



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

August 25, 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 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Training on the Utah Open and Public Meetings Act and discussion of code amendments with regards to the public noticing process
2. Discussion with regards to updates to the General Plan Map
3. Review City Council's Previous Meeting
4. Discussion and consideration Regarding Amending the Planning Commission 2022 Schedule

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

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.

NEW BUSINESS

1. 2022-PP-19: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Fox Meadows Estates, a 20 lot residential subdivision located at 2898 S 1100 W. Gavin Godfrey Applicant. Luke Godfrey Agent.
2. 2022-PP-20 2022-PSP-38: Discussion and consideration of a recommendation to the City Council of a preliminary plat and a possible approval of a preliminary site plan for Southern Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S. Southern Dunes Townhomes Applicant. Bush & Gudgell, Inc Agent
3. 2021-PP-25: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for The Shores at Sand Hollow Gateway, a 310 lot multifamily development located at approximately Sand Hollow Road and 400 S.
4. 2022-CUP-19: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 373 W 1180 S. Beau Davis Applicant.
5. 2022-CUP-20: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 373 W 1180 S. Beau Davis Applicant
6. 2021-PP-22: Discussion and consideration of a possible approval of a final plat deadline extension for Canyons del Sol, a 127 lot residential subdivision located at 250 N and 2800 W. Joby Venuti Applicant.
7. 2022-PP-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jeffrey Hatcher, a two-lot residential subdivision located at 650 S and 1100 W. Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.
8. 2022-APP-01: Discussion and consideration of a possible approval of an amended parking plan for Pizza Hut located at 222 W State St. Steve Beesley Applicant.
9. Discussion and consideration of a possible approval of a greater height fence in a front yard. Keith Stout Applicant
10. 2022-FSP-11: Discussion and consideration of a possible approval of a final site plan for Sand Hollow Townhomes, a 60 unit townhome development, located at 1200 S Sand Hollow Road. Bob Hermandson Applicant

Adjournment

Sec. 10-7-4. Public hearings and meetings.

Any public hearing or meeting required under this title, as the case may be, shall be scheduled and held subject to the requirements of this section.

A. *Scheduling a public hearing or meeting.* An application requiring a public hearing or meeting shall be scheduled within a reasonable time following receipt of a complete application. The amount of time between receipt of an application and holding a public hearing or meeting shall be considered in light of:

1. The complexity of the application submitted;
2. The number of other applications received which require a public hearing or meeting;
3. Available staff resources; and
4. Applicable public notice requirements.

B *Notice requirements.* The notice required by this land use ordinance shall be satisfied by actual notice or the notice specified as follows:

