages to, diminution in value of, and payment of all costs and expenses for maintenance, repair or replacement of any home, structure or improvement which is in any way attributable or related to subsurface water, groundwater, unstable soil conditions and/or any other geological hazards upon or under the property described below, or by reason of my own or my agent's or contractor's violation of any applicable laws, ordinances, or City standards.

The covenants and agreements herein made shall run with the land and shall be binding upon the heirs, successors, and assigns of the undersigned.

THE REAL PROPERTY AFFECTED BY THIS AGREEMENT IS DESCRIBED AS:

Address:_____

Subdivision:_____Phase:_____ Lot:_____

DATE:_____

_____ _____ _____

Property Owner Signature | Property Owner Name (printed)

_____ | _____

Property Owner Signature | Property Owner Name (printed)

(Owner Notary)

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the _____ day of _____, 20_____, personally appeared before me _____ _____, the signer(s) of the foregoing instrument, who did say that he/she/they is/are the owner(s) of the above-described property and that he/she/they has/have signed the foregoing instrument for the reasons stated therein.

_____
Notary Public

ZONE CHANGE MAP FOR:
ELIM VALLEY

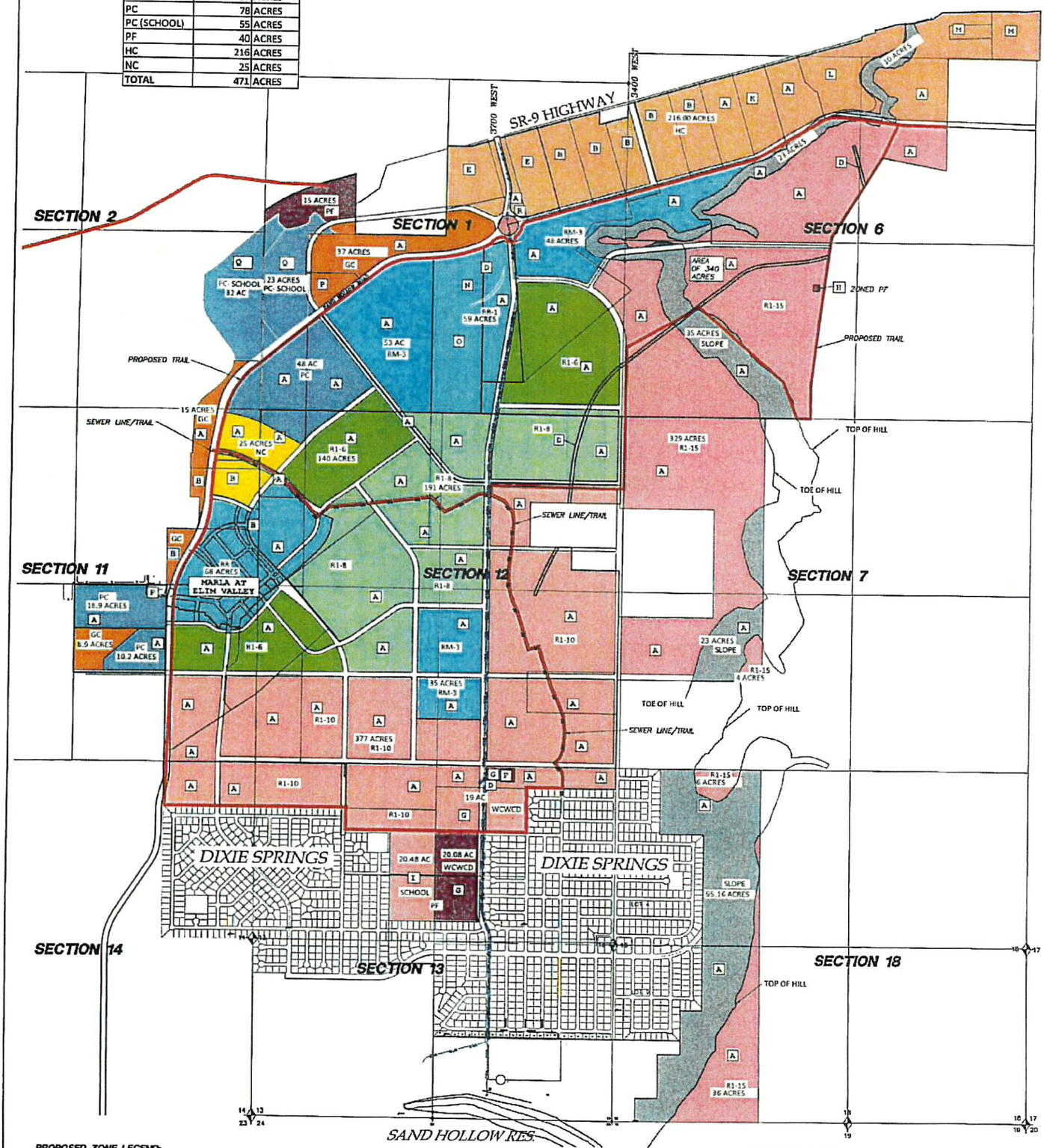
LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

DENSITY CALCULATION:

ZONE	ACRES	UNITS
RR-1	59	885
RR-MARLA	68	387
RM-3	139	2085
R1-6	140	813
R1-8	191	832
R1-10	363	1265
R1-15	375	870
TOTAL	1335	7137

GC	57	ACRES
PC	78	ACRES
PC (SCHOOL)	55	ACRES
PF	40	ACRES
HC	216	ACRES
NC	25	ACRES
TOTAL	471	ACRES

N
SCALE IN FEET 700 0 700



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- OS: OPEN SPACE
- R1-15: RESIDENTIAL – 1 UNIT PER 15000 SQ. FT.
- R1-10: RESIDENTIAL – 1 UNIT PER 10,000 SQ. FT.
- R1-8: RESIDENTIAL – 1 UNIT PER 8,000 SQ. FT.
- R1-6: RESIDENTIAL – 1 UNIT PER 6,000 SQ. FT.
- RM-3: MULTI-FAMILY – 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- NC: NEIGHBORHOOD COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- M-1: LIGHT INDUSTRIAL
- PF: PUBLIC FACILITY (SCHOOL) W/ R1-10 ZONING
- WCWCD/DIXIE REA/HURRICANE CITY (PUBLIC FACILITIES)
- PROPOSED TRAIL

ZONE CHANGE MAP

WESTERN MORTG & REALTY CO. PARCELS:	
H-4-2-1-1103	H-4-2-12-1102
H-4-1-36-2006	H-3-2-7-4402
H-3-2-6-1402	H-4-2-12-130
H-4-2-1-1109	H-4-2-13-1409
H-4-2-11-125	H-4-2-13-2114
H-4-2-1-1109	H-4-2-14-1101
H-4-2-1-1113	H-4-2-11-2103
H-4-2-11-2112	H-4-2-11-31031
H-4-2-12-2113	H-4-2-11-241
H-4-2-2-2302	H-3-2-18-4100

OWNERS LEGEND:

- A WESTERN MORTGAGE & REALTY COMPANY – 20 PARCELS – SEE PARCEL NUMBERS IN TABLE TO THE LEFT.
- B CYPRESS CAPITAL XI LLC, ET AL – PARCELS H-4-2-1-1105&1106, H-3-2-6-1403,1404,&1405 & H-4-2-11-126,127&128.
- C JM5 HOLDINGS LLC: PARCELS H-3-2-6-1406 & H-3-2-6-1408 & H-4-2-1-4203.
- D ELIM VALLEY PLANNING & DEV. LL – PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-13-1410.
- E WESTERN MORTGAGE & REALTY COMPANY – PARCELS H-4-2-1-1123 & H-4-2-1-1107.
- F DIXIE ESCALANTE RURAL ELECTRIC – PARCELS H-4-2-13-1407-SA & H-4-2-11-240.
- G WASHINGTON CO. WATER CONSERVANCY DISTRICT – PARCELS H-4-2-13-1405 & H-4-2-13-1491.
- H HURRICANE CITY – PARCELS H-3-2-6-3100 & H-3-2-6-3101.
- I WASHINGTON CO. BOARD OF EDUCATION – PARCEL H-4-2-13-1492.
- J NOT USED
- K REV INVEST 1 LP, PERRY J FALK, ET AL – PARCEL H-3-2-6-1407.
- L DOS RIOS LC – PARCEL H-3-2-6-1409.
- M VIRTUS INVESTMENTS 1 – PARCELS H-3-1-31-220 & H-3-1-31-221.
- N SMF EASEMENT LLC – PARCEL H-4-2-1-1108
- O SECURE PRIVATE FUND LLC – PARCEL H-4-2-1-234.
- P JASON & HOLLY CURTIS – PARCEL H-4-2-1-240.
- Q BIG SPRINGS PROPERTIES LLC – PARCELS H-4-2-2-120012 & H-4-2-1-1114.
- R QUESTAR GAS – PARCEL H-4-2-1-131

COPYRIGHT © 2013 PROVALUE ENGINEERING INC

SHEET NO. 1 OF 1
JOB NO. 2013-0004
DATE: 9/18/2013
SCALE: 1" = 1000'

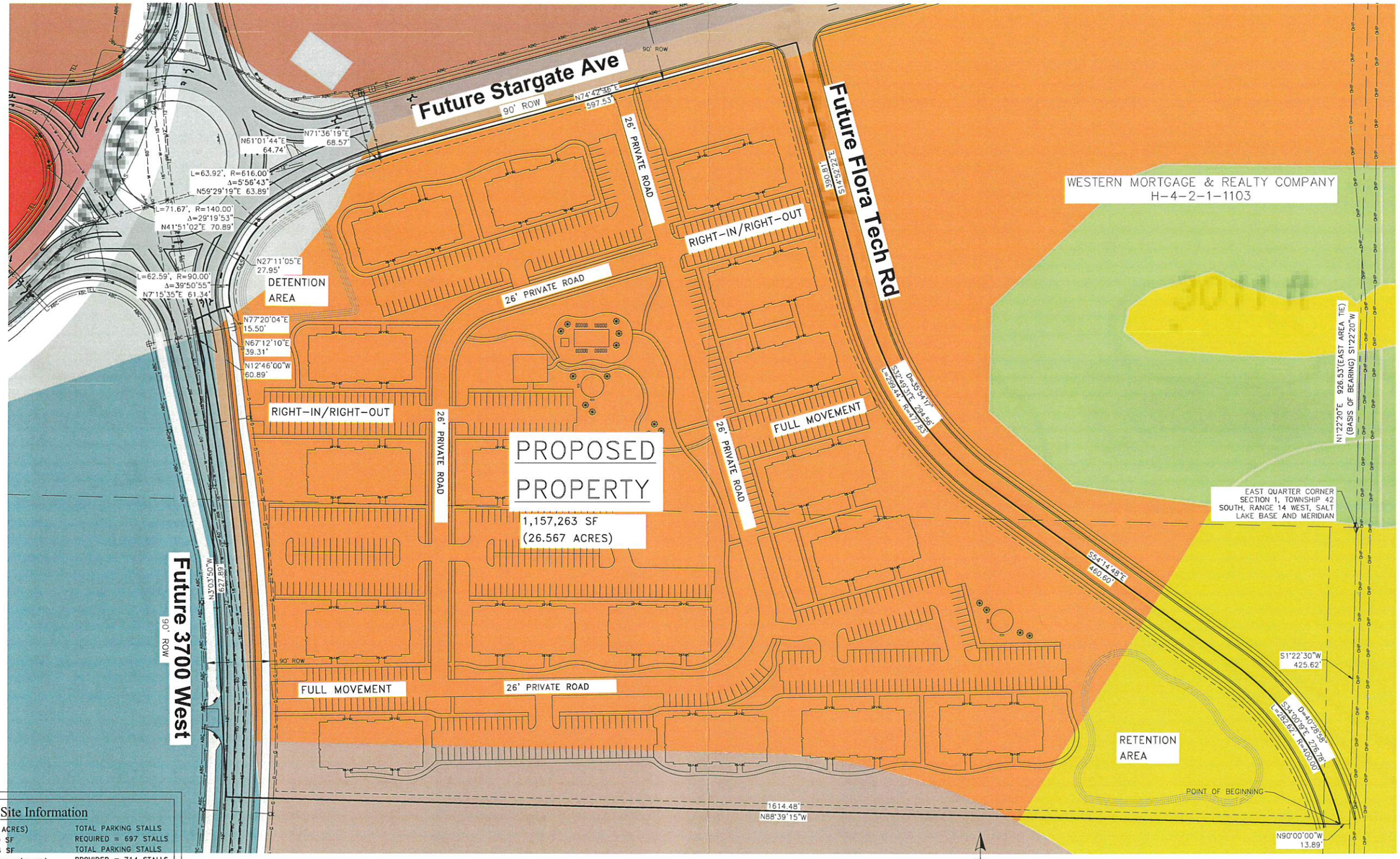
ZONE CHANGE MAP FOR:
ELIM VALLEY
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 East, Suite 1
Hurricane City Utah 84737
Phone (435) 668-8287
Fax (866) 435-3610

REVISIONS			
NO	DESCRIPTION	DATE	BY

Elim Valley

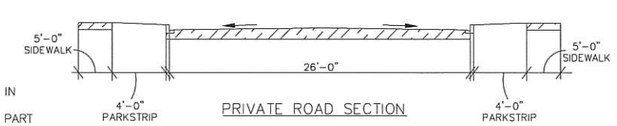
Preliminary Plat



Site Information

1,157,263 SF (26.567 ACRES)		TOTAL PARKING STALLS
BUILDINGS	173,910 SF	REQUIRED = 697 STALLS
HARDSCAPE	329,314 SF	TOTAL PARKING STALLS
LANDSCAPE	654,039 SF (56.5%)	PROVIDED = 714 STALLS
17 BUILDINGS 398 UNITS		(2) PICKLE BALL COURTS
UNIT DENSITY 15 UNITS/ACRE		(2) TOT LOTS
1 BEDROOM 199 UNITS		POOL
(1.5 STALLS REQUIRED) = 299 STALLS		HOT TUB
2 BEDROOM 100 UNITS		CLUB/GYM
(2 STALLS REQUIRED) = 200 STALLS		BARBEQUE AREA
3 BEDROOM 99 UNITS		
(2 STALLS REQUIRED) = 198 STALLS		

NOTES:
1. SITE IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
2. PLANNED ROADWAYS AND UTILITIES ARE PART OF THE HURRICANE CITY PID PLAN.
3. AREA IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.



PRIVATE ROAD SECTION

WRIGHT DEVELOPMENT GROUP

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Elim Valley
East Quarter Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base & Meridian
3700 West & Sand Hollow Road
Hurricane, Washington County, UT

Preliminary Plat
Proposed Site

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
10054988
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 12/02/2021
Name: Elim Valley

SHEET 2 / 3 SHEETS

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

AGRICULTURAL PROTECTION AREA APPLICATION

For Office Use Only:
File No. 2022-AP-04
Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Ruth Reeve & Annie Reeve Telephone: (435) 773-3200

Address: 85 East 300 South Fax No. _____

Email: randy.reeve@washk12.org

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: _____

Tax ID of Subject Property: H-3-2-3-2416, H-3-2-3-2417, H-3-2-3-2418 Zone District: RA-1

Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:

1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: No

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres
Ruth Reeve	H-3-2-3-2416	5
Ruth Reeve	H-3-2-3-2417	1
Annie Reeve	H-3-2-3-2418	1

In order for this to be a complete application, it shall include:

(a) A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.

(b) Application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon. State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of agricultural production that is currently occurring on the parcel(s) being included:

Crop operation and feed lot.

Is the parcel(s) irrigated? H-3-2-3-2416 is irrigated, but H-3-2-3-2417 and H-3-2-3-2418 are not.

Describe the types and number of structures that are located on the parcel(s):
H-3-2-3-2417 - 1 shed

H-3-2-3-2418 - 2 sheds and 4 grain bins

List the extend and nature of existing or proposed farm improvements:

Keep land as a crop operation and feed lot.

What do you anticipate being the trends in agriculture and technical conditions for the *agriculture production* on the parcel(s)?

We would like to keep processing hay to feed the cows on the feed lots.

Ann Reeve

Signature of Applicant(s)

Ruth N Reeve

July - 2 - 2022

Date

July - 2 - 2022

****

(Office Use Only)

Date Received: 7.5.22 Application Complete: YES [X] NO [ ]

Date application deemed to be complete: 7.5.22 Completion determination made by: BS

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-AP-04
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Ruth and Annie Reeve
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	Approximately 1100 S 700 W
Zoning:	RA-1
General Plan Map:	Single Family

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 7 acres. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

One of the parcels, H-3-2-3-2418, was included in an agriculture protection overlay application earlier this year but was rejected for not meeting the size requirement within City Code. The applicant has combined this property with adjacent farm property and now meets the 5-acre minimum standard.

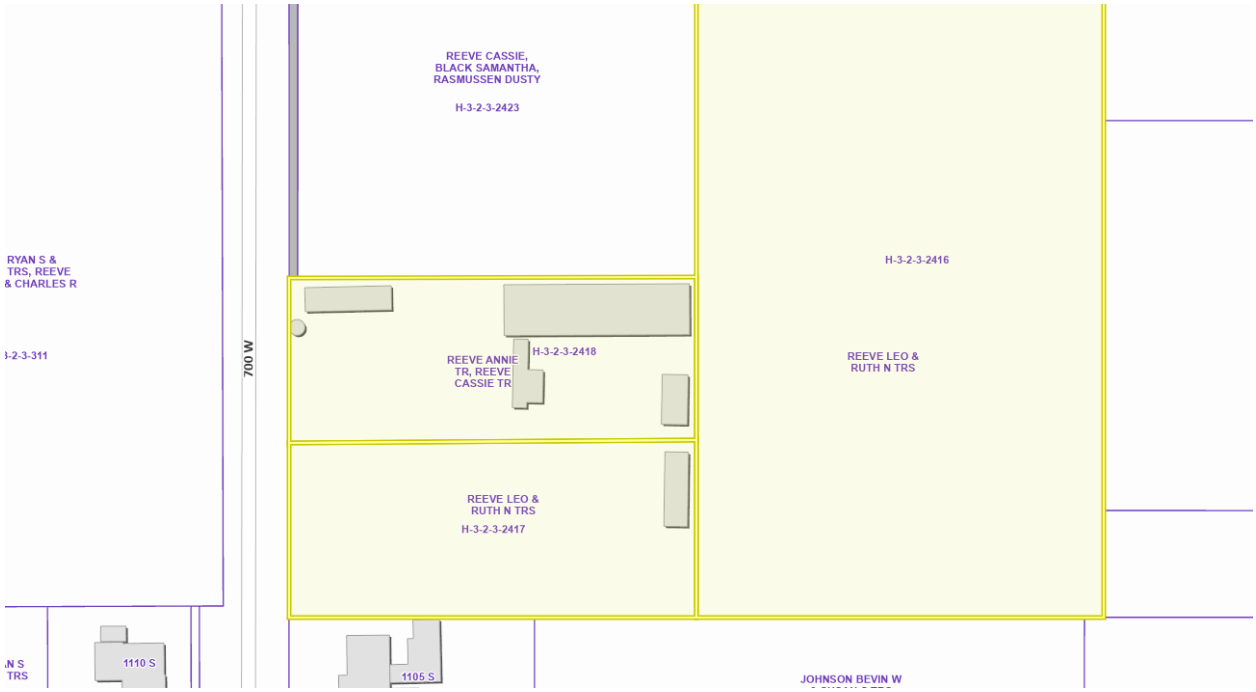
The Dixie Conservation District has given a positive recommendation on this application which is included with this packet.

	Zoning	Adjacent Land Use
North	RA-1	Single family homes, agriculture
East	RA-1, RA-0.5	Single family homes, some agriculture
South	RA-0.5	Single family homes, some agriculture
West	RA-1	Single family homes, some agriculture,

The criteria set by State law (17-41-303) for a *"written report to the legislative body"* is that it:

1. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of the ….municipality….:*

   The 2021 General Plan states that the city should "*Encourage the use of and support applications for agricultural protection overlay zones."*



The City does have a 70' Master Plan Roadway (700 W) that exists along the western boundary of this property, of which only about 55' of it has been dedicated in this section. As you can see above, the property owner to the north has had to dedicate more property for the roadway. An Agriculture Protection Overlay could complicate the city's efforts at road widening and utility upgrades. However, these roadway and utilities will likely not be needed until the property is being considered for development.

2. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 –*

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:

(1) whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

(2) whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;

(3) whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

(4) the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and

(5)

(a) in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;

(b) in the case of an industrial protection area, anticipated trends in technological conditions applicable to the industrial use of the land in question; or

(c) in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.

The current agricultural uses include a crop operation and a feedlot for a number of cows. The applicant wants to continue with its current use. The Zoning is RA-1.

3. *Recommends any modifications to the land to be included in the proposed agricultural protection area.*

   Staff would recommend the Planning Commission not include the proposed future right-of-way for 700 W.

4. *Analyzes and evaluates any objections to the proposal.*

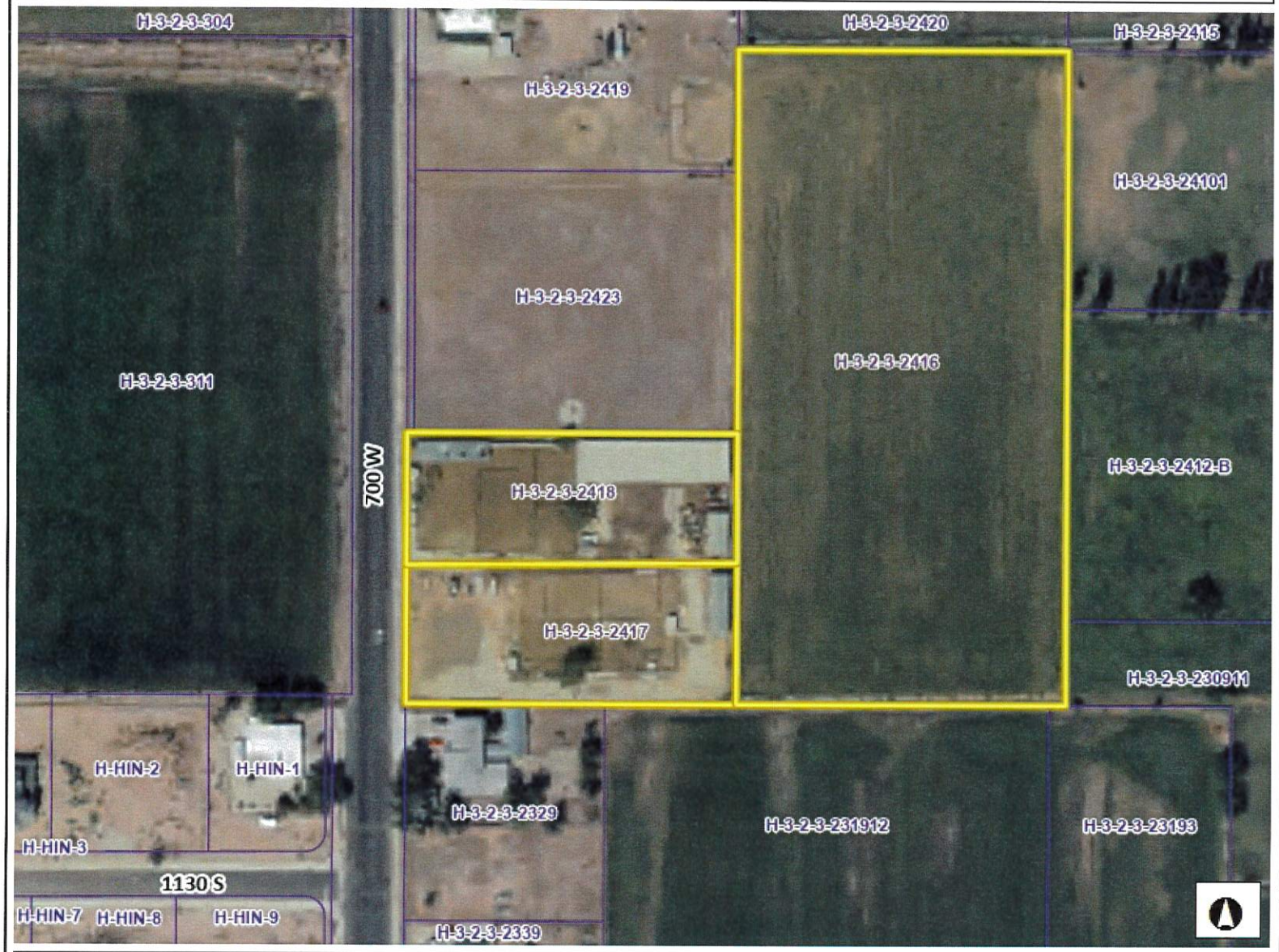
   No objections have been received.

5. *Includes a recommendation to the ....legislative body to either accept, accept and modify, or reject the proposal.*

   See the attached letter

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and recommend approval of the attached letter to the City Council.

Ag Protection Area



Legend

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

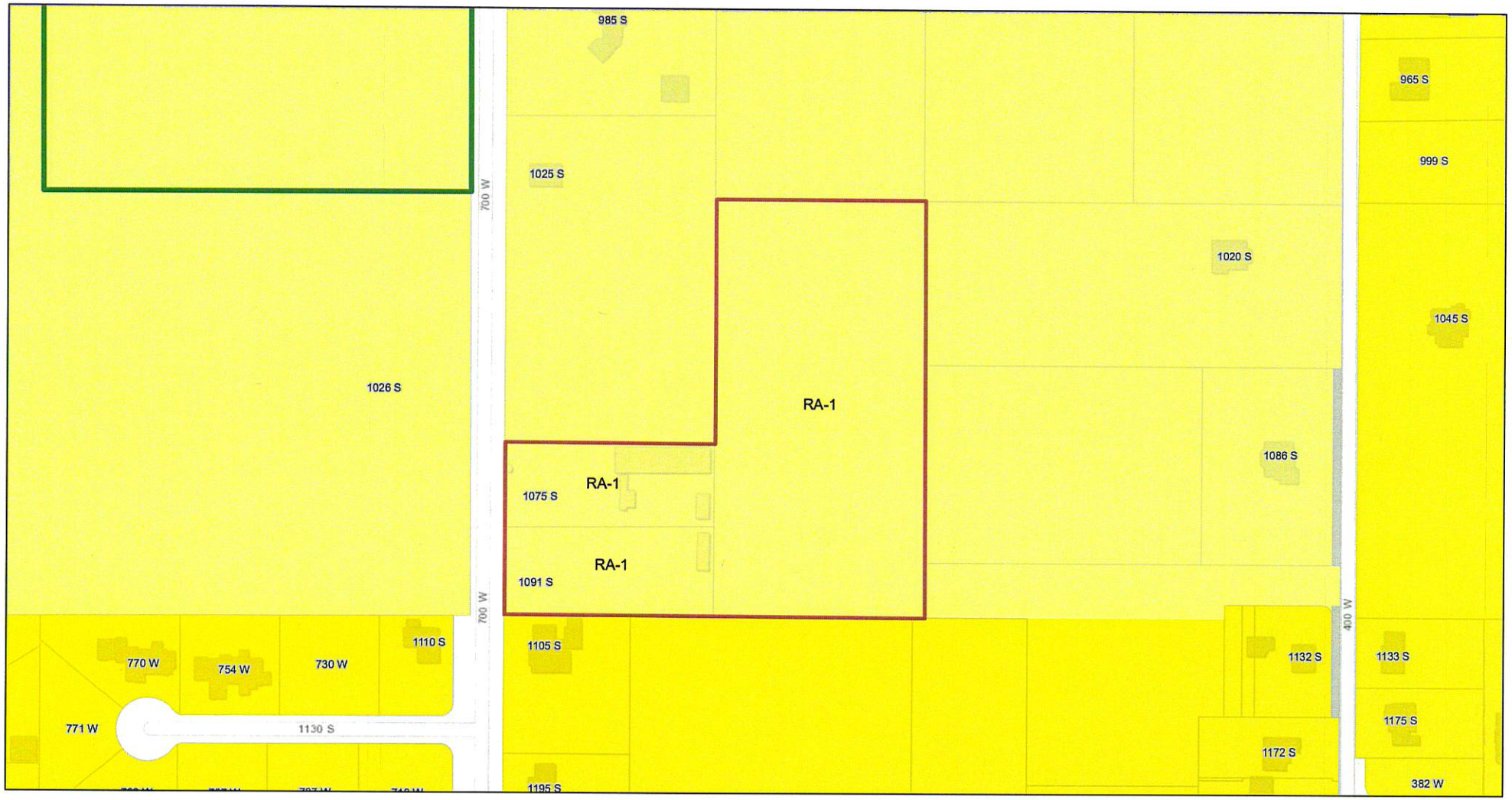
Notes

376.2 0 188.08 376.2 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.

Current Zoning for Proposed Ag Protection



7/5/2022, 3:20:30 PM

Hurricane City Limits-sym

Zoning Overlays

Agricultural Protection Overlay

Zoning Class

RA-1: Residential Agricultural - 1 Unit Per Acre

RA-0.5: Residential Agricultural - 2 Units Per Acre

Public Facility

Parcels

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

City of Hurricane GIS, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

Web AppBuilder for ArcGIS
City of Hurricane

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $ 250

For office use only:
File No: 2022-CUP-14
Receipt : 8-160607

APPLICATION & SUBMITTAL CHECKLIST

Name: Infowest **Telephone:** 435-674-0165

Address: 435 Tabernacle ST, ST. George **Fax No.** _____

Email: chandler@infowest.com

Agent (If applicable): _____ **Agent's Phone:** _____

Agent email: _____

Address of Subject Property: 608 E. Highway 59, Hurricane UT, 84737

Tax ID of Subject Property: _____ **Zone District:** _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Upgrade internet tower from 30ft. to 60 ft.

This application shall be accompanied by the following:

____ 1. A plot plan showing the following:
- _____ Property boundaries, dimensions and existing streets.
- _____ Location of existing and proposed building or livestock facility
- _____ Adjoining property lines and uses within one hundred (100) feet of subject property.

_____2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
_____3) Building floor plans for new construction
_____4) A statement of how the applicant intends to meet the conditions for the use desired
_____5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

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

****

(Office Use Only)
Date Received:_____ Received by: _____
Date application deemed to be complete: _____Completion determination made by:_____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**8/11/2022**
Application Number:	2022-CUP-16
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Infowest
Agent:	
Request:	A conditional use permit for a taller wireless telecommunication facility
Location:	608 E Highway 59
Zoning:	R1-15
General Plan Map:	N/A

Discussion: The applicant is proposing replacing a 30' internet tower with a 60' internet tower off of SR-59 on the East Bench. Internet towers are governed under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned R1-15 and monopole facilities are a conditional use in that zone. The standards for a lattice tower are as follows:

E.Lattice tower. The following provisions shall apply to a lattice tower:

1.The height limit for a lattice tower shall be 100 feet except where a greater height is allowed by a conditional use permit, provided that:

a.The lattice tower shall blend in with surrounding structures, poles, or trees and be compatible with surrounding uses.

b.The lattice tower shall be available for collocation of antennas owned by other companies.

c.The lattice tower will be set back at least 300 feet from any residential zone boundary. The height shall be measured from the top of the structure, including antennas, to the original grade directly adjacent to the lattice tower.

2.Lattice towers shall not be allowed in any residential zone.

3.A lattice tower shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A lattice tower permitted as a conditional use shall require a conditional use permit.

by the Planning Commission for conditional uses and by the Zoning Administrator for permitted uses. Within six months after the facility has been constructed, the Planning Commission or the Zoning Administrator may require the color be changed if it is determined that the original color does not blend with the surroundings.

Findings:

1. The facility is planned to be 60' tall, well under the maximum height.
2. The facility is set back approximately 430' from any residential structure
3. The facility is a conditional use in the zone where it is located
4. Under normal circumstances, a site plan approval and building permit is required; where this is an extension of an existing facility, only a building permit will be required.
5. Color details have not been provided.

Recommendation: Staff recommends approval of a conditional use permit and that the tower be painted brown or tan to match the hillside.

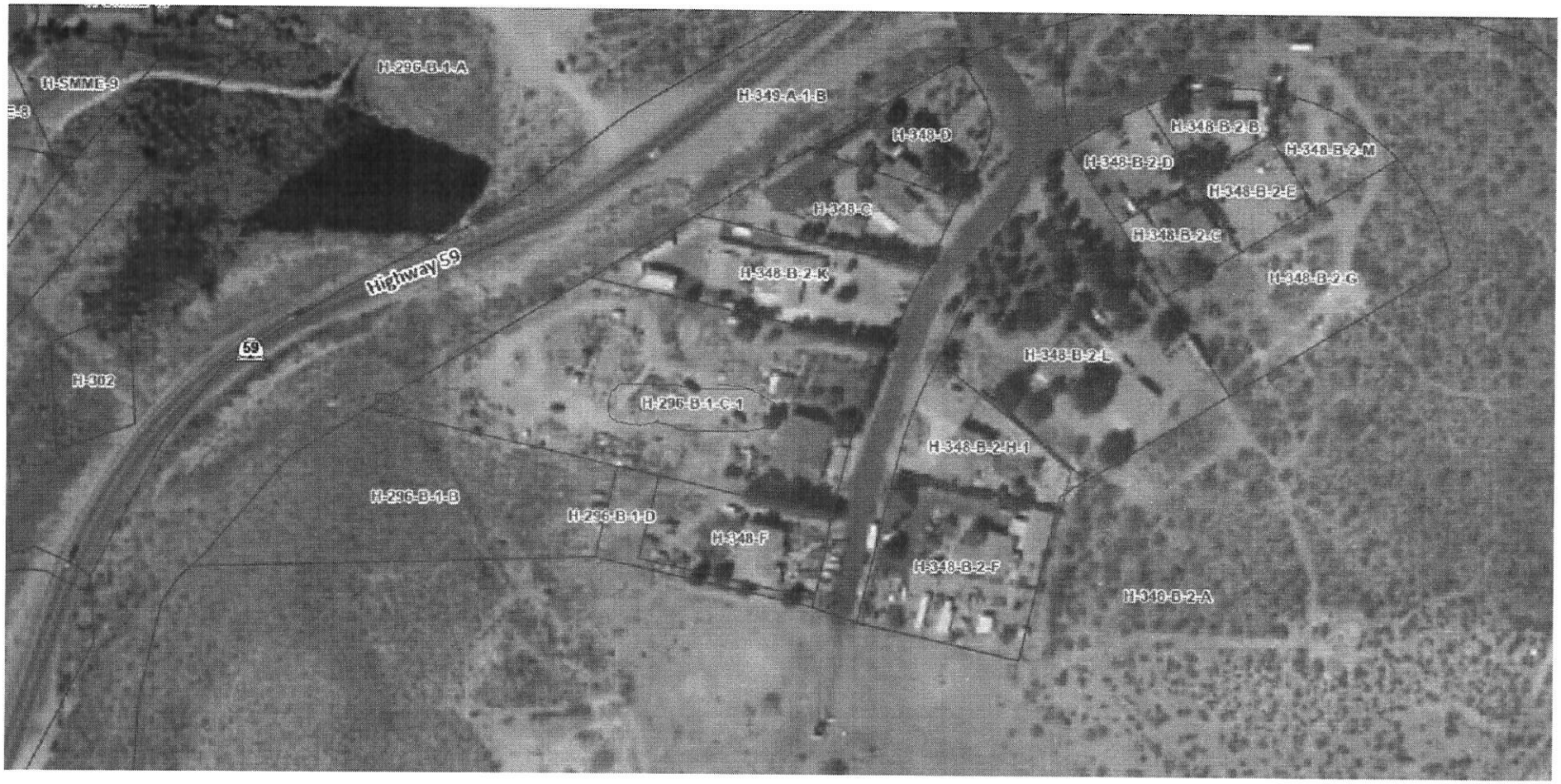
The use table in 10-50-1 of the Hurricane City Code does have wireless telecommunication lattice towers as a conditional use in R1-15. Utah state law states that where city ordinances conflict deference should be given to the property owner. Staff has no issues with this, considering this is an expansion of an existing use.

As well the HCC 10-50-9 states:

> *D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:*
>
> *1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
>
> *2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*
>
> *3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*
>
> *4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*
>
> *5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*
>
> *6. Color of facilities.*
>
> *7. Height of any lattice tower, including the antenna, over 100 feet.*
>
> *8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*
>
> *9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*

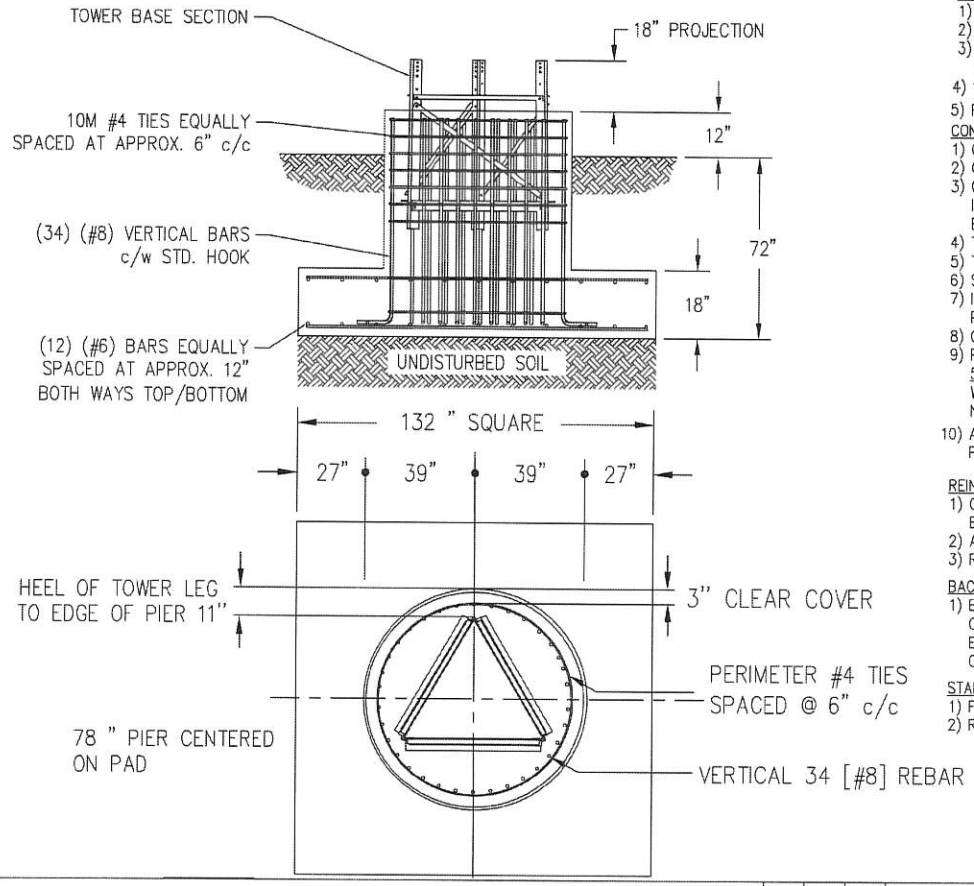
No information on the color has been presented. HCC 10-50-8 states:

> *Monopoles, lattice towers, antennas, towers, and any associated buildings or equipment shall be painted to blend with the surroundings in which they are most commonly seen. The color shall be determined on a case by case basis*


H-SMME-9
H-296-B-1-A
H-349-A-1-B
H-348-D
H-348-B-2-B
H-348-B-2-M
H-348-B-2-D
H-348-B-2-E
H-348-C
H-348-B-2-C
Highway 59
H-348-B-2-K
H-348-B-2-G
59
H-348-B-2-L
H-302
H-296-B-1-C-1
H-348-B-2-H-1
H-296-B-1-B
H-296-B-1-D
H-348-F
H-348-B-2-F
H-348-B-2-A

FOUNDATION DESIGN (NORMAL DRY SOIL)

DESIGN ASSUMES THAT FROST DEPTH IS LESS THAN 5'-0"



FOUNDATION NOTES:

GENERAL:

1) THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH THE WORK.
2) ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF ANSI/TIA-222-H.
3) FOUNDATION DESIGNED TO NORMAL DRY SOILS IN ACCORDANCE WITH TIA-H. NO ALLOWANCE WAS MADE FOR SOFT SOILS, PEATS, ORGANICS, WATER OR ROCK IN THE EXCAVATION.
4) THE TOWER PAD SHALL BE PLACED AGAINST COMPACTED SUBGRADE SOIL.
5) PRESUMPTIVE SOIL PARAMETERS AND ASSUMPTIONS SHALL BE VALIDATED PRIOR TO INSTALLATION.

CONCRETE:

1) CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF OF CURRENT ACI STANDARDS..
2) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4000 psi.
3) CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. TOTAL AIR CONTENT TO BE 5% TO 7% AS SPECIFIED IN ANSI/TIA-222-H, FOR THE PARTICULAR SIZE OF AGGREGATE BEING USED. THE AIR ENTRAINING AGENT SHALL BE COMPATIBLE WITH THE WATER REDUCING AGENT.
4) THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 0.75".
5) THE USE OF CALCIUM CHLORIDE OR ACCELERATING ADMIXTURES IS PROHIBITED.
6) SLUMP SHALL BE 3.00" +/- 1.00".
7) IF THE AIR TEMPERATURE IS 41 DEGREES FAHRENHEIT OR LESS, THE TEMPERATURE OF THE CONCRETE AT TIME OF PLACING, SHALL BE BETWEEN 59 AND 86 DEGREES FAHRENHEIT.
8) CHAMFER EXPOSED CORNERS OF CONCRETE (APPROX 1.00").
9) PROVIDE EFFECTIVE MEANS OF MAINTAINING THE TEMPERATURE OF CONCRETE IN PLACE AT A MINIMUM OF 50 DEGREES FAHRENHEIT AND A MAXIMUM OF 86 DEGREES FAHRENHEIT FOR THREE DAYS AFTER PLACING. WHEN THE MEAN DAILY AIR TEMPERATURE IS LESS THAN 41 DEGREES FAHRENHEIT PROVIDE PROTECTION FOR NEWLY PALCED CONCRETE BY MEANS OF SUITABLE ENCLOSURES OR RAISED COVERINGS, HEAT AND INSULATION.
10) ALL GROUT SHALL BE NON-FERROUS AND NON SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS, EDGES GROUT SHALL BE TAPERED OFF AT 45°.

REINFORCEMENT:

1) CLEAN REINFORCEMENT OF ANY LOOSE SCALE, DIRT OR OTHER COATINGS WHICH WOULD DESTROY OR REDUCE BONDING. REJECT BARS WITH KINKS OR BENDS NOT SHOWN ON FOUNDATION DETAILS.
2) ALL REINFORCEMENT SHALL HAVE A MINIMUM OF 3.00 INCHES CONCRETE COVER.
3) REINFORCING STEEL SHALL BE ASTM GRADE 60 WITH FY=60KSI.

BACKFILLING:

1) BACKFILL SHALL BE PLACED IN THIN LIFTS (MAXIMUM 6.00 INCHES) AND COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). IN THE EVENT THAT EXCAVATED MATERIALS ARE NOT SUITABLE FOR BACKFILL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND COMPACT SUITABLE CLEAN MATERIAL TO MEET THAT REQUIREMENT.

STANDARDS:

1) FOUNDATIONS AND ANCHORS DESIGNED IN ACCORDANCE WITH ANSI/TIA 222 REV. H
2) REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/TIA 222 REV H.

NOTES:

REFER TO SUPERTITAN KNOCK DOWN INSTALLATION MANUAL FOR ADDITIONAL INFORMATION.

REGISTERED PROFESSIONAL ENGINEER
No. 5088359-2202
KIRK REED HALL
STATE OF UTAH

4-27-2022

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON MANUFACTURING COMPANY LTD. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON MANUFACTURING COMPANY LTD.

TRYLON TSF

CUSTOMER:	SITE:	SCALE:
INFOWEST	CEDAR CITY UT	NTS

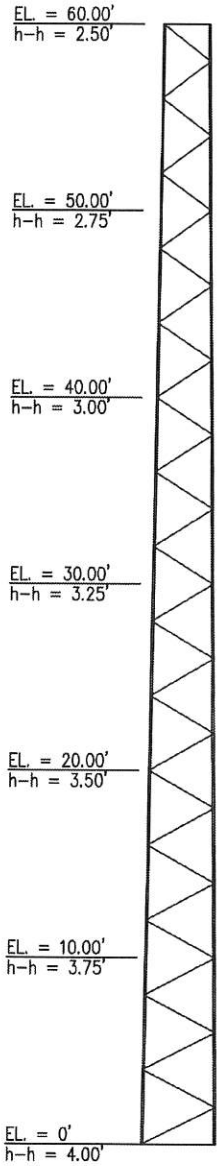
DATE:	BY:	CHK:	APP:
27 APR 2022	AM	KH	

TITLE: 60 FT H710 FOUNDATION

DRAWING NO. 204913.FND

H-296-B-1-C-1
H-296-B-1-B

TOWER KIT NUMBER											
DESCRIPTION											
MARKING											
LEG (350W)	V4x4x5/16	V4x4x5/16	V4x4x5/16	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4				
HORIZONTAL (300W)											A
DIAGONAL (300W)	L1 3/4x1 3/4x3/16	L1 3/4x1 3/4x3/16	L1 3/4x1 3/4x3/16	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8			
SECTION WT. (lbs)	369	362	309	234	231	250					
DIAGONAL BOLTS	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325					
SPLICE BOLTS	B			A							
				5.94.H710.060							
					5.94.H710.060						

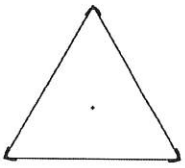


ANTENNA LOADING CHART									
No.	Description	Qty	Elev. (m)	Elev. (ft)	Azimuth (°TN)	TX Line IN ROWS	Qty	Owner	Status
1	cnMedusa C030045A101A	1	16.8	55	0	LDF4P-50A	1	INFOWEST	DESIGN
2	cnMedusa C030045A101A	1	16.8	55	120	LDF4P-50A	1	INFOWEST	DESIGN
3	HG3-TP-A20-30	1	15.2	50	330	LDF4P-50A	1	INFOWEST	DESIGN
4	HG3-TP-A20-30	1	15.2	50	30	LDF4P-50A	1	INFOWEST	DESIGN
5	HG3-TP-A20-30	1	15.2	50	120	LDF4P-50A	1	INFOWEST	DESIGN
6	HG3-TP-A20-30	1	15.2	50	240	LDF4P-50A	1	INFOWEST	DESIGN
7	VHLP 4-11W-6	1	7.6	25	180	LDF4P-50A	1	INFOWEST	DESIGN
8	VHLP 4-11W-6	1	7.6	25	60	LDF4P-50A	1	INFOWEST	DESIGN
STATUS: E-EXISTING, F-FUTURE, I-INITIAL, D-DESIGN									

MEMBERS LEGEND
A = L3x3x3/16

SPLICE BOLTS LEGEND
A = (8) 1/2 in A325/Leg
B = (12) 1/2 in A325/Leg

STEP BOLTS & SAFETY CABLE



TOWER CROSS SECTION

REGISTERED PROFESSIONAL ENGINEER
No. 5088359-2202
KIRK REED HALL
STATE OF UTAH

4-27-2022

REFER TO SUPERTITAN KNOCK DOWN INSTALLATION MANUAL FOR ADDITIONAL INFORMATION. NOTE, SITE SPECIFIC DETAILS WITHIN THIS DRAWING PACKAGE SUPERSEDES THOSE OUTLINED IN GENERIC MANUAL.

LEG FOUNDATION LOADS
Max Download = 27 (Kips)
Max Uplift = 22 (Kips)
Max Shear = 2 (Kips)

GLOBAL FOUNDATION LOADS
Max Axial = 3 (Kips)
Max OTM = 89.48 (Kips-ft)
Max Shear= 3 (Kips)

TOWER COORDINATES:
37.650164, -113.123717

Wind form ASCE 7-16 Hazard Report for the provided coordinates

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

NOTES:

DESIGN STANDARD:	TIA-222-H
BASIC 3 SEC. GUST WIND SPEED:	101.0 (mph)
BASIC 3 SEC. GUST WIND SPEED WITH ICE:	30.0 (mph)
SERVICE WIND SPEED:	60.0 (mph)
BASIC ICE THICKNESS:	0.25 (in)
TOPOGRAPHIC CATEGORY:	1
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II
MAX MW ROTATION AT:	72.0 (mph) : 0.11°

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Trylon

CUSTOMER:	SITE:	
INFOWEST INC.	CEDAR CITY, UT	10

DATE:	BY:	CHK:	APP:
31 MAR 2022	AM		

TITLE:	DRAWING NO.
60FT H710 TOWER PROFILE	204913

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $ 250

For office use only:
File No: 2022-CUP-17
Receipt : 8.160608

APPLICATION & SUBMITTAL CHECKLIST

Name: Infowest **Telephone:** 435-674-0165

Address: 435 Tabernacle St., ST. George **Fax No.**_____

Email: chandler@infowest.com

Agent (If applicable): _____ **Agent's Phone:**_____

Agent email:_____

Address of Subject Property: H-3409-B

Tax ID of Subject Property: _____ **Zone District:** _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Upgrade tower from 30 ft. to 60 ft.

This application shall be accompanied by the following:

____ 1. A plot plan showing the following:
- ____ Property boundaries, dimensions and existing streets.
- ____ Location of existing and proposed building or livestock facility
- ____ Adjoining property lines and uses within one hundred (100) feet of subject property.

____2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
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____5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

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

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(Office Use Only)
Date Received:_____ Received by: _____
Date application deemed to be complete: _____Completion determination made by:_____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**8/11/2022**
Application Number:	2022-CUP-17
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Infowest
Agent:	
Request:	A conditional use permit for a taller wireless telecommunication facility
Location:	West of the 3000 S interchange
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant is proposing replacing a 30' internet tower with a 60' internet tower, located west of the 3000 S and SR-7 interchange overlooking Sand Hollow Lake. Internet towers are governed under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned RA-1 and lattice tower facilities are a conditional use in that zone. The standards for a monopole tower are as follows:

E.Lattice tower. The following provisions shall apply to a lattice tower:

1.The height limit for a lattice tower shall be 100 feet except where a greater height is allowed by a conditional use permit, provided that:

a.The lattice tower shall blend in with surrounding structures, poles, or trees and be compatible with surrounding uses.

b.The lattice tower shall be available for collocation of antennas owned by other companies.

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2.Lattice towers shall not be allowed in any residential zone.

3.A lattice tower shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A lattice tower permitted as a conditional use shall require a conditional use permit.

by the Planning Commission for conditional uses and by the Zoning Administrator for permitted uses. Within six months after the facility has been constructed, the Planning Commission or the Zoning Administrator may require the color be changed if it is determined that the original color does not blend with the surroundings.

Findings:

1. The facility is planned to be 60' tall, well under the maximum height.
2. The facility is set back approximately three-quarters of a mile from any residential structure
3. The facility is a conditional use in the zone where it is located
4. Under normal circumstances, a site plan approval and building permits are required; where this is an extension of an existing facility only a building permit will be required.
5. Color details have not been provided.

Recommendation: Staff recommends approval of a conditional use permit and that the tower be painted brown or tan to match the hillside.

The use table in 10-50-1 of the Hurricane City Code does have wireless telecommunication lattice towers as a conditional use in RA-1. Utah state law states that where city ordinances conflict deference should be given to the property owner. Staff has no issues with this, considering this is an expansion of an existing use..

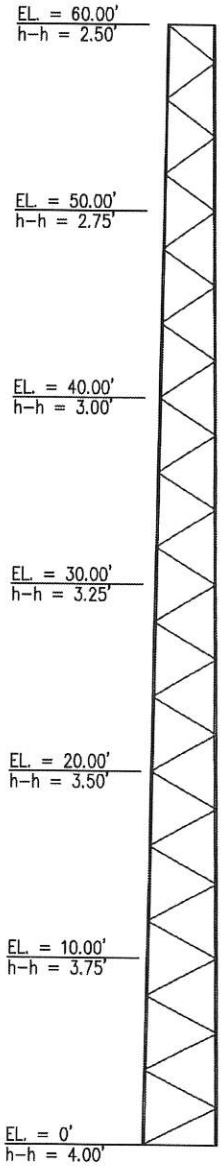
As well the HCC 10-50-9 states:

> *D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:*
>
> *1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
>
> *2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*
>
> *3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*
>
> *4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*
>
> *5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*
>
> *6. Color of facilities.*
>
> *7. Height of any lattice tower, including the antenna, over 100 feet.*
>
> *8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*
>
> *9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*

No information on the color has been presented. HCC 10-50-8 states:

> *Monopoles, lattice towers, antennas, towers, and any associated buildings or equipment shall be painted to blend with the surroundings in which they are most commonly seen. The color shall be determined on a case by case basis*

TOWER KIT NUMBER	5.94.H710.060						
DESCRIPTION	5.94.H710.060						
MARKING							A
LEG (350W)	V4x4x5/16	V4x4x5/16	V4x4x5/16	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	
HORIZONTAL (300W)		V4x4x5/16	V4x4x5/16	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	V3 1/2x3 1/2x1/4	
DIAGONAL (300W)	L1 3/4x1 3/4x3/16	L1 3/4x1 3/4x3/16	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	L1 1/2x1 1/2x1/8	
SECTION WT. (lbs)	369	362	309	234	231	250	
DIAGONAL BOLTS	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	(1) 1/2 in A325	
SPLICE BOLTS	B			A			

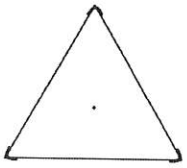


ANTENNA LOADING CHART									
No.	Description	Qty	Elev. (m)	Elev. (ft)	Azimuth (°TN)	TX Line IN ROWS	Qty	Owner	Status
1	cnMedusa C030045A101A	1	16.8	55	0	LDF4P-50A	1	INFOWEST	DESIGN
2	cnMedusa C030045A101A	1	16.8	55	120	LDF4P-50A	1	INFOWEST	DESIGN
3	HG3-TP-A20-30	1	15.2	50	330	LDF4P-50A	1	INFOWEST	DESIGN
4	HG3-TP-A20-30	1	15.2	50	30	LDF4P-50A	1	INFOWEST	DESIGN
5	HG3-TP-A20-30	1	15.2	50	120	LDF4P-50A	1	INFOWEST	DESIGN
6	HG3-TP-A20-30	1	15.2	50	240	LDF4P-50A	1	INFOWEST	DESIGN
7	VHLP 4-11W-6	1	7.6	25	180	LDF4P-50A	1	INFOWEST	DESIGN
8	VHLP 4-11W-6	1	7.6	25	60	LDF4P-50A	1	INFOWEST	DESIGN
STATUS: E-EXISTING, F-FUTURE, I-INITIAL, D-DESIGN									

MEMBERS LEGEND
A = L3x3x3/16

SPLICE BOLTS LEGEND
A = (8) 1/2 in A325/Leg
B = (12) 1/2 in A325/Leg

STEP BOLTS & SAFETY CABLE



TOWER CROSS SECTION

REGISTERED PROFESSIONAL ENGINEER
No. 5088359-2202
KIRK REED HALL
STATE OF UTAH

4-27-2022

REFER TO SUPERTITAN KNOCK DOWN INSTALLATION MANUAL FOR ADDITIONAL INFORMATION. NOTE, SITE SPECIFIC DETAILS WITHIN THIS DRAWING PACKAGE SUPERSEDES THOSE OUTLINED IN GENERIC MANUAL.

LEG FOUNDATION LOADS
Max Download = 27 (Kips)
Max Uplift = 22 (Kips)
Max Shear = 2 (Kips)

GLOBAL FOUNDATION LOADS
Max Axial = 3 (Kips)
Max OTM = 89.48 (Kips-ft)
Max Shear= 3 (Kips)

TOWER COORDINATES:
37.650164, -113.123717

Wind form ASCE 7-16 Hazard Report for the provided coordinates

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

NOTES:

DESIGN STANDARD:	TIA-222-H
BASIC 3 SEC. GUST WIND SPEED:	101.0 (mph)
BASIC 3 SEC. GUST WIND SPEED WITH ICE:	30.0 (mph)
SERVICE WIND SPEED:	60.0 (mph)
BASIC ICE THICKNESS:	0.25 (in)
TOPOGRAPHIC CATEGORY:	1
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II
MAX MW ROTATION AT:	72.0 (mph) : 0.11°

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Trylon

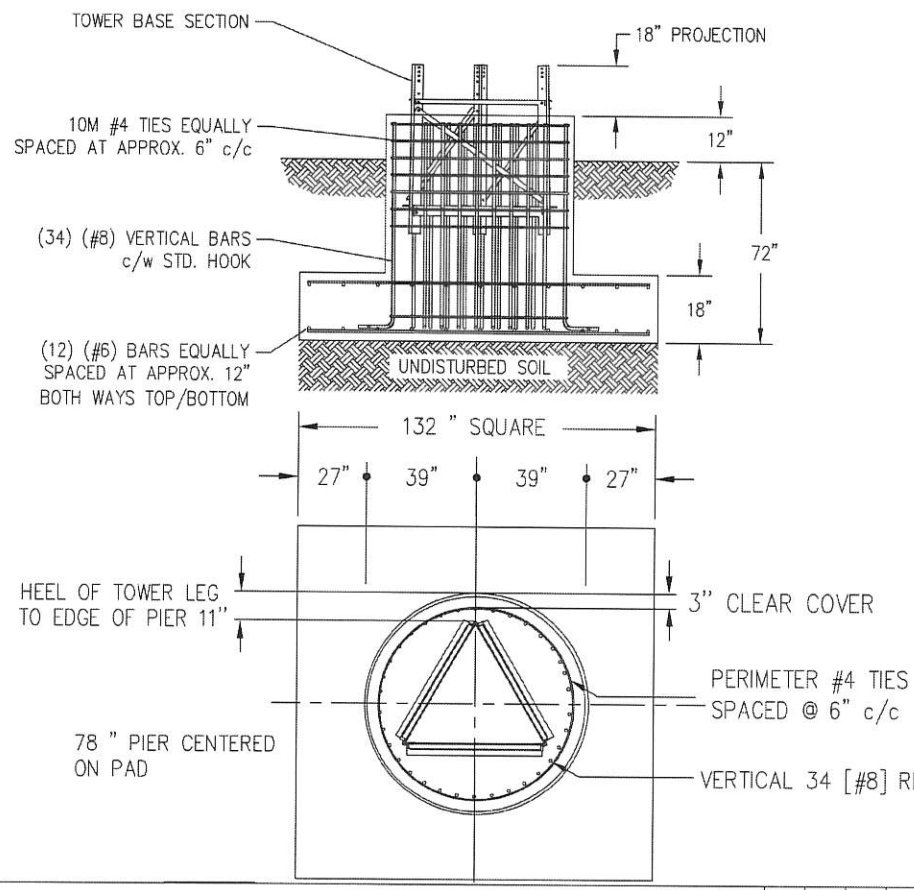
CUSTOMER:	SITE:	
INFOWEST INC.	CEDAR CITY, UT	10

DATE:	BY:	CHK:	APP:
31 MAR 2022	AM		

TITLE:	DRAWING NO.
60FT H710 TOWER PROFILE	204913

FOUNDATION DESIGN (NORMAL DRY SOIL)

DESIGN ASSUMES THAT FROST DEPTH IS LESS THAN 5'-0"



FOUNDATION NOTES:

GENERAL:

1) THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH THE WORK.
2) ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF ANSI/TIA-222-H.
3) FOUNDATION DESIGNED TO NORMAL DRY SOILS IN ACCORDANCE WITH TIA-H. NO ALLOWANCE WAS MADE FOR SOFT SOILS, PEATS, ORGANICS, WATER OR ROCK IN THE EXCAVATION.
4) THE TOWER PAD SHALL BE PLACED AGAINST COMPACTED SUBGRADE SOIL.
5) PRESUMPTIVE SOIL PARAMETERS AND ASSUMPTIONS SHALL BE VALIDATED PRIOR TO INSTALLATION.

CONCRETE:

1) CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF OF CURRENT ACI STANDARDS..
2) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4000 psi.
3) CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. TOTAL AIR CONTENT TO BE 5% TO 7% AS SPECIFIED IN ANSI/TIA-222-H, FOR THE PARTICULAR SIZE OF AGGREGATE BEING USED. THE AIR ENTRAINING AGENT SHALL BE COMPATIBLE WITH THE WATER REDUCING AGENT.
4) THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 0.75".
5) THE USE OF CALCIUM CHLORIDE OR ACCELERATING ADMIXTURES IS PROHIBITED.
6) SLUMP SHALL BE 3.00" +/- 1.00".
7) IF THE AIR TEMPERATURE IS 41 DEGREES FAHRENHEIT OR LESS, THE TEMPERATURE OF THE CONCRETE AT TIME OF PLACING, SHALL BE BETWEEN 59 AND 86 DEGREES FAHRENHEIT.
8) CHAMFER EXPOSED CORNERS OF CONCRETE (APPROX 1.00").
9) PROVIDE EFFECTIVE MEANS OF MAINTAINING THE TEMPERATURE OF CONCRETE IN PLACE AT A MINIMUM OF 50 DEGREES FAHRENHEIT AND A MAXIMUM OF 86 DEGREES FAHRENHEIT FOR THREE DAYS AFTER PLACING. WHEN THE MEAN DAILY AIR TEMPERATURE IS LESS THAN 41 DEGREES FAHRENHEIT PROVIDE PROTECTION FOR NEWLY PALCED CONCRETE BY MEANS OF SUITABLE ENCLOSURES OR RAISED COVERINGS, HEAT AND INSULATION.
10) ALL GROUT SHALL BE NON-FERROUS AND NON SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS, EDGES GROUT SHALL BE TAPERED OFF AT 45°.

REINFORCEMENT:

1) CLEAN REINFORCEMENT OF ANY LOOSE SCALE, DIRT OR OTHER COATINGS WHICH WOULD DESTROY OR REDUCE BONDING. REJECT BARS WITH KINKS OR BENDS NOT SHOWN ON FOUNDATION DETAILS.
2) ALL REINFORCEMENT SHALL HAVE A MINIMUM OF 3.00 INCHES CONCRETE COVER.
3) REINFORCING STEEL SHALL BE ASTM GRADE 60 WITH FY=60KSI.

BACKFILLING:

1) BACKFILL SHALL BE PLACED IN THIN LIFTS (MAXIMUM 6.00 INCHES) AND COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). IN THE EVENT THAT EXCAVATED MATERIALS ARE NOT SUITABLE FOR BACKFILL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND COMPACT SUITABLE CLEAN MATERIAL TO MEET THAT REQUIREMENT.

STANDARDS:

1) FOUNDATIONS AND ANCHORS DESIGNED IN ACCORDANCE WITH ANSI/TIA 222 REV. H
2) REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/TIA 222 REV H.

NOTES:

REFER TO SUPERTITAN KNOCK DOWN INSTALLATION MANUAL FOR ADDITIONAL INFORMATION.

REGISTERED PROFESSIONAL ENGINEER
No. 5088359-2202
KIRK REED HALL
STATE OF UTAH

4-27-2022

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

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TRYLON TSF

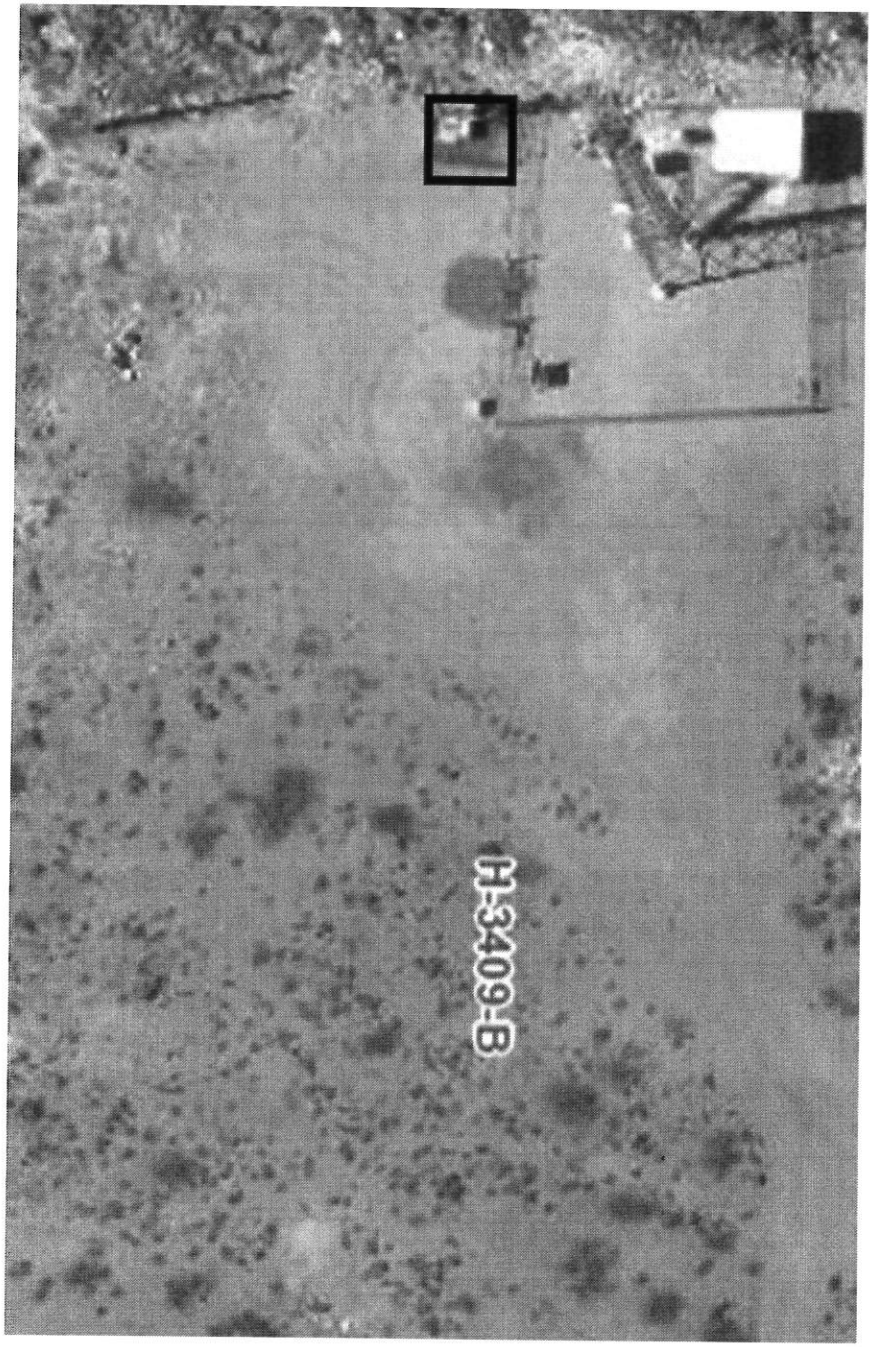
CUSTOMER:	SITE:	SCALE:
INFOWEST	CEDAR CITY UT	NTS

DATE:	BY:	CHK:	APP:
27 APR 2022	AM	KH	

TITLE: 60 FT H710 FOUNDATION

DRAWING NO. 204913.FND

I want to...
Basemap...
0 300 600ft
Washington County


H-3409-B

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2022-PP-18
Receipt No. _____

Name: Bob Hermandson Telephone: 435-673-2337

Address: 205 E Tabernacle, Ste. 4, St. George, UT 84770 Fax No. 435-673-3161

Email: bobh@bushandgudgell.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Approximately 1200 S Sand Hollow Rd.

Tax ID of Subject Property: H-4-2-11-113 thru H-4-2-11-115 and parts of H-4-2-11-112, H-4-2-11-111, and H-4-2-11-121 Zone District: RM-2

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

A Townhome development consisting of approximately 68 Units

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

X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- X a. The proposed name of the subdivision.
- X b. The location of the subdivision, including the address and section, township and range.
- X c. The names and addresses of the owner or subdivider, if other than the owner.
- X d. Date of preparation, and north point.
- X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
- X b. The boundary of the proposed subdivision and the acreage included.
- X c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- X d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- X e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- X f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- X g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-PP-18
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Bob Hermandson
Agent:	Bush & Gudgell, Inc
Request:	Approval of a Preliminary Plat
Location:	1200 S Sand Hollow Rd
Zoning:	RM-2
General Plan Map:	Planned Community

Discussion: The applicant originally got preliminary plat approval in June of 2021 however, Hurricane City Code requires that after preliminary plat the applicant has one year to apply for final plat approval. The applicant has failed to do that and the preliminary plat has expired. The construction drawings for the project have received JUC approval. Both the original submittal and the approved construction drawings are attached to this report.

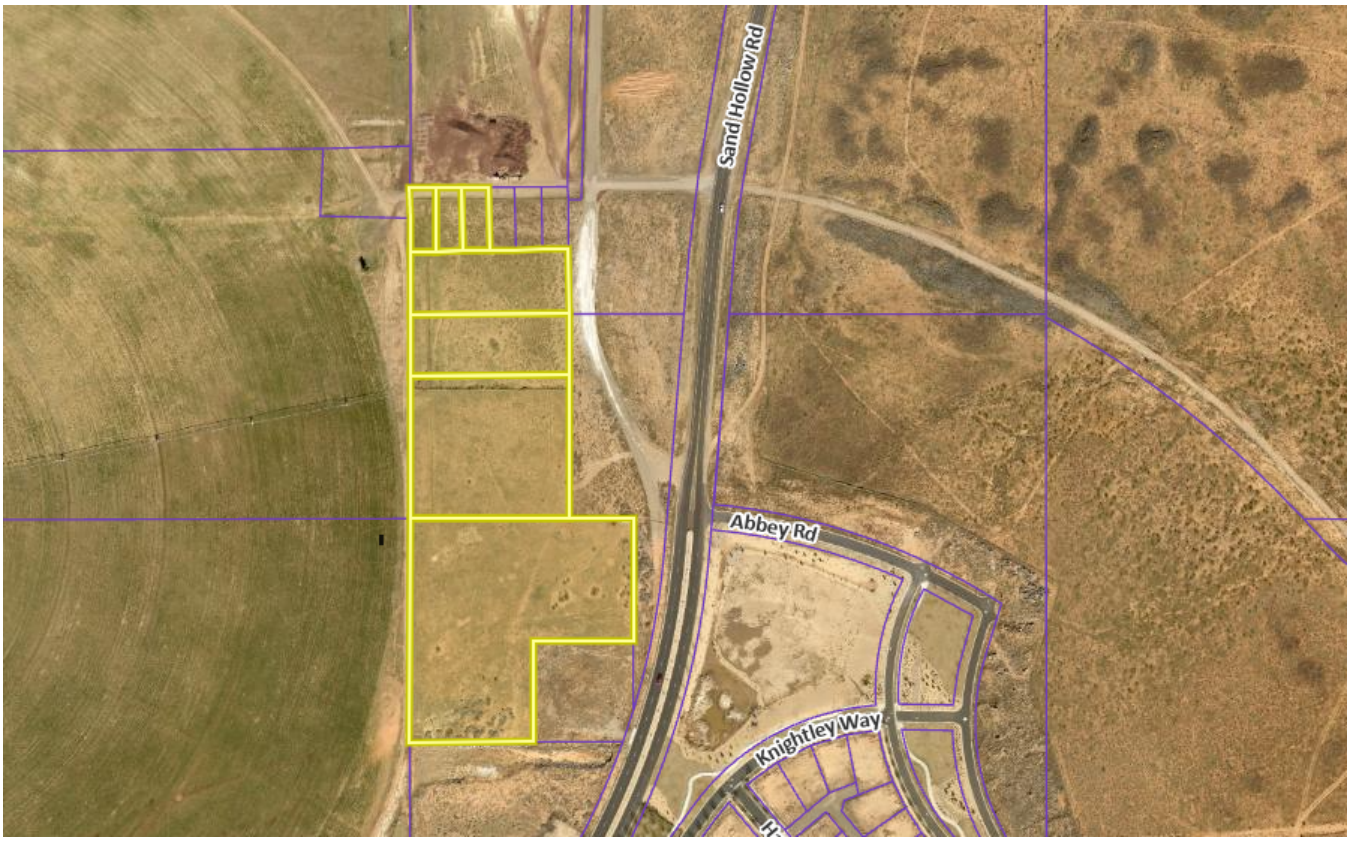
JUC Comments
The JUC has approved the construction drawings for the project.

Staff Comments: Preliminary Plat

1. The applicant has complied with preliminary plat requirements and original requirements from last year's approval.
2. The applicant had to resubmit the application because the applicant did not submit a final plat within one year of the approval of the preliminary plat.

   L. After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

3. The applicant has not submitted a final site plan. This will need to be submitted and approved by the Planning Commission prior to construction.



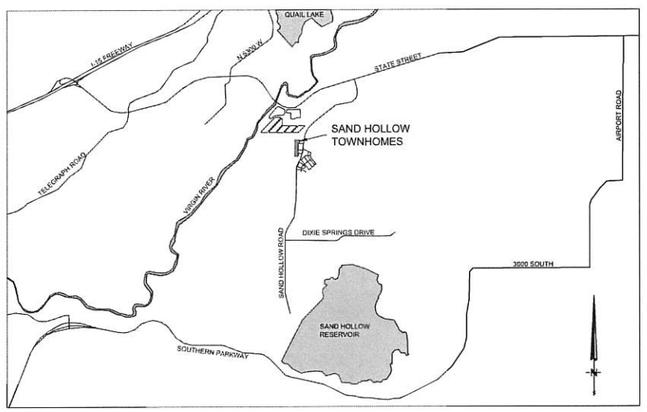
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat.

B&G PROJECT NUMBER 211065

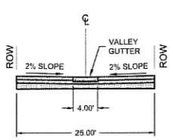
SAND HOLLOW
TOWNHOMES

PRELIMINARY PLAT
LOCATED IN HURRICANE, UTAH

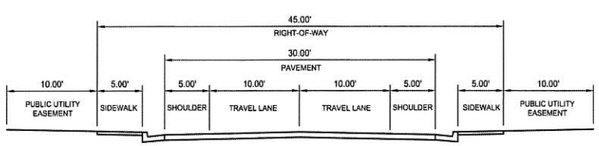
NORTHEAST 1/4 SEC. 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



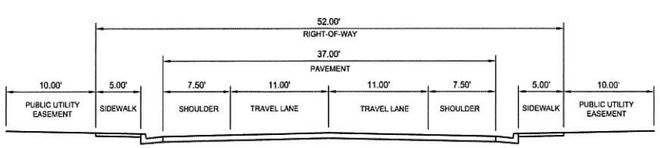
VICINITY MAP
N.T.S.



25' PRIVATE RIGHT OF WAY



45' PUBLIC RIGHT OF WAY



52' PUBLIC RIGHT OF WAY

SANDHOLLOW TOWNHOMES BOUNDARY DESCRIPTION

Beginning at a point that lies thence North 01°05'29" East along the section line 1763.38 feet and West 996.64 feet, from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence North 88°55'32" West 89.18 feet; thence South 01°04'28" West 681.80 feet; thence South 88°56'00" East 15.00 feet; thence South 01°04'28" West 208.71 feet; thence North 88°56'00" West 257.98 feet; thence North 01°04'28" East 1129.15 feet; thence South 88°51'25" East 110.72 feet; thence South 01°04'28" West 132.44 feet; thence South 88°52'21" East 221.44 feet; thence South 01°04'43" West 105.83 feet, to the point of beginning.

Containing 269,376 square feet or 6.18 acres.

AVOID CUTTING UNDERGROUND UTILITY LINES OR CABLES
Call before you Dig
1-800-662-4111

OWNER / DEVELOPER

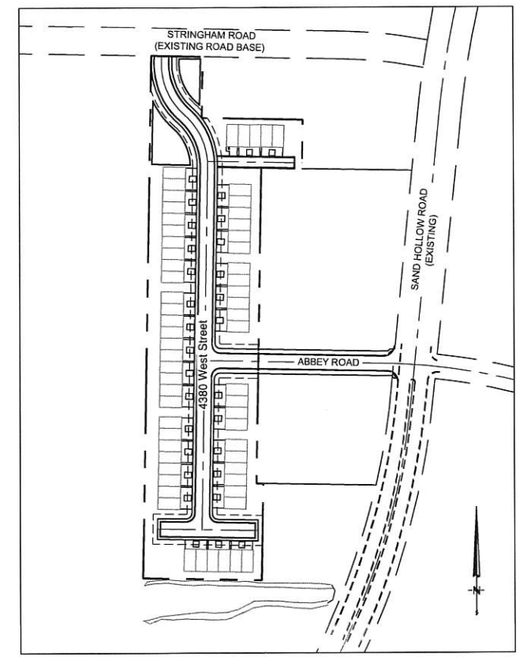
COLF
PROJECT CONTACT: BOB HERMANDSON
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

BUSH AND GUDGELL, INC.
PROJECT MANAGER: BOB HERMANDSON
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

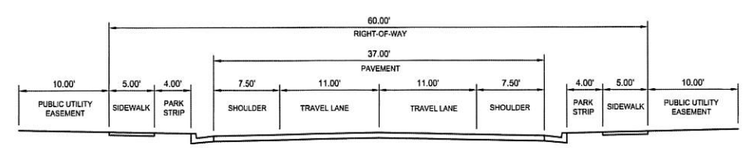
AGEC APPLIED GEOTECH
GEOTECHNICAL ENGINEER: G. WAYNE ROGERS
(435) 673-6850
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790

JUNE 2021

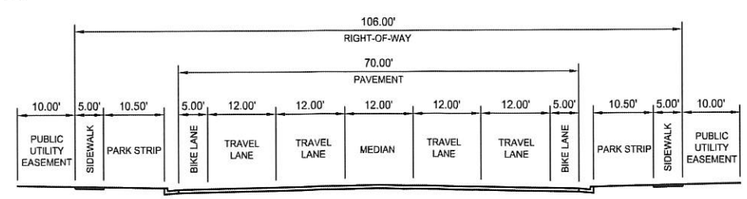
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



KEY MAP
1"=150'



STRINGHAM ROAD
(EXISTING, PROPOSED BUILD OUT)



SAND HOLLOW ROAD
(EXISTING, PUBLIC BUILD OUT)

No	Date	By	Revision

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

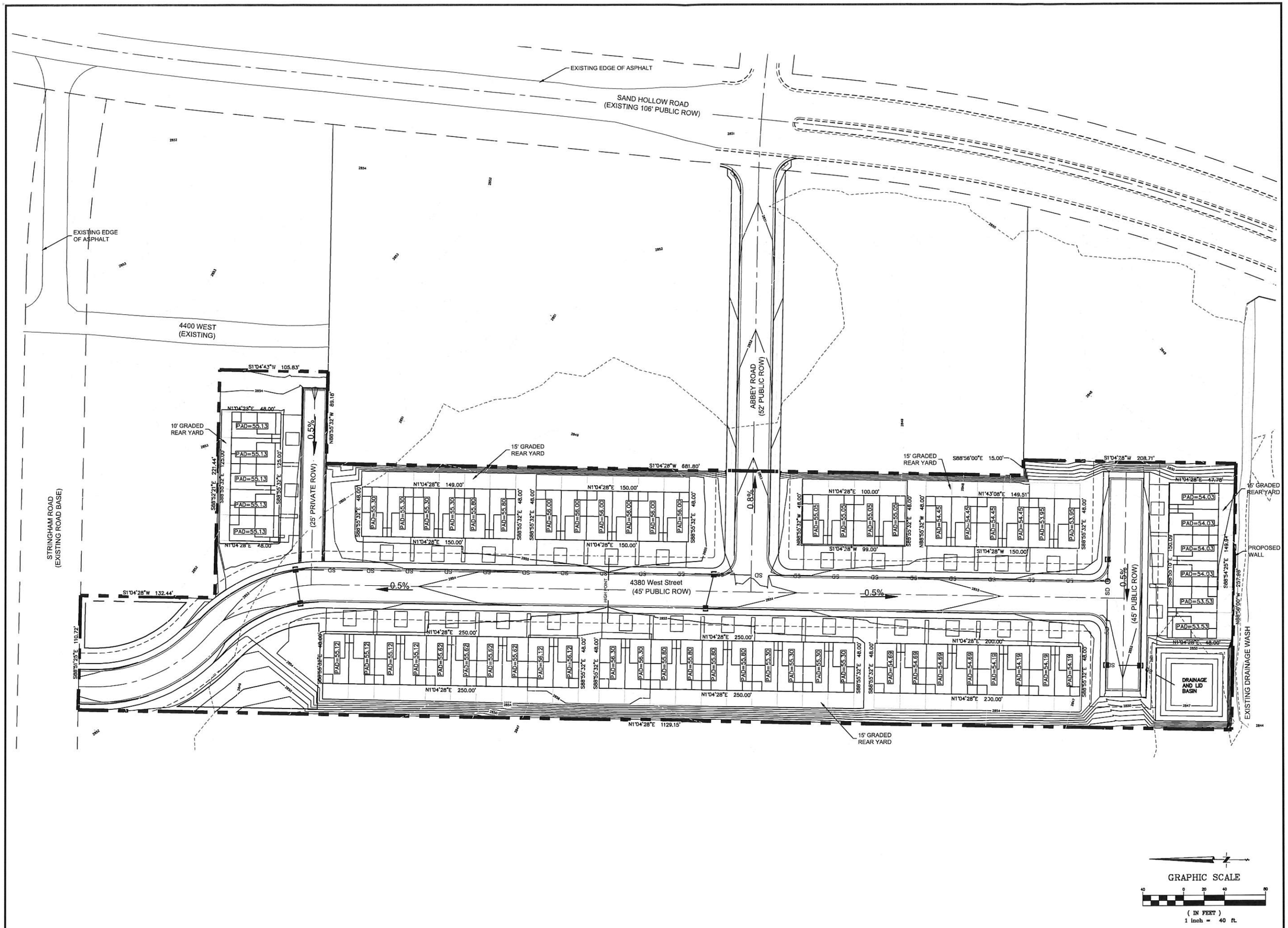
DATE: APRIL 2021
DRAWN: AG
APPROVED: BS
SCALE: NTS
JOB NO. 211065

COVER SHEET
SANDHOLLOW TOWNHOMES
LOCATED IN HURRICANE, UTAH

SHEET 1 of 3

FILE: PRELIMINARY PLAT

X:\211000-211999\211065 - Sand Hollow Townhomes-Colf\Drawings\Preliminary Plat\Preliminary Plat (New)-211065.dwg



No	Date	By	Revision

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

DATE: APRIL 2021
DRAWN: AG
APPROVED: ES
SCALE: 1" = 40'
JOB NO. 211065

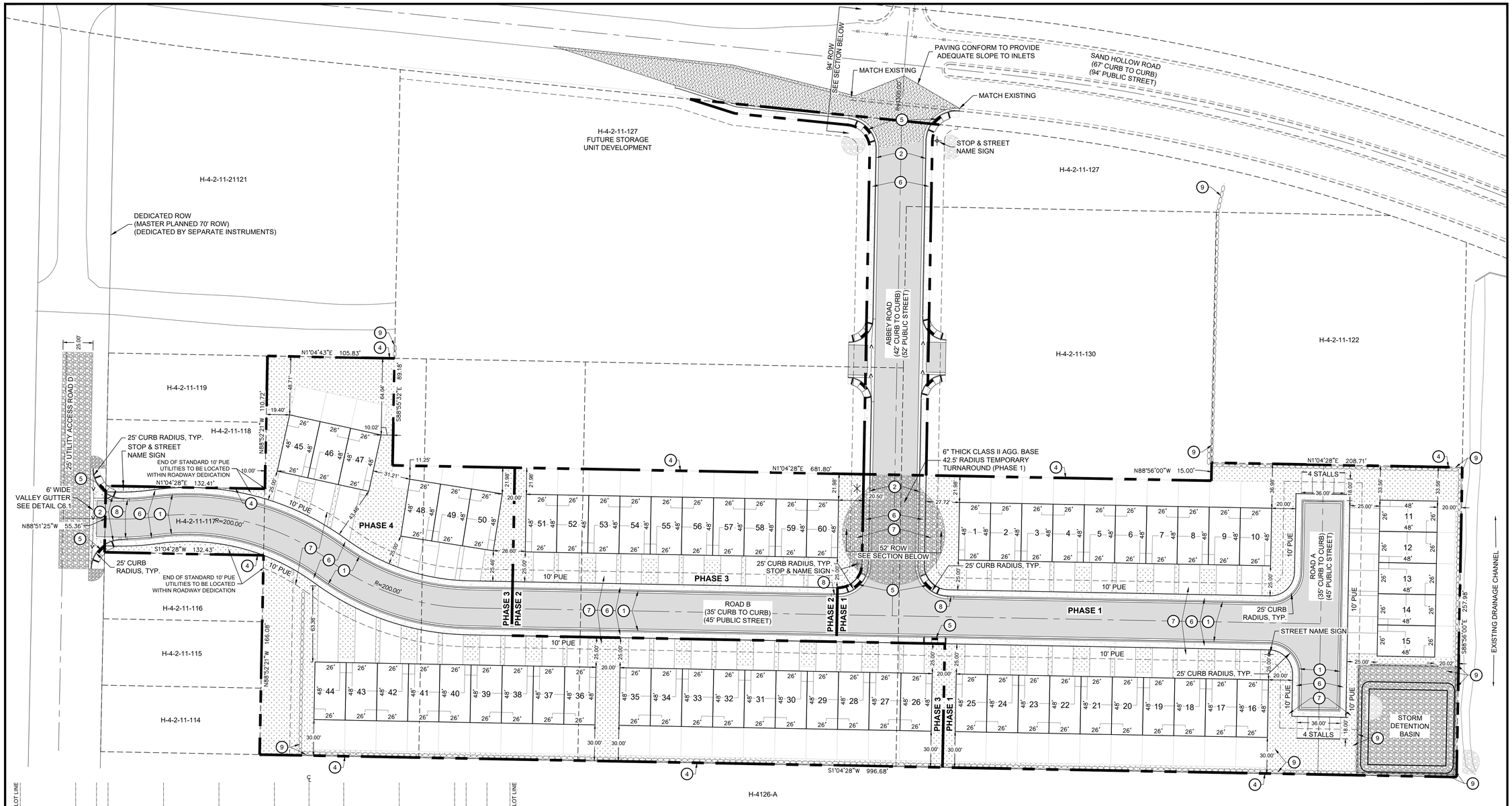
GRADING, DRIANAGE, & LID

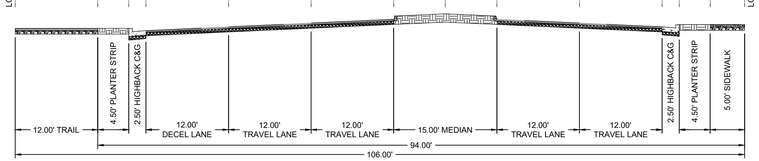
SANDHOLLOW TOWNHOMES
LOCATED IN HURRICANE, UTAH

SHEET 3 of 3

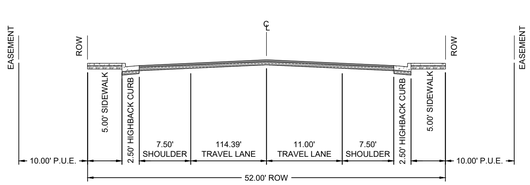
FILE: PRELIMINARY PLAT

X:\211000-211999\211065 - Sand Hollow Townhomes-Calf\Drawings\Preliminary Plat\Preliminary Plat (New)-211065.dwg

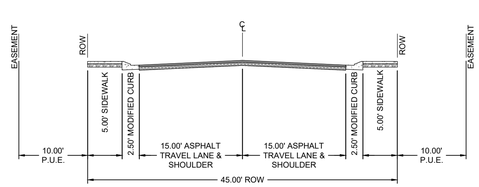




94' ROW ROAD SECTION
SAND HOLLOW ROAD



52' ROW ROAD SECTION
ABBEY ROAD



45' ROW ROAD SECTION
ROAD A & ROAD B

KEYED NOTES

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

1. MODIFIED CURB & GUTTER (TYPE RU30) PER CITY STD.
2. HIGHBACK CURB & GUTTER (TYPE HB30-7) PER CITY STD.
3. 4' PARK STRIP
4. BOUNDARY / LIMITS OF CONSTRUCTION
5. PEDESTRIAN RAMP PER CITY STANDARDS
6. 5' SIDEWALK PER CITY STANDARD
7. 10' PUBLIC UTILITY EASEMENT (P.U.E.)
8. MODIFIED TO HIGHBACK CURB TRANSITION (PER DETAIL C9.1)
9. PROPOSED RETAINING WALL (HEIGHT VARIES, SEE SHEET C3.1)

LEGEND

- PROJECT PHASE LINE
- PROPOSED LOT LINE
- UTILITY AND DRAINAGE EASEMENT
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- PROPOSED RETAINING WALL
- STREET NAME AND STOP SIGN
- CONCRETE
- COMMUNITY MAILBOX LOCATION
- END OF ROAD MARKERS (PER CITY STANDARD)
- END OF ROAD - RIPRAP PAD (PER CITY STANDARD)
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SURVEY CONTROL MONUMENT (CLASS I, RING AND LID) PER H.C. STANDARD DETAIL MON. 100
- SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP) PER H.C. STANDARD DETAIL MON. 101
- EXISTING SURVEY CONTROL MONUMENT (CLASS 1, RING & LID
- EXISTING SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	Date	By	Revision

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

DATE: 2/14/2022
DRAWN: TR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 211065

SITE & SIGNAGE PLAN
SAND HOLLOW TOWNHOMES
LOCATED IN
HURRICANE, UT 84737

SHEET
C2.1

FILE: 211065 - IMPROVEMENT PLANS

X:\211000-211999\211065 - Sand Hollow Townhomes-Colf\Drawings\Improvement Plans\Site & Signage.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: $250.00 Fee
File No. 2022-CUP-10
Receipt No. 8-160791

APPLICATION & SUBMITTAL CHECKLIST

Name: Anthony Larson Telephone: 801-368-0292

Address: 1460 S Windsor Pkwy #1 Fax No. NA

Email: tlarson@nwreal.com Agent Email:

Agent (If applicable): Agent's Phone: 801-368-0292

Address of Subject Property: 2441 S 4010 W

Tax ID of Subject Property: H-DXH-1-1 Zone District:

Proposed Conditional Use: (Describe, use extra sheet if necessary)

This application shall be accompanied by the following:

✓ 1) A plot plan showing the following:
- ✓ Property boundaries, dimensions, and existing streets.
- ✓ Location of existing and proposed building or livestock facility
- ✓ Adjoining property lines and uses within one hundred (100) feet of subject property.

✓ 2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
✓ 3) Building floor plans for new construction
✓ 4) A statement of how the applicant intends to meet the conditions for the use desired
✓ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

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

****

(Office Use Only)
Date Received: 08·01·2022 Received by: Brienna Spencer
Date application deemed to be complete: 8·01·22 Completion determination made by: BS

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-CUP-18
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Anthony Larson
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	2441 S 4010 W
Zoning:	R1-10 PDO
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 32' 3 5/8" tall and 1,700 sq ft pool house. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. The Planned Development Overlay that was given to this development in June of 2022 only applied to reduced setbacks for the primary units, all other R1-10 development standards apply. A property owner may apply for a conditional use permit to build a taller building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

e. Standards for greater heights and size than permitted by this Code:
(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings and in no event shall any building exceed fifty-five feet in height
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.
f.Standards for greater size than permitted by this Code.

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

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The applicant has indicated the building will be of compatible architecture of the neighboring house.
3. The two buildings combined will take up about 27% of the property
4. The building is set back a minimum of 5' from the side property lines and 5' off the back.
5. The building is for a permitted use in this zoning

Recommendation: Staff recommends approval of the conditional use permit.

Planning and Zoning Hurricane City.

All,

Thank you for the opportunity to be able to present this to the committee.

We are asking for a height variance on a pool house building. The pools house is the same height as the home to keep the looks the same and very appealing for the community.

The height restriction is 16'

The pool building is 31' 3"5/8

We are asking for this variance as the lot is 175'.52 deep. We feel that it will help the look of the subdivision and fill the lot to conserve the water. We have noticed that there are a lot of other building in the area that are the same.

Thanks again for the opportunity.

Tony Larson

Enhanced Homes

801-368-0292

TITLE SHEET FOR:
DIXIE HEIGHTS PHASE 1

LOCATED IN SECTION 13, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

DEVELOPER / OWNER	WESTERN MORTGAGE & ENHANCED HOMES – BRENT MOSER	801-793-0346
STREETS DEPARTMENT	MIKE VERCIMAK	435-668-7398
ASH CREEK SEWER DISTRICT	MIKE CHANDLER	435-635-2348
WATER DEPARTMENT	DALLAN WADSWORTH	435-632-5843
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	DAVID TRAUNTVIEN	435-703-8932
DOMINION ENERGY	KEILY HIATT	385-499-4518
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 OR 435-668-5620
PLANNING DEPARTMENT	LANCE GIFFORD	435-635-2811 OR 435-668-5619
POWER DEPARTMENT	BRYAN ANDERSON	435-635-5536 OR 435-668-5614
FIRE DEPARTMENT	KEVIN GILDIA	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-0665 OR 435-668-9059
CITY ENGINEER	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	RYAN NAY	435-619-9773
GIS	JOE RHODES	435-669-5471

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	UTILITY PLAN
C4	GRADING PLAN
PP1	PLAN & PROFILE SHEET 1
DT1	DETAILS SHEET 1
DT2	DETAILS SHEET 2
DT3	DETAILS SHEET 3
DT4	DETAILS SHEET 3

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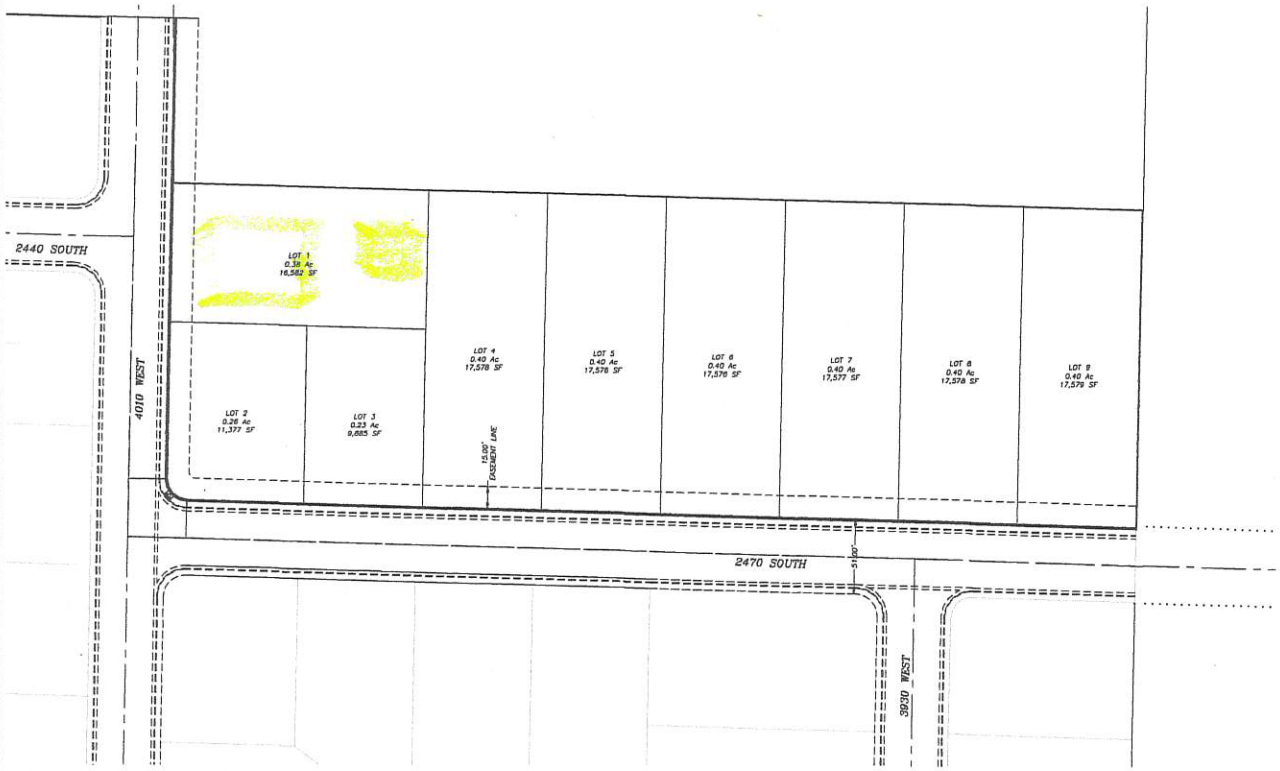
SCALE IN FEET

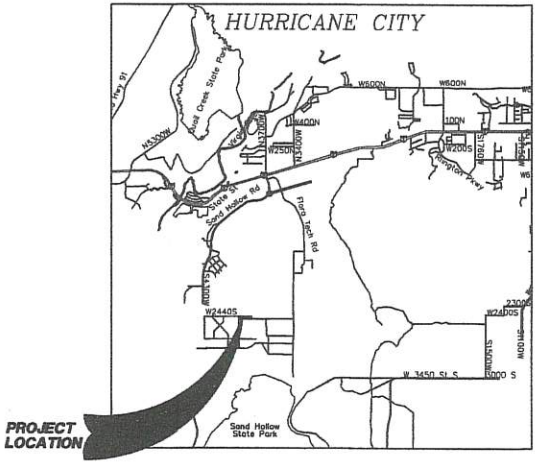
HURRICANE CITY APPROVAL

STREETS DEPARTMENT/PUBLIC WORKS	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
DOMINION ENERGY	DATE
PLANNING DEPARTMENT	DATE
HURRICANE POWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
TDS TELECOM	DATE
GIS	DATE
CITY ENGINEER	DATE
WASHINGTON C.W.C.D.	DATE



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

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.



VICINITY MAP
N.T.S.

NO	DESCRIPTION	DATE	BY

REVISIONS

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
39 South 870 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-5591

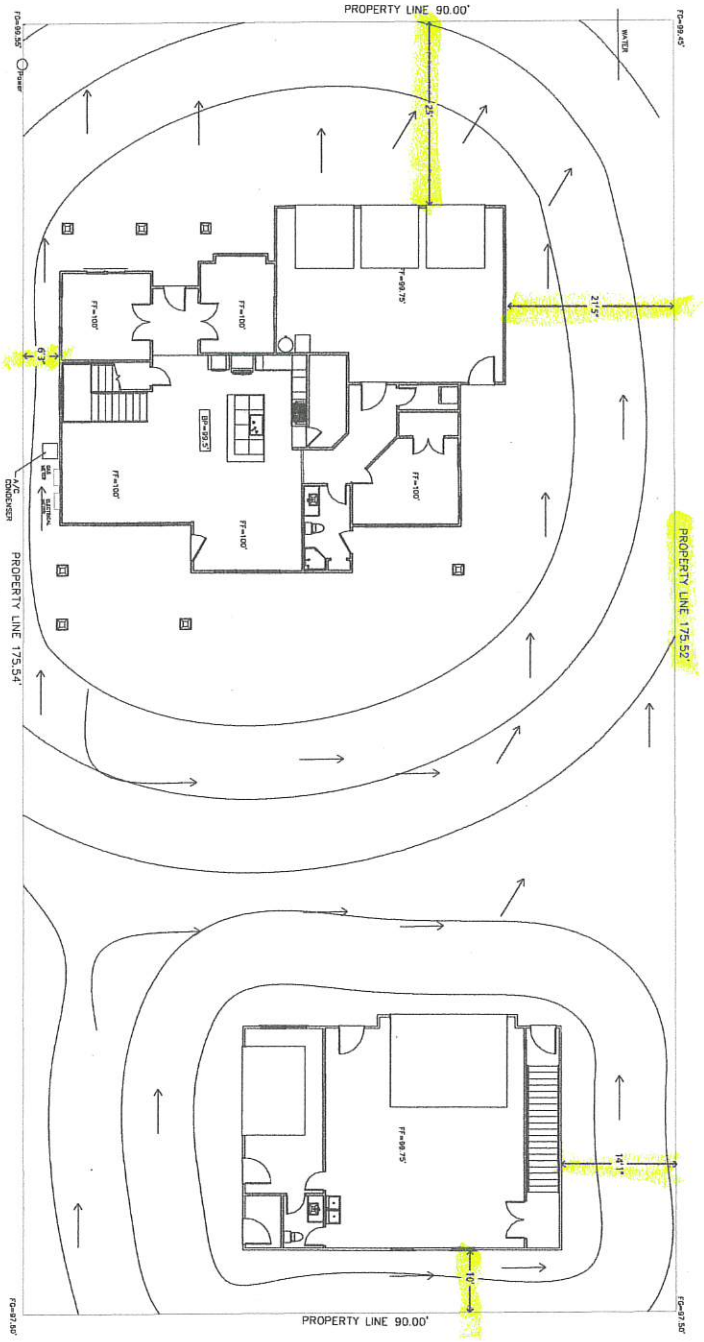
KARL BRADLEY RASMUSSEN
2/16/20

TITLE SHEET FOR:
DIXIE HEIGHTS PHASE I
LOCATED IN SECTION 13, T42S, R13W, S.L.B.M.

DATE: 3/20/2021
SCALE: 1"=40'
JOB NO. 336-003
SHEET NO: C1

TITLE SHEET

4010 West



1	Project: Lot 1 Scale: On 24"x36" paper 1/16" = 1' On 11"x17" paper 1/32" = 1' Date: 10/05/07	

Enhanced Homes
378 East 1770 South, Orem Utah 84058
801-793-0346

SITE PLAN

Dixie Heights,
Lot 1
Hurricane Ut.

Enhanced HOmes

801-793-0346

FRONT ELEVATION
(Pool House)
1/4" = 1'

REAR ELEVATION
(Pool House)
1/4" = 1'

REV	DATE	DESCRIPTION	BY

2-Story Residence

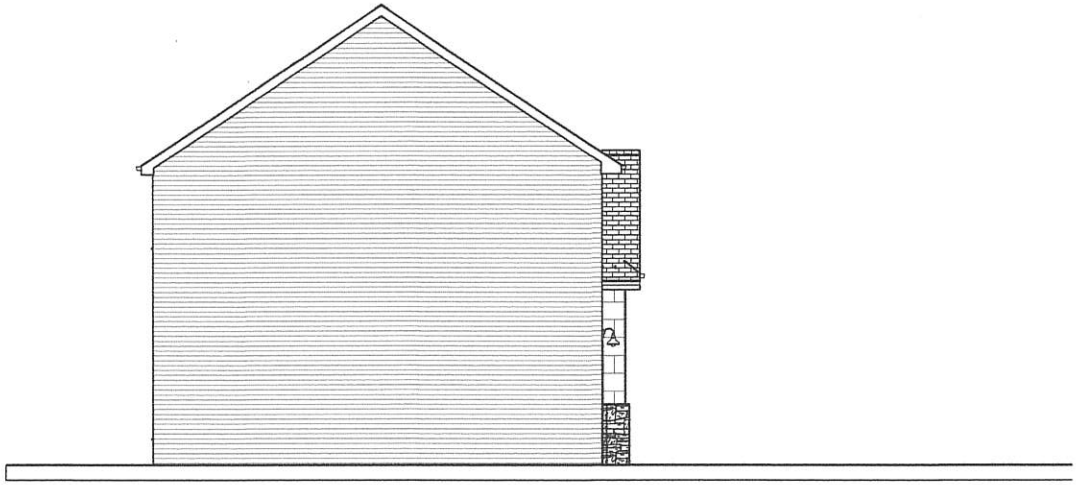
Byrd Residence
Dixie Heights Lot 1
Hurricane, Ut.

Front Elevations

DATE: JANUARY 25, 2022

A-1.0

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



LEFT ELEVATION
(Pool House)
1/4"= 1'

RIGHT ELEVATION
(Pool House)
1/4"= 1'

REV	DATE	DESCRIPTION	BY

2-Story Residence

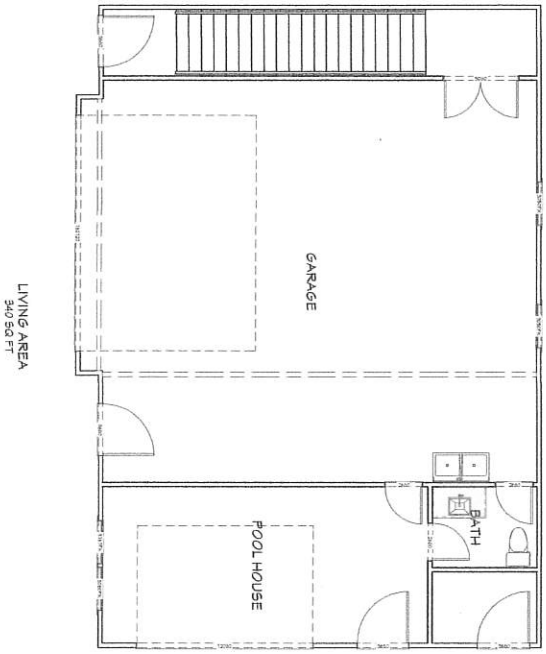
Byrd Residence
Dixie Heights Lot 1
Hurricane, Ut.

Side Elevations

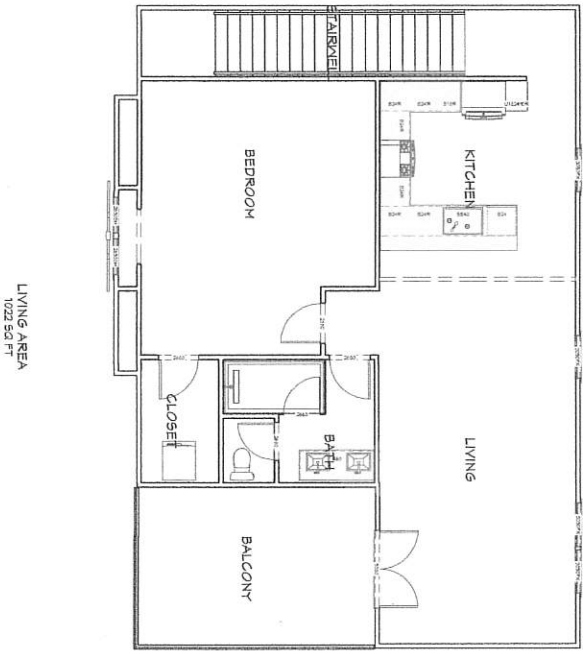
DATE: January 20, 2022

A-1.0

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



A-1.0	Pool House Floor Plan	REV DATE DESCRIPTION BY		2-Story Residence Byrd Residence Dixie Heights Lot 1 Hurricane, Ut.	



LIVING AREA
1022 SQ. FT

A-1.0	Pool House 2nd Floor	REV	DATE	DESCRIPTION	BY	2-Story Residence Byrd Residence Dixie Heights Lot 1 Hurricane, Ut.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: $250.00 Fee
File No. 2022-FSP-08
Receipt No. 7.696823

Name: SKRE LLC Telephone:

Address: 268 W State St. Hurricane Fax No.

Agent (If Applicable): Mike Nielson Telephone: 435-229-1674

Email: mike@skregear.com Agent Email: same

Address/Location of Subject Property: Approx. 70 S. 2500 W Hurr.

Tax ID of Subject Property: H-3-1-32-2306 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary) Commercial Retail

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

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

✓ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

✓ b) Layout, dimensions, and names of existing and future road rights-of-way.

✓ c) Project name, North arrow, and tie to a section monument.

✓ d) The boundary lines of the project site with bearings and distances.

✓ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

✓ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.

✓ g) Location of man-made features including irrigation facilities, bridges, and buildings

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**8/11/2022**
Application Number:	2022-FSP-08
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	SKRE LLC
Agent:	Mike Nielson
Request:	Approval of a Final Site Plan
Location:	Approximately 70 S 2500 W
Zoning:	Highway Commercial
General Plan Map:	General Commercial

Discussion: The applicant is seeking a final site plan for 14.5 acre commercial development. The preliminary site plan was approved back in March for this project. SKRE currently operates out of a building near downtown Hurricane and is looking to expand to a larger site.

JUC Comments
The Joint Utility Committee has signed off on the construction drawings for this project.

Staff Comments: Final Site Plan

1. The lot layout complies with zoning standards and the preliminary approval. There are no side setback requirements when a commercial property is adjacent to another commercial property.
2. **Landscaping**: A landscaping plan has been provided:
    a. The number and general location of plants shown meets city standards. Per new city ordinance no grass will be allowed in this development.
    b. Parking lot landscaping is required to be 7% of the parking area. This is not called out on the plan but the total landscaped area is 18% of the parking lot area.
3. All outdoor lighting must be less than 3000 K (2800 K preferred) this must be noted on the plan. The City code also encourages that all lights meet dark sky standards.
4. **Parking:** The parking chart provided shows 61.7 parking spaces are required and 60 are provided. However, the site plan shows 62 parking spaces. The parking chart should be updated.
    a. ADA Parking: ADA parking and access will need to be signed off by the Building Official durning construction.
5. The applicant has provided building renderings and elevations. All of these meet our codes

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approving this final site plan subject to staff comments.

SITE PLAN FOR:
SKRE COMMERCIAL

LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- P.U.E. EASEMENTS
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- SECTION CORNER AS DESCRIBED
- EXISTING CURB,GUTTER AND SIDEWALK
- EDGE OF ASPHALT
- HANDICAP SIGN
- COMMERCIAL COMPLEX
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING SEWER MANHOLE
- EXISTING FENCE

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SCALE IN FEET

SITE PLAN NOTES

1. CONSTRUCT ALL FEATURES PER HURRICANE CITY STANDARD DETAILS UNLESS OTHERWISE NOTED.
2. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED BY LANDSCAPING.

PARKS DEPARTMENT NOTES:

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

SITE DATA

AREA	SQ. FT	ACRES
TOTAL PROPERTY	61,169	1.45
BUILDING AREA	17,533	0.40
TOTAL PARKING AREA	24,000	0.55

ITEM	QUANTITY
TOTAL PARKING STALLS	60
LAND USE IS	HC
LANDSCAPE AREA=	10,000 SF

CONSTRUCTION KEYNOTES

1. INSTALL NEW TYPE 'A' CURB PER DETAIL (SHEET DT-1).
2. INSTALL NEW 5' SIDEWALK
3. INSTALL PARALLEL PEDESTRIAN RAMP PER DETAIL (SHEET DT-1)
4. NOT USED
5. EXISTING CURB & GUTTER
6. EXISTING SIDEWALK
7. INSTALL ADA PARKING SIGN

PARKING STALLS REQ'D

USE	AREA	DENSITY FACTOR	STALLS
RETAIL	8933	250	35.732
OFFICE	4984	250	19.936
WAREHOUSE	6076	1000	6.076
		TOTAL=>	61.744

TOTAL STALLS PROVIDED= 60

PARCEL 1 LEGAL DESCRIPTION:

PARCEL 1:
BEGINNING AT A POINT S 89°46'53" E 275.42 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1503.17 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH, AND RUNNING THENCE N 22°34'08" W 256.53 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF; THENCE N 0°12'37" E 5.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) N 67°33'39" E 39.80 FEET, (2) THENCE N 74°00'05" E 208.64 FEET; THENCE S 22°34'08" E 246.04 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A
2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT. WITH A RADIUS WHICH BEARS S 17°46'35" E; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 210.36 FEET THROUGH A CENTRAL ANGLE OF 4°47'33", (2) THENCE S 67°25'52" W 38.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 14.5 ACRE MORE OR LESS.

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
UTAH 811 NOTIFICATION CENTER, INC.

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.

SITE PLAN

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
32 South Main Street, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307
Fax: (866) 435-3010

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
5/10/22
STATE OF UTAH

SITE PLAN FOR:
SKRE COMMERCIAL
LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

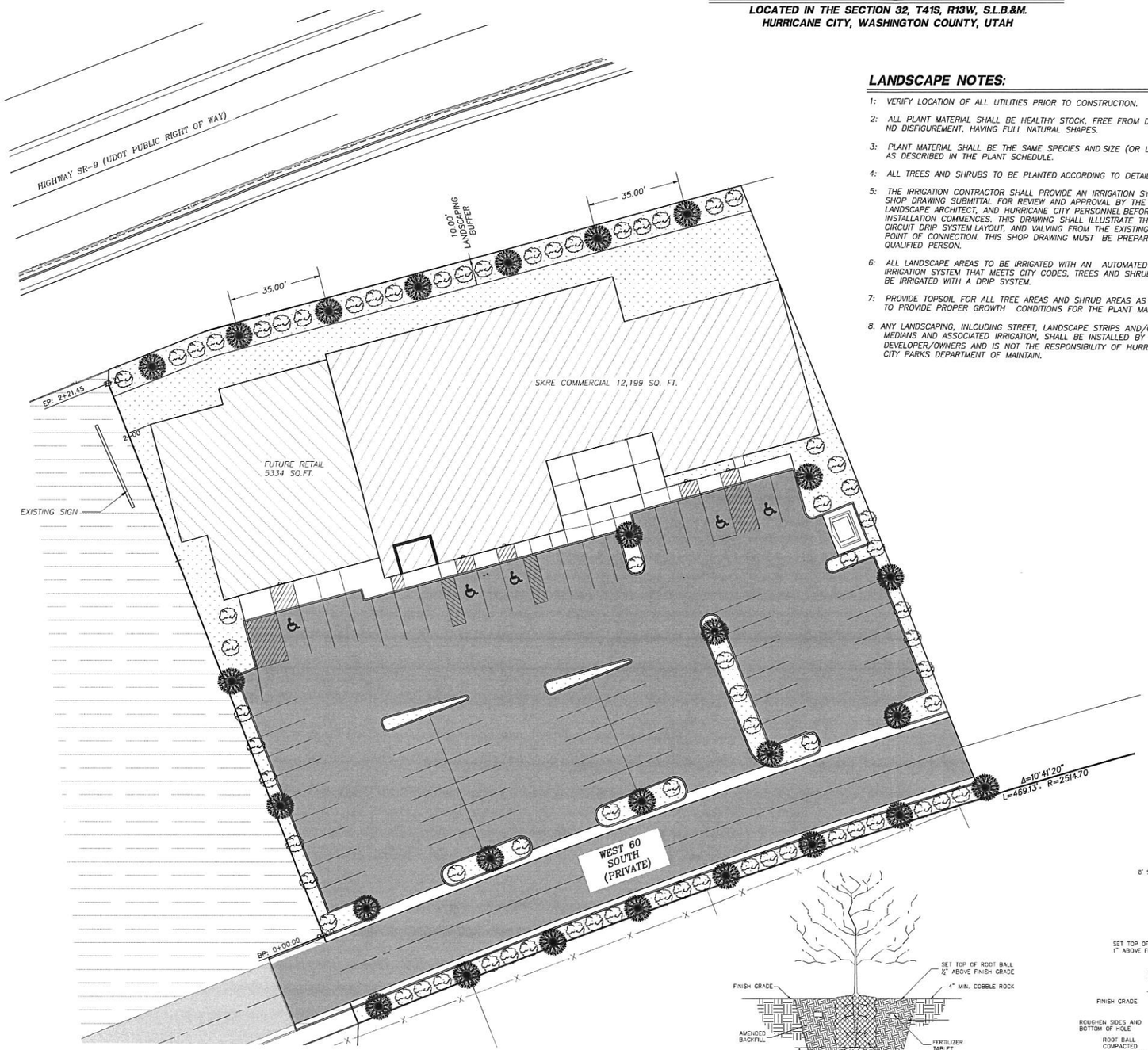
DATE: 06/23/2022
SCALE: 1"=20'

JOB NO.
371-003

SHEET NO.
C2

LANDSCAPE PLAN FOR:
SKRE COMMERCIAL

LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE ND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.

3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.

4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.

6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

8. ANY LANDSCAPING, INLCUDING STREET, LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNERS AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT OF MAINTAIN.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED ASPHALT
- SEWER & DRAINAGE EASEMENT
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- EDGE OF ASPHALT
- COMMERCIAL COMPLEX
- PROPOSED LANDSCAPING
- EXISTING ASPHALT

N W E S

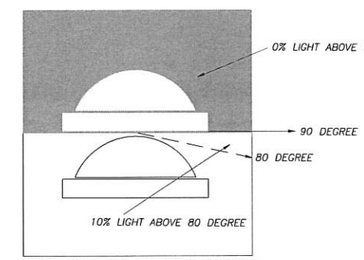
20 0 20

SCALE IN FEET

PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	18	2" CAL MIN
Φ	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	49	5 GAL

NOTE: LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL



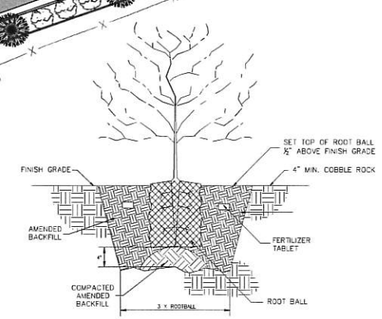
FULL CUTOFF LIGHT DETAIL
N.T.S.

LANDSCAPE AREA

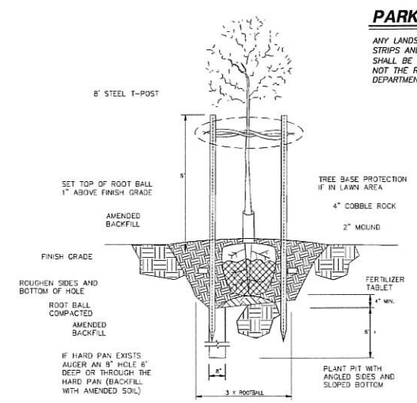
DESCRIPTION	AREA
TOTAL BUILDING AREA	17,533 SQ. FT.
HARDSCAPE AREA	47,304.07 SQ. FT.
LANDSCAPE AREA	8,676.16 SQ.FT.

PARKS DEPARTMENT NOTES:

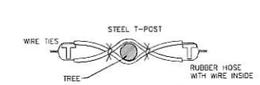
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



TREE SUPPORT DETAIL
N.T.S.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH 811 BLUE STAKES OF UTAH

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.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
28 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307
Fax: (866) 435-3818

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
6/10/22
STATE OF UTAH

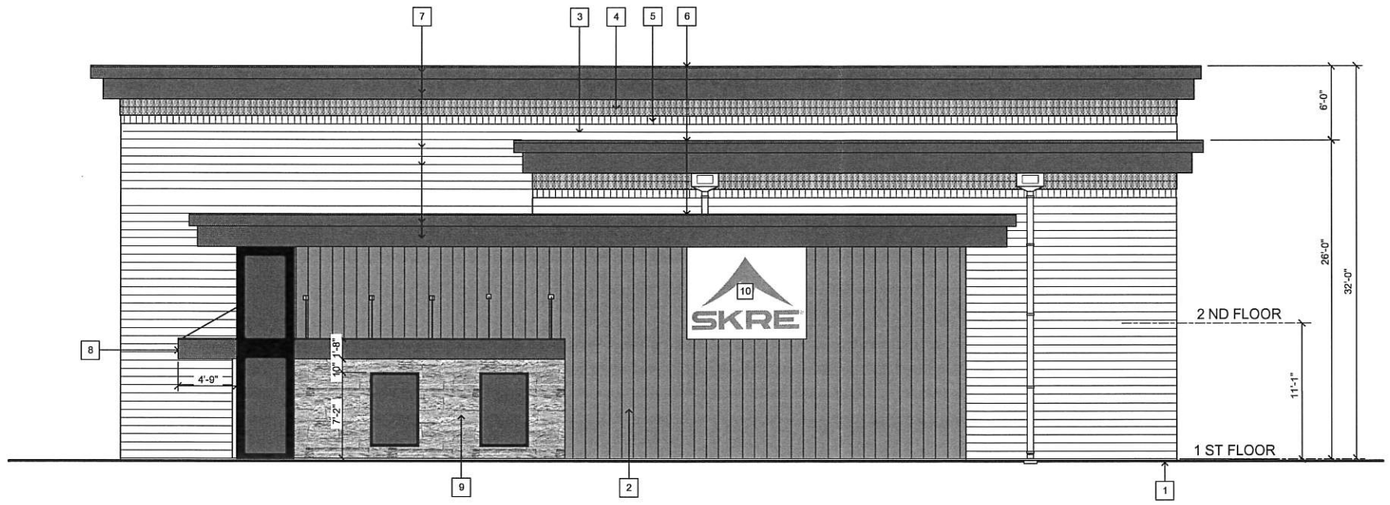
LANDSCAPE PLAN FOR:
SKRE COMMERCIAL
LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 06/23/2022
SCALE: 1"=20'

JOB NO.
371-023

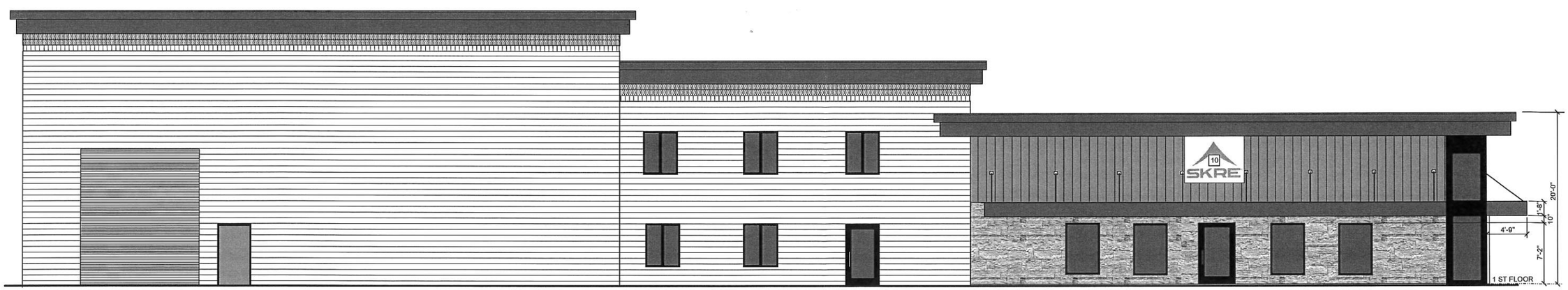
SHEET NO:
C6

LANDSCAPE PLAN



SOUTH EXTERIOR ELEVATION

SCALE: 1" = 6'-0"



WEST EXTERIOR ELEVATION

SCALE: 1" = 6'-0"

KEYED NOTES

1. FINISH GRADE.
2. PREFINISHED CORRUGATED STEEL SIDING.
3. 8" POLISHED FINISH CONCRETE MASONRY UNITS.
4. 8" STANDARD FINISH CONCRETE MASONRY UNITS.
5. 4" SPLIT-FACE CONCRETE MASONRY UNITS.
6. 24 GAGE PREFINISHED SHEETMETAL COPING.
7. 24 GAGE PREFINISHED SHEETMETAL FASCIA.
8. 24 GAGE PREFINISHED SHEETMETAL CANOPY.
9. 4" STONE VENEER.
10. SIGN BY OWNER.

PRELIMINARY – NOT FOR CONSTRUCTION – 6/11/22

SKRE COMMERCIAL

LOCATED ON SECTION
T42S, R14W S.L.B.4M.

SKRE

Atex Enterprises LLC

David A. Dixon Architect

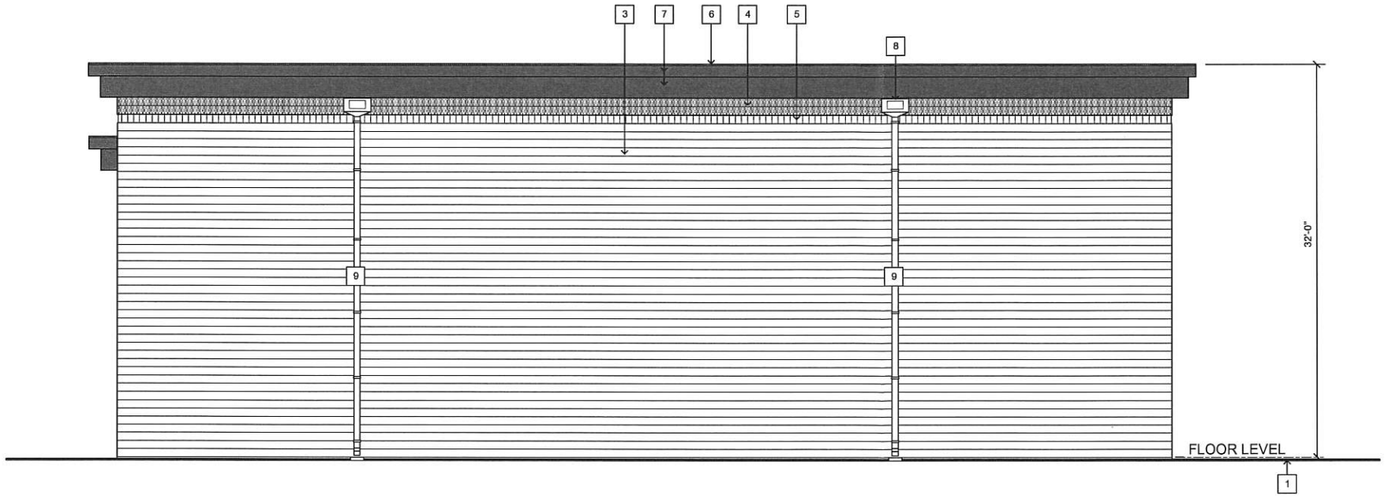
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
SOUTH & WEST EXTERIOR ELEVATIONS

DATE	
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2111
DWG. NO.	A4

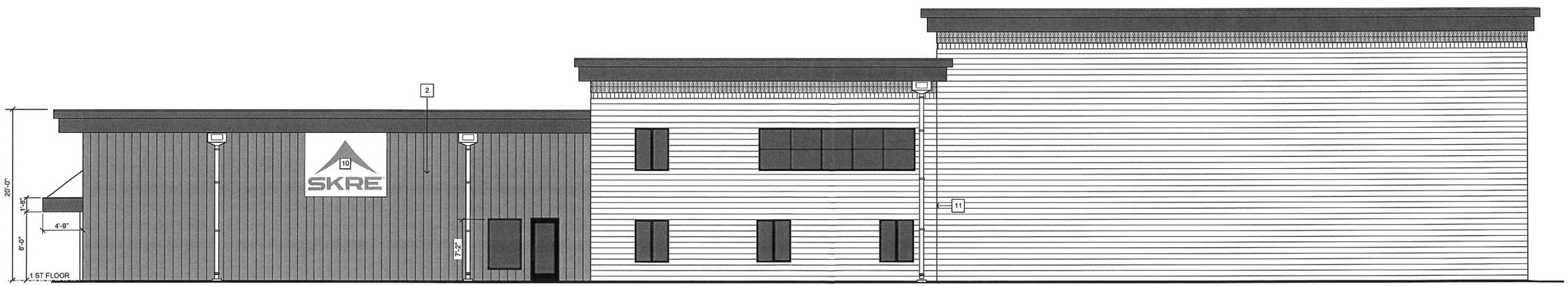
KEYED NOTES

1. FINISH GRADE.
2. PREFINISHED CORRUGATED STEEL SIDING.
3. 8" POLISHED FINISH CONCRETE MASONRY UNITS.
4. 8" STANDARD FINISH CONCRETE MASONRY UNITS.
5. 4" SPLIT-FACE CONCRETE MASONRY UNITS.
6. 24 GAGE PREFINISHED SHEETMETAL COPING.
7. 24 GAGE PREFINISHED SHEETMETAL FASCIA.
8. 24 GAGE PREFINISHED SHEETMETAL 14" x 6" SCUPPER W/ CONDUCTOR HEAD.
9. 24 GAGE x 6" x 4" SHEETMETAL PREFINISHED DOWNSPOUT.
10. SIGN BY OWNER.
11. CONTROL JOINT.



NORTH EXTERIOR ELEVATION

SCALE: 1" = 6'-0"



EAST EXTERIOR ELEVATION

SCALE: 1" = 6'-0"

PRELIMINARY – NOT FOR CONSTRUCTION – 6/10/22

SKRE COMMERCIAL

LOCATED ON SECTION T42S, R14W S.L.B.&M.

SKRE

Atex Enterprises LLC

David A. Dixon Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

NORTH & EAST EXTERIOR ELEVATIONS

DATE	
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2111
DWG. NO.	A5

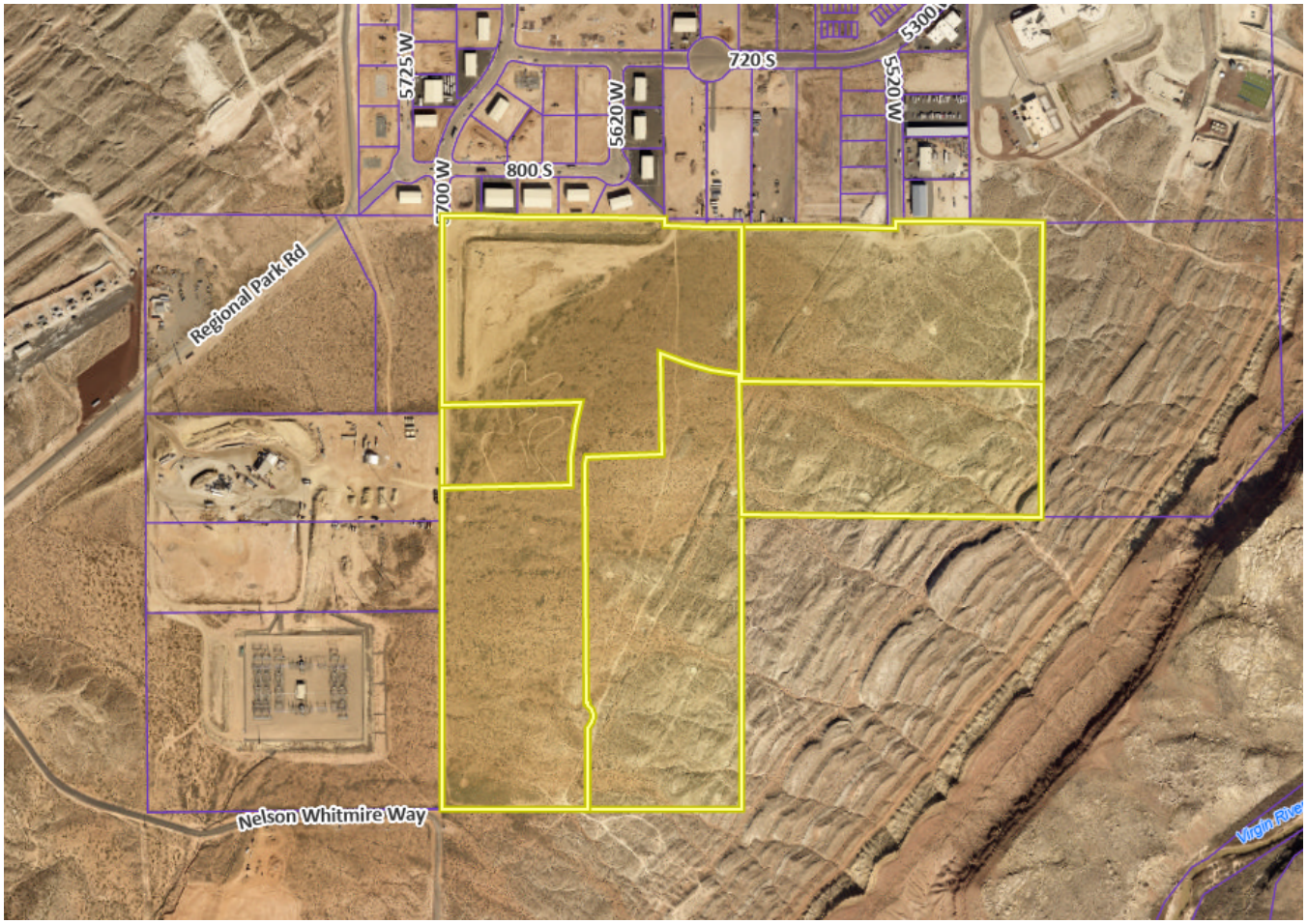
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/11/2022**
Application Number:	2022-PP-09
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Dennett Construction
Agent:	Civil Science-Brandee Walker
Request:	Approval of a Preliminary Plat
Location:	Regional Park Road and 1000 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: This plat was initially approved in April of this year, however the applicant decided to make some major changes to the plat. The initial plat had a roadway, Regional Park Road, running along the western property boundary, a property boundary that coincides with the municipal boundary. The neighboring property owners were not interested in participating in the roadway, or even having it on their property line and thus the roadway was shifted to run entirely within the development.

Hurricane City Code 10-39-16 states that, "*The procedure for consideration and approval of any addition, alteration, modification, or change to an approved plat shall be substantially the same as is required for initial plat approval unless the Zoning Administrator determines that such addition, alteration, modification, or other change does not constitute a significant change from the intent or effect of the approved plat.*" Typically, staff has interpreted this to mean that any change of a plat that increases the impact of the development has to get Planning Commission and City Council approval. This redesign adds 13 additional lots to the subdivision which staff has interpreted as a major change worthy of additional review



JUC Comments

The updated plat was passed out to the Joint Utility Committee on August 3, and all comments are due back on August 10, which will be sent to the Planning Commission. The following comments were the original preliminary plat application.

1. **Power:** Not sure where it is with regards to the border between Dixie Power and Hurricane City Power. Will need to review between the two providers to ensure the project can be served. There will likely be improvements needed. There is a UAMPS power line on the northern boundary that needs an easement.
2. **Sewer:** Lift station will need to go in with the first phase. It is a regional pump station
3. **Streets:** No comments
4. **Water:** Water is there. Need a water model because it's on the border of the current service area.
5. **Engineering:** Purgatory Road realignment needs some review. Horrocks Engineering has the alignment information. The 2021 Active Transportation Master Plan has a trail along Purgatory Road. Regional Park Road on the western boundary is on the border of city limits and will need at least 32' of right of way and possibly the full right of way for utilities. Will need to resolve regional drainage issues in the area. South road is also on the city boundaries on BLM land with easements for the shooting park. County has been hesitant about public access near the shooting park and will need to meet with the shooting park for those issues.
6. **Fire:** Will need to meet water flow standards for industrial uses
7. **Cable/Phone:** Fiber by the fairgrounds

8. **Gas:** Good

Staff Comments

1. The zoning of the property is M-1 and is planned to serve as a light industrial park.
2. Lots within the proposed development have a variety of sizes, which will allow for multiple types of industrial uses to come into the development. The smallest lot is .54 acres, and the largest is 20.93 acres
3. Lot 620 states it is for "future RV and storage units". RV storage is allowed in M-1, but an RV Park is not allowed in a light industrial zone.

JTD Trucking Shared Property Line. JTD trucking has been using the bladed road for access, but it does not appear to be historic access from arial photos.

4. Pacificorp (the property owner along most of the western boundary) is not interested in having any additional traffic near their substation and storage area and thus the road was moved. JTD Trucking (the other property owner on the western boundary) has shown interest in having a road connection to this property but negotiations are ongoing between the applicant and them. Lots 603 and 604 are extra wide to accommodate a possible future roadway
    a. All three properties on the western boundary of this plat have other available accesses and will not be landlocked by this plan
5. Plat indicates that the property is not in a desert tortoise take area

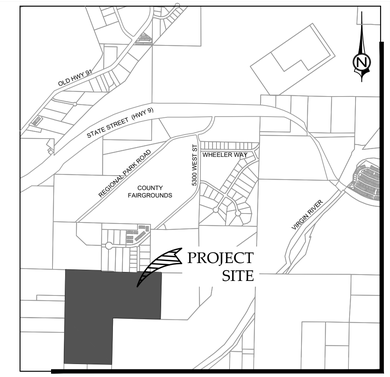
6. **Master Plan Roadways:** The property is traversed by the future Purgatory Roadway System that will connect SR-7, Washington Dam Road, and SR-9. This project has been a coordination between Hurricane, Washington City, Washington County, and UDOT. This alignment and cross-section will need to be coordinated with engineering in more detail in construction drawings. This road also has a planned side path on the west side in the 2021 Active Transportation Master Plan. The applicant has signaled a willingness to work with staff on this.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of the preliminary plat.

SCALE: 1" = 150'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- PROPOSED 8" SEWER LINE
- EXISTING SEWER LINE
- EXISTING CONTOUR (5' INTERVAL)
- PHASE LINE
- DRAINAGE FLOW DIRECTION



VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION (ALL PHASES)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 88°08'24" E 995.87 FEET ALONG THE NORTH LINE OF SAID SECTION 10, TO A POINT ON THE WEST BOUNDARY LINE OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, (1) S 0°48'39" W 31.28 FEET, (2) THENCE S 88°08'15" E 785.79 FEET, TO THE SOUTHWEST CORNER OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°08'15" E 247.72 FEET, (2) THENCE N 0°38'37" E 31.33 FEET, (3) THENCE S 88°08'15" E 657.00 FEET ALONG SAID BOUNDARY AND THE EXTENSION THEREOF, TO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S 1°29'06" W 1304.55 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 10, TO THE CENTER NORTH 1/16TH CORNER; THENCE N 88°23'15" W 1338.75 FEET ALONG THE NORTH 1/16TH LINE TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 10; THENCE S 1°17'29" W 1310.51 FEET ALONG THE WEST 1/16TH LINE TO THE CENTER WEST 1/16TH CORNER; THENCE N 88°38'05" W 1334.20 FEET ALONG THE CENTER SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE N 1°05'58" E 2632.50 FEET ALONG THE WEST LINE OF SAID SECTION 10, TO THE POINT OF BEGINNING.

CONTAINS 120.22 ACRES MORE OR LESS

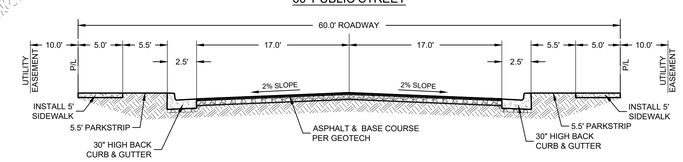
PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN MULTIPLE PHASES AS NOTED. PHASE 1 CONTAINS FIFTEEN LOTS ON 25.3 ACRES.
2. PROPERTY IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.
3. DRAINAGE WILL BE CONVEYED THROUGH A SYSTEM OF CURBS, GUTTERS, CATCH BASINS, AND PIPES. ALL STORM EVENTS WILL CONVERGE THROUGH THIS SYSTEM TO A DETENTION BASIN THAT WILL BE DESIGNED AT THE LOW POINT OF THE SITE (NORTH OF LOT #801). AN OUTLET WILL BE DESIGNED IN THE BASIN THAT WILL ALLOW STORM FLOWS TO ULTIMATELY DAYLIGHT TO THE WEST OF THE SITE. INDIVIDUAL LOTS WILL PROVIDE REAR LOT DETENTION. OFFSITE FLOWS WILL BE MITIGATED THROUGH THIS SAME SYSTEM.
4. SEWER FLOWS WILL BE DIRECTED TO A SEWER LIFT STATION AT THE LOW POINT OF THE SITE (NORTH OF LOT #801) VIA A GRAVITY SYSTEM. A SEWER FORCE MAIN WILL THEN DIRECT FLOWS OUT OF THE LIFT STATION NORTH ALONG REGIONAL PARK ROAD, THEN EAST ALONG THE NORTHERN END OF THE SITE AND THEN OUT TO THE NORTH ALONG THE PROPOSED REALIGNMENT OF PURGATORY ROAD. THIS FORCE MAIN WILL CONNECT TO A GRAVITY SEWER MAIN.

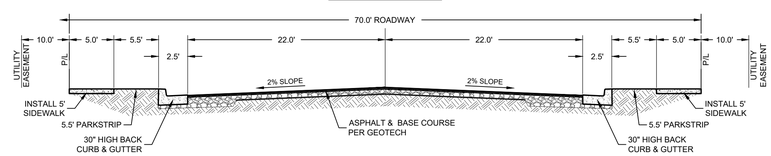
USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: CONSIDERED LOW
- GEOLOGIC HAZARD LIQUEFACTION: CONSIDERED LOW
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: CONSIDERED LOW
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SILTY SAND OVERLYING FRACTURED CLAYSTONE/SILTSTONE/SANDSTONE BEDROCK
- SHALLOW GROUND WATER: GROUND WATER NOT ENCOUNTERED
- NO EXPANSIVE OR COLLAPSIBLE SOILS HAVE BEEN ENCOUNTERED (GEOTECHNICAL REPORT HAS BEEN PROVIDED)

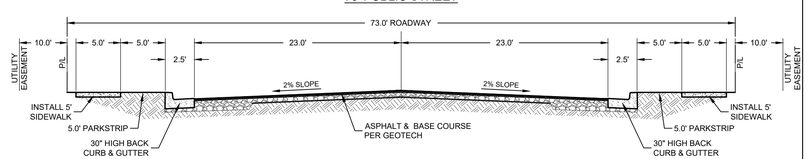
60' PUBLIC STREET



70' PUBLIC STREET



73' PUBLIC STREET



PROPERTY OWNER
D & G PROPERTY HOLDING LLC
1413 SANDHILL DR
WASHINGTON, UT 84780

DENNETTCONSTRUCTION@GMAIL.COM

PROJECT INFORMATION

AREA: 120.22 ACRES
UNITS: 76 INDUSTRIAL UNITS
STREETS: PUBLIC STREETS
ZONING: M-1

QUAIL CREEK INDUSTRIAL PHASES 5-8

AMENDED PRELIMINARY PLAT

SECTION 10, T 42 S, R 14 W, SLB&M

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

QUAIL CREEK INDUSTRIAL PHASES 5-8
AMENDED PRELIMINARY PLAT
LOCATED IN HURRICANE, UTAH

PROJ. #:	FF21292.00
DRAWN BY:	AWS
DATE:	7/26/2022
CHECKED BY:	BLW
SCALE OF SHEET HOR SCALE:	1" = 150'
SHEET	1 OF 1

ON AUGUST 25, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Shelley Goodfellow, Michelle Cloud, Ralph Ballard (late), and Penny James-Garcia.

Members Excused: Paul Farthing and Rebecca Bronemann

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer, Councilman Darin Larsen, and City Engineer Representative Darrin LeFevre

Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by and Darin Larsen offered the prayer. Roll call was taken.

Public Hearing

1. A proposed Land Use Code amendment to Title 10-chapter 7, regarding Building Permits.

No comments.

2. A General Plan map amendment request located at 600 North and 2800 West from single-family to mixed-use.

Comments were submitted and are on the record. They are attached at the end of these minutes.

Sharron Shoresallen lives in Peregrine Pointe and is a member of the Chamber of Commerce. She is the one who submitted 80 signatures from 54 residence within Peregrine Pointe. Her first concern is water. Sewage is another concern. Are we meeting the concerns for water and sewage for longer term usage? Another thing is noise, if we have apartments and an RV park, we lose the dark sky and our view. 600 North cannot handle more traffic. If there is an RV park, there will be an increase of traffic of recreational vehicles. Having an RV park across the street will decrease the values of their homes by 7%. There are children that live in Peregrine Pointe, if they were to see something shiny across the street, what are the chances of them running across 600 North to investigate? She talked about low-income housing and the projects that are going on here in Southern Utah. She stated that the neighbors would like to keep it single family.

James Metler lives in Sky Ridge and he supports all of Sharron Shoresallen's comments. We already have plenty of RV parks. We need to keep things upscale and not go down in the opposite direction.

Dayton Hall explained what this application is asking for. Mixed use is a mix between commercial and single family. If the applicant were to be granted the general plan map amendment, they would still have to come in for a zone change application.

Mrs. Shoresallen asked why there was a plan layout included in the documents. Stephen Nelson addressed this by stating that he thought it would be good for the commissioners and councilmen to see some sort of a layout of what they may propose.

Bob Pierce asked the planning commission what the benefit to Hurricane City to allow this change?

Mike Andrews lives in Peregrine Pointe and this is his second opportunity to discuss a grievance of uses in this area. He brought up the Interstate Rock Zone change request from a year ago. He stated that the general plan is what people look at before moving to Hurricane, just like he did before moving

here a few years ago. The city came up with a plan, it's a good one. Where in the current plan did the city plan for something like this that the developer wants to do? He shared that there was a city that came up with a 30–40-year plan and they told the developers where they wanted this mixed use and drove them to those areas.

Frank Lindhardt is the developer for Sky Ridge. He has spoken with many residences within his development that has voiced an opposition. Mr. Lindhardt stated that the general plan map amendment request is really just a blob, the plan presented is what their intent is and he appreciates the developer for providing it so the community knows what their long-term plan is for the parcel. He stated that recreational resort is just commercial. People are coming and going and not a part of the neighborhood. The council agreed that Peregrine Pointe didn't need vacation rentals and he hopes they agree this doesn't need it either. He stated that when they came in with his development to the West, he had to follow the 4 units per acre with the mixed use. He would like the commissioners to consider whether it is appropriate for this type of density next to their homes.

Gary Croft wanted to emphasize the point of crime in high density areas. His wife is a retired police officer from Nevada and they pushed apartments and the crime rate when up. Anytime you have apartments, no matter how nice they are, the crime goes up.

Rick Richardson is the project designer on this project. He stated they will have to go through zone changes to get the uses they want and the density numbers are still not set. They do not plan to ever put any RV spots on the property. They would like to put in some recreational resort homes. Whatever is built will be nice. They would like to create a high-end townhome development. They are trying to be conscientious of water and the surrounding neighborhoods. Some of the congregation asked Mr. Richardson to speak a little bit more on the recreational resort. He was also asked about apartments proposed and if there was ever a plan to have the entire project be apartments. Mr. Richardson stated that they never had the plan to have the property be all apartments.

Gary Croft spoke a second time and stated that the applicant is in it to make money. They ask for changes based off how they want things to go. In the end, it's all about money.

Debbie Taylor lives in Sky Ridge and opposes this proposal. She has been a real estate broker and recreational resort is a vacation rental and they are a nightmare. She doesn't think that sticking something like this in the middle of all our homes is a good idea, it'll become like the problem in Dixie Springs.

James Melter spoke again about how we don't need a misuse of our beautiful area.

3. A Zone Change amendment request located at approx. 250 North and 2800 West to update the existing PDO, planned development overlay, with the underlying MH/RV, mobile home/RV

A comment was submitted and is on record. It is attached to the end of these minutes. No additional comments.

New Business:

2021-LUCA-04 Discussion and consideration of a recommendation of a proposed Land Use Code amendment to Title 10-chapter 7, regarding Building Permits.

Penny James-Garcia clarified that if this goes to a dispute, it comes to the planning commission and then the board of appeals and doesn't go to the City Council. She asked what the thinking was behind

this process? Stephen Nelson stated that if it is outside of ordinance 10-7-21, then it would go to the City Council. Dayton Hall stated that his thought is that the City Council is elected whereas the Planning Commission is appointed so they might be in a better position to make the harder decision. Mark Sampson asked if this was the ordinance that Fay Reber was drafting up some language. Mr. Hall stated it was a different one.

Michelle Cloud motioned recommendation of approval of 2021-LUCA-04 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.

2021-GPA-03 Discussion and consideration of a recommendation of a General Plan map amendment request located at 600 North and 2800 West from single-family to mixed-use. Parcels: H-3-1-31-1106, H-3-1-31-1107, and a part of H-3-1-31-1104. DAF DEV LLC Applicant

Rick Richardson represents the applicant. Mark Sampson asked Mr. Richardson if they have thought about moving the road a little bit. Mr. Richardson stated that they have spoken with staff and after that, this looked like a good place to put something commercial on a road that could potentially be a very busy cross section at 2800 West and 600 North. Stephen Nelson stated that 2800 West has been designed now and it includes the curve. The curve of the road makes it safer with the typography of the property, which is why they had moved it like this. Mr. Richardson stated that there are two large arterial roads bordering the east and west property lines that are not already there and they have been working with the city to figure them out. Michelle Cloud stated that when she sees something that proposes multifamily, she thinks of attainable housing. However, then she falls back on our general plan and what we see for this area and unless there is a compellable reason to change it, she thinks it's a little premature. Ralph Ballard asked at what point do we price people out of the area? We talk about attainable housing and crime in the area, but when do we get them out of the market? Some of the comments were about children who rent vacation rentals somewhere else. He often thinks that sometimes he would rather have a bad neighbor for a few nights than for a lifetime. He appreciates those who have given factual statements and have done the work. Mr. Ballard asked the congregation to please be patient with their neighbors that want to move here. If we would have closed the doors to Hurricane years ago, there are a lot of people who wouldn't be here now. Shelley Goodfellow asked the fellow commissioners if they have ever wondered if single family housing isn't attainable because there isn't any out there? She's concerned that it is never going to slow down. As she looks at the possible proposed plans, the commercial and recreational resort actually fits with where it is laid out. Especially with the major roadways coming in. She asked Mr. Nelson if this is ever planned to be a freeway? Mr. Nelson went over the status of 2800 West and the future intent of it. Mrs. Goodfellow stated that we have thousands of vacation rentals within the city. Penny James-Garcia stated that our general plan is new, we spent approximately $90,000 for this plan. She thinks we need to implement it and regardless of the public comments, she would vote against this simply because we have this general plan for a reason. Mrs. James-Garcia stated that she thinks we need to protect our single-family zones just like we need to protect our agriculture. She shared that she searched our general plan to find where it says anything about recreational resort, there is a very small section that shows where that should be but there is a whole lot of areas for single family. Stable single-family homes and vacation rentals both do great things for our city but there is a place where we should keep those. The general plan is our foundation and we need to keep to it. Dayton Hall asked the public if they would think this would be more appropriate to have a neighborhood commercial by the raise of hand. No one agreed and raised their hands. It was expressed it would be more appropriate next to Walmart. Mr. Hall stated that this type of use is appropriate next to arterial roads but agrees with Mrs. James-Garcia that this is premature especially when our plan isn't a year old yet. Mr. Richardson stated that there isn't a lack of

single-family homes. He addressed the water concern. He believes he tried really hard to be considerate of the surrounding neighbors. This design is not a guarantee, it is just an idea. The only way they can get to something similar to this is by a mixed use. Councilman Darin Larsen stated that about 80% of the approvals is for single family homes. He stated that when the vacation rentals are clustered together they are less of a problem with the neighborhoods. Mr. Nelson stated that typically we don't get many complaints in resorts and they mostly come from rentals scattered throughout single family neighborhoods. Mrs. James-Garcia stated that 2800 West so badly needs to be there to access 600 North. Maybe one day it will go to Leeds or be a major arterial road, but it's needed for the existing residence, not to bring in recreational resort or commercial. Mr. Nelson went over the numbers of short-term rentals that have already been approved within the city.

Mark Sampson motioned a recommendation of denial of 2021-GPA-03 to the city Council because it doesn't rise to the level of the general plan. Penny James-Garcia seconded the motion. Roll call – all ayes. Unanimous.

Penny James-Garcia thanked Mr. Richardson about the offer to meet with the residence to come up with a plan for this property and encourages him to continue to do that.

2021-ZC-30 Discussion and consideration of a recommendation of a Zone Change amendment request located at approx. 250 North and 2800 West to update the existing PDO, planned development over, with the underlying MH/RV, mobile home/RV Parcel H-3-1-32-33071. Paul Farthing Applicant, Joby Venuti Agent.

Stephen Nelson asked Joby Venuti if he saw the staff comments. Mr. Venuti stated that he did see them. He explained to the public that he is not asking for mobile home RV, this was already zoned that. What he is doing is bringing the development standards up to compliance with current PDO zone. When the current PDO was granted, it did not allow for a density bonus, he's wanting to bring it up to what current code says to apply for his density bonus. Each of these lots will have space for a garage if it's ever wanted. They will have room for parking as well. He hates parking on the street, he thinks it makes a mess. They are willing to deed restrict every lot to make it so they have to develop these lots this way. They are not planning to use stucco or wood on the outside, they will be using concrete board. Penny James-Garcia likes that this will be affordable. She thinks this meets a lot of the things that are unique. Mr. Venuti stated that he doesn't have any issue with staff comments. Mrs. James-Garcia asked where we are with the zoning. Mr. Nelson stated that there aren't any issues with the 102 units the zoning allows for. He went over a few other concerns, most were addresses. His biggest question is that there are a lot of places that implement open space, just not a very good plan for what is going there. Staff is generally supportive of the project but he would like a bit more of an idea of what is happening in the open space areas. Mr. Venuti has no problems with showing a full landscaping plan. Most people love nature and trees. He went over a few different plans they've thought about. This doesn't need to be a huge expensive neighborhood, but it can still be really nice. Shelley Goodfellow is all for the density bonus. It allows for a more legit home ownership but it also doesn't make people live on top of people. She thinks the location is great and would like to see a bit more of this in the city. Ralph Ballard doesn't particularly like the design of the homes that have been proposed but that mostly a taste issue. He also doesn't have an issue with the density bonus as long as the common area is usable. Michelle Cloud stated that this is something we don't have and she's excited to see it. It could be a tool in our toolbox and is great for attainability. She shared that there was a 30% increase in the average home price within a year. She is all for the density bonus as long as the applicant is giving the city what is appropriate. Mark Sampson asked Mr. Nelson for clarification on what Mr. Venuti is asking for with the zoning. Mr. Nelson addressed that comment sharing that the PDO is currently there as part

of the Canyon's RV Resort Master Plan. But this parcel didn't have anything planned. When reviewing the code, you can still do a PDO type of development but there would be a cap at the density. In order to change that, you have to treat it as a zone change to change the conditions of a PDO. Parameter fencing was discussed for the lots that run along and are directly below Sky Ridge. Mr. Venuti stated that he didn't plan to put up fencing with those slopes already being there. He continued to state that he can do an RV park or mobile home park. He thinks the PDO zone needs to be updated and he's asking for the density bonus. Dayton Hall likes what is proposed and the applicant has provided enough evidence to ask for the density bonus.

Shelley Goodfellow motioned a recommendation of approval of 2021-ZC-30 to the city Council. Penny James-Garcia seconded the motion. Unanimous.

2021-PP-22 Discussion and consideration of a recommendation of a preliminary plat, Canyons RV North Parcel, located at 2800 W and Black Rock Road, containing 120 lots. 2770 W State St, LLC Applicant, Joby Venuti Agent.

Penny James-Garcia motioned a recommendation of approval of 2021-PP-22 to the city council subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2021-PSP-14 Discussion and consideration of approval of a preliminary site plan application for The Shores at Sand Hollow, a 310 Unit Townhome Subdivision, located at Sand Hollow Road and approx. 400 S. Western Mortgage and Realty Co. Applicant, Todd Smith Agent.

Adam Allen went over the proposal and what their plan is. Stephen Nelson stated what a PID is and what the purpose of one is. Staff and commissioners discussed the benefit of a PID for the city. Dayton Hall mentioned the comment about adequate parking. Mr. Allen stated they have two car garages and two car driveways. The off the street parking was discussed. It was mentioned that it is not allowed within the city. Dayton Hall asked Stephen Nelson if he is good with the connectivity. Mr. Nelson stated that a traffic study will be required. Penny James-Garcia stated that she doesn't particularly like that there isn't any amenities available until phase 4, that's a very long time for those buying in the other phases to wait for those. Mr. Nelson agrees but our multifamily zones don't require or outline what type of amenities be put in. Mrs. James-Garcia stated she is trying to figure out a way to protect those residence who purchase in a first phase who are promised amenities that never come. Ralph Ballard asked if parking is going to be an issue per code. Mr. Nelson stated that they are required to provide 2 spaces per unit and they are proposing 4 spaces. Mr. Ballard asked if the design of the off-street parking could be diagonal instead of straight. Mr. Nelson stated that per current code, they wouldn't meet the standards with the parking.

Mark Sampson motioned approval of 2021-PSP-14 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2021-PP-25 Discussion and consideration of a recommendation of a preliminary plat application for The Shores at Sand Hollow, a 310 Unit Townhome Subdivision, located at Sand Hollow Road and approx. 400 S. Western Mortgage and Realty Co. Applicant, Todd Smith Agent.

Mark Sampson motioned a recommendation of approval of 2021-PSP-14 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2021-PP-26 Discussion and consideration of approval of a preliminary site plan application for The Villas at Sand Hollow, a 90 unit, located at Sand Hollow Parkway and approx. Retreat Drive. Hurricane Hills Ranch LLC Applicant, Valerie Espinoza Agent.

Tony Carter is the engineer on the project. He explained that the applicant would like to build 5 more of the villas that are already existing. Mr. Carter has a question about the cross section in question and what is proposed matches the existing to the west. Stephen Nelson stated that he spoke with engineering and because the PDO allows for flexibility, they are okay with the change presented. Penny James-Garcia asked Mr. Nelson if there are every any complaints expressing issues with the current condos. Mr. Nelson stated he has never gotten any complaints. Mr. Carter stated that the maintenance building will be breaking off to have its own parcel. Mr. Nelson shared the overall Sand Hollow Resort master plan density allotment. Michelle Cloud asked if the road and parking connect to the existing condos, which is does not.

Penny James-Garcia motioned a recommendation of approval of 2021-PP-26 subject to staff and JUC comments including that there will be a separate parcel for the maintenance building. Shelley Goodfellow seconded the motion. Unanimous.

2021-PSP-15 Discussion and consideration of a recommendation of a preliminary plat application for The Villas at Sand Hollow, a 90 unit, located at Sand Hollow Parkway and approx. Retreat Drive. Hurricane Hills Ranch LLC Applicant, Valerie Espinoza Agent.

Penny James-Garcia motioned approval 2021-PSP-15 subject to staff and JUC comments including that there will be a separate parcel for the maintenance building. Shelley Goodfellow seconded the motion. Unanimous.

2021-LUCA-03 Discussion and consideration of a recommendation of a proposed code amendment to Hurricane City Code 10-26. Hurricane City Planning Applicant.

Stephen Nelson went over the areas within the city and the number of units approved. The city currently has 4757 units approved, this is including approved recreational resort and rentals that require a business license within a single-family zone. He shared with the commissioners the reasoning the city council approved Zion Hub zone change last week. It came down to the fact that they could already do what they were proposing under the commercial zoning without a cap in the number of units they could do and they could have decided not to do the restaurant like they were proposing. Most our complaints for vacation rentals are within Dixie Springs. Mr. Nelson shared how the city is taking care of current illegal vacation rentals. He also stated that an assistant planner was hired and one of their biggest job duties will be code enforcement. Penny James-Garcia stated that she thinks it's very important that the city council evaluate the amount of vacation rentals we have. It seems like almost half our population is that. She stated that she doesn't think we want to become a city where we are a transient community. Mrs. James-Garcia asked how we get our tourist numbers across to the bigger food restaurant chains to show them that population wise, we are there. Mr. Nelson addressed why this has been an issue with the restaurants that do come in. Economic development was discussed. Shelley Goodfellow stated that we need to find a place for more industrial. Those seem to be the areas where you have economic growth because those are typically the higher paying jobs. Mrs. Goodfellow mentioned that within this code amendment, there should be a dumpster requirement per unit. Mr. Nelson stated that he talked with the republic services and said they recommended we require 7-10 dumpsters per 100 homes that would get picked up a couple times a week. Michelle Cloud asked if the trash cans would just be replaced by the dumpsters. Mrs. Goodfellow thinks that there should be a higher standard for Recreational Resort. Mr. Nelson went over the rest of the changes made from previous discussion. Mrs. James-Garcia stated that when you have an event, that is when parking becomes an issue. On a day-to-day basis, it's not one. The current parking ordinance was discussed and how parking requirements are determined.

Shelley Goodfellow motioned to continue 2021-LUCA-03. Penny James-Garcia seconded the motion. Unanimous.

Planning Commission Business:

1) Training and Conferences

   1. Conference at the end of September. The City will pay for hotel, reimburse for travel, and meals. There will be land code training as well as do all the required yearly training.
   2. The Utah APA conference is during our next planning commission meeting. Stephen Nelson is planning on logging in online.
   3. Stephen Nelson invited the commissioners to come and sit with him at the Peach Days booth next weekend. He went over what his plans are for the booth and the information he plans to have for the public.
   4. Stephen Nelson would like to get a work meeting set up with the planning commission and city council to figure out a consistent policy on current and future applications south of 3000 south and east of SR-7 until services are adequate in the area. It was stated that the easements needed to for services have not been obtained yet.

2) City Council Recap

Approved	Denied	Continued	Tabled
	General Plan Map amendment for Scott Stratton was denied.		
Benchlake Townhomes Preliminary Plat			
Stormi LLC Zone Change – subject to a 26-foot easement between lots 9 & 10 for a flag lot			
Silver Flats Zone Change			
Active Transportation Master Plan - including the country cross sections			
Dratter Estates Preliminary Plat			
Copper Rock Estates Preliminary Plat - conditioned on them working on a new water loop and fire access			

	Benchlake area General Plan Amendment		
		Spendlove 37 acres Zone Change	
	Zion Village expansion Zone Change		
Zion Hub Zone Change			
A road abandonment on 300 north – requirement of a survey being provided			

- We are currently looking at raising impact fees for our building permits to cover our costs. We are looking at being about 85% of the cost of what the IREC recommends.

Adjournment

DRAFT

Hurricane Planning Commission
Meeting Minutes
July 14, 2022

Call to Order - 6:00 p.m.

ON JULY 14, 2022, AT 5:00 p.m., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

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

Pledge: Paul Farthing Prayer: Brad Winder

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

Members Excused: Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

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

1. **Presentation on the 2022 Moderate Income Housing Plan**

Stephen Nelson explained that the City has been working on a Moderate Income Housing Plan over the past several months. He reported that Senate Bill 34 was approved in 2019. This bill required every City to adopt a Moderate Income Housing Plan. Mr. Nelson explained the strategies Hurricane City chose to adopt in the first Moderate Income Housing Plan. This year the State passed House Bill 462, updating the code. After reviewing the updated code, Staff concluded that the current plan was not adequate for the housing needs in Hurricane City. A Steering Committee was formed, a survey was administered, and the Public Open House was advertised. The Public Hearing is scheduled for July 28th. The new plan must be adopted by October 1st, 2022, and the goal is for the City Council to approve the plan on September 22, 2022.

The new code requires the City to pick three of the twenty-eight provided options. Mr. Nelson read the options provided. The Steering Committee selections were:

Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees otherwise generally imposed by a municipality for construction or rehabilitation of moderate-income housing to create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones.

Implementing zoning incentives for moderate-income housing developments.

Preserving exiting new moderate-income housing and subsidized units by utilizing landlord incentive programs, provide deed-restricted units through grant programs, or establishing a housing loss mitigation fund.

Reduce waive or eliminate impact fees related to moderate-income housing.

Demonstrate creation of or participation in community land trust programs for moderate-income housing.

Eliminate impact fees for accessory dwelling units that are not internal accessory dwelling units.

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

Mr. Nelson summarized the survey response, objectives, and recommendations for the moderate-income housing plan. He explained the data collected during the open house and how discussions from the Steering Committee are reflected in the Moderate Income Housing Plan**.**

2. **Discussion of amendments to the city code with regards to residential agriculture and agriculture zones**

Gabriel Waters purchased the orchard on 1300 South. When the family made plans to build a barn on the property, they were approached by many residents asking to use the barn as a venue for weddings or receptions. The Waters feel this is a great way to have something special for the community and preserve the peach orchard. Stephen Nelson stated that the code does not allow reception centers within agriculture zones. He explained that the staff feels the solution is to change it to a conditional use within an agricultural zone or residential agriculture zoning. Dayton Hall reported that this was removed from the code several years ago. Although, he does not know the details why. Mr. Nelson asked if the Planning Commission would like Staff to move forward with this change. Kelby Iverson feels optimistic about moving forward with the idea. City Staff will research the language in the general plan and gather the meeting minutes when the use was removed from the code.

3. **Discussion of amendments to the city code with regards to the issuance of building permits**

Dayton Hall reported that the City Council passed an ordinance requiring an owner to sign a waiver releasing the City from liability for structures built in unstable soil or other geographical hazards. There are concerns about how these areas are decided. The proposal is to change the ordinance to require a soil study before building. He reported that a public hearing must be held before the change occurs.

Rebecca Bronemann was dismissed from the meeting.

6:00 p.m. or soon after that - Call to Order

Declaration of a conflict of interest

Paul Farthing motioned to approve the agenda as posted. Michelle Cloud seconded the motion. Unanimous.

Public Hearing:

1. **A Zone Change Amendment request located at approx.. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add 0.127 acres to the existing highway commercial area and the rest as R1-8, residential one unit per 8,000 square feet with a Planned Development Overlay. Parcel numbers H-3-1-33-3141**

and H-3-1-33-4221

Brent Peterson owns the commercial property left of the proposed zone change, and this disregards his legal rights with the deed, warranty deed, and right-of-way to his 66-foot easement. He wants to work with Mr. Hinton and favors this housing development. However, he feels that the preliminary plat should not be approved until it reflects how the back affects the front.

OLD BUSINESS

1. **2022-PP-16: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Cordero Phase 3, a 214-lot residential subdivision, located at 2100 W 3900 S. Brant Tuttle Applicant**

Brant Tuttle reported that the water model for phase one is complete, and they have received the will serve letter from the Water Department. Stephen Nelson reported that the applicant provided a table showing the number of units within the development. The same development agreement now governs multiple owners, and he would like an updated table showing the number of units in each property.

Michelle Cloud motioned for a recommendation of approval of 2022-PP-16. Subject to Staff and JUC comments and an updated table reflected on the plat. Brad Winder seconded the motion. Unanimous

2. **2022-ZC-28 2022-PSP-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101. Silverado Development LLC Applicant**

Dave Hunter reported that the comments from the previous meeting were incorporated, and he reviewed the changes in the plan. Stephen Nelson likes this design better, and it meets the code if they do not exceed fifteen units per acre. The applicant needs to bring in a more detailed site plan for the areas they are not subdividing, and there are questions about the access roadways. Brad Winder likes the access on the east side. Paul Farthing likes the commercial. However, the general plan calls for single-family, and there were negative responses from the neighbors when duplexes were proposed. He is concerned that notification was not given to everyone whom this will impact. He feels that planned commercial is a way of sneaking in multifamily. Mr. Nelson explained that Staff did report that this area should be reclassified as mixed use to match the interchanges along SR-7. The Commission supported the change, but the general plan has not been updated. Kelby Iverson feels that the applicant made the necessary changes and has no concerns. Michelle Cloud also feels that the applicant has considered Staff and the Planning Commission's comments.

Michelle Cloud motioned for a recommendation of approval for 2022-ZC-28 and 2022-PSP-24. Brad Winder seconded the motion. Michelle Cloud, Kelby Iverson, Mark Sampson, Ralph Ballard – aye, Paul Farthing – nay. Motion carried.

NEW BUSINESS

1. **2022-ZC-29 2022-PSP-36: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add 0.127 acres to the existing highway commercial area and the remainder as R1-8, residential one unit per 8,000 square feet with a Planned Development Overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221. Hinton Holdings LLC Applicant. Richard & Kathleen Hinton**

Agent.

Stephen Nelson shared that the easement was brought to their attention by Brent Peterson, and there is a legally recorded right of access easement between these two properties. The density doesn't match and needs to be discussed. There are also ponds on the property listed on the National Wetland Registry. Wetland mitigation is a lengthy process that the applicant will need to take. He would like the preliminary site plan to show the wetland and state how the applicant intends to address the wetlands. Richard Hinton stated that his dad created the ponds for irrigation to keep horses on the property. He is surprised that it is on the National Registry. Karl Rasmussen reported that the applicant will mitigate the wetlands through the proper channels. Mr. Rasmussen shared that the site plan is conceptual, and they intend to work with Mr. Peterston. He feels that the easement is irrelevant to the zone change. Dayton Hall stated that this is a private easement and not something the City would enforce. However, the City should not encourage encroachment on a private easement. He would like to see the easement on a preliminary site plan. Mr. Rassmussen feels that the City, the Hinton's, and Mr. Perterson must come together and figure out the best placement for road and access.

Paul Farthing motioned to continue 2022-ZC-29 and 2022-PSP-36 until the wetlands, easement, and density issues are resolved. Ralph Ballard seconded the motion. Unanimous.

2. **2022-AP-02: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Overlay for Bevin Johnson located at 1235 S 700 W. Parcel number H-3-1-3-13192. Bevin Johnson Applicant**

Bevin Johnson explained that they are seeking farm protection to allow them to continue farming. Michelle Cloud feels that it is essential to protect agriculture and the application meets all of the findings and requirements. Kelby Iverson supports the application. Stephen Nelson reported that the County Advisory Board made a positive recommendation.

Kelby Iverson motioned to send a letter of recommendation of approval for 2022-AP-02 to the City Council. Whereas the Planning Commission supports preserving agriculture. Paul Farthing seconded the motion. Unanimous

3. **2022-AP-03: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Overlay for Dale Johnson located at 1239 S 700 W. Parcel numbers H-3-2-3-23193 H-3-2-3-23180 and H-3-2-3-2317. Dale W. Johnson Applicant**

Dale Johnson asked Dayton Hall to explain agricultural protection. Mr. Hall stated that agricultural protection protects against nuisance complaints from neighbors and provides a layer of protection from the City exercising eminent domain. The protection doesn't allow the ordinances to be amended to restrict agricultural practices. Stephen Nelson reported that the County Advisory Board gave a positive recommendation.

Brad Winder motioned to send a letter of recommendation for approval of 2022-AP-03 to the City Council. Michelle Cloud seconded the motion. Unanimous

4. **2022-CUP-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size, located at 1375 W 3000 S. John Brammall Applicant. Colten Iverson Agent**

Kelby Iverson declared that Colten Iverson is his brother. Stephen Nelson explained that a conditional use permit is required because the structure is larger and taller than the zoning allows. There is a home

on the current property, and the applicant wants to build a second home. The unit meets the ADU standard. However, within the code, a second ADU needs an additional, conditional use permit done at a staff level. John Bramall reviewed the acreage and parcel sizes and the layout of access to the property. Mr. Iverson would like the City to favor allowing a home to be built on farmland. Michelle Cloud feels this meets the conditions for approval.

Paul Farthing motioned to approve 2022-CUP-14. Subject to staff approval of the second conditional use permit for the casita. Brad Winder seconded the motion. Unanimous.

Dayton Hall mentioned that this is bigger than just a conditional use permit. He feels it is important to review minor and major subdivision development standards.

5. **2022-FSP-07: Discussion and consideration of a possible approval of a final site plan for Zion Hub, a recreation resort development consisting of 35 units and two restaurants, located at the northwest corner of State St. and 500 N. Henry Hill Oil Services LLC Applicant. Matt Lowe Agent**

Karl Rasmussen presented the final site plan. Stephen Nelson reported that JUC has signed off on the plans, but the applicant did not provide townhome and clubhouse renderings in the packet.

Brad Winder motioned to approve 2022-FSP-07 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

6. **2022-CUP-15: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 163 S Main St. Catholic Diocese of Salt Lake City Applicant. Lynn Olds and Steve Muno Agents**

Stephen Nelson explained the applicant would like to replace the shipping containers used for inventory with a storage building. Staff is fine with the building without requiring the development of frontage along 200 South. Mr. Nelson read that code for metal buildings. He explained that a facade treatment is required for the side of the building facing 200 South. The application understands the requirement and is willing to incorporate a facade treatment.

Kelby Iverson motioned to approve 2022-CUP-15 with the condition that there is a facade that gives the side of the building facing 200 South a pleasing look. Paul Farthing seconded the motion. Unanimous.

7. **2022-PP-17 2022-PSP-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.**

Brett Burgess reported that this is the next phase of the Desert Sands development. He reviewed the approved preliminary site plan of the entire project. Staff comments were addressed, and all other concerns will be addressed during the construction drawing process. Stephen Nelson reported that Water Department has not provided a will serve letter. He reported that Water Department Superintendent Ken Richins sent the applicant an email stating that the Washington County Water Conservancy District (WCWCD) would likely supply the water. Therefore, he cannot issue a will serve letter until the WCWCD policy is updated. Mr. Nelson would like the preliminary plat to reflect the location of the resort units in each phase. He is fine if they want to push all the resort units into other phases, but he would like it to be specified so the number of resort units can be tracked. There is also a

concern regarding the private roadway system. Mr. Nelson requested another connection into the property to provide better access to the trail system.

Paul Farthing motioned to send a recommendation of approval of 2022-PP-17. Subject to Staff, and JUC comments, specifying that there are no vacation rentals in this project and a will serve letter from the Water Department before submission to the City Council. Brad winder seconded the motion. Unanimous.

Paul Farthing motioned to approve 2022-PSP-22. Subject to Staff, and JUC comments, specifying that there are no vacation rentals in this project and a will serve letter from the Water Department before submission to the City Council. Ralph Ballard seconded the motion. Unanimous

Approval of Minutes:

1. **June 9, 2022**

Brad Winder motioned approval of June 9, 2022, minutes. Michelle Cloud seconded the motion. Unanimous

2. **June 23, 2022**

Ralph Ballard motioned to approve June 23, 2022, minutes. Michelle Cloud seconded the motion. Unanimous.

City Council Recap

Approved	Denied	Tabled	Continued
Water Conservation Ordinance – with the addition of smart irrigation controllers and grass limitations	The Conditional Use Permit for taller building heights.		
Wetzel Property Zone Change			

Brad Winder motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment

DRAFT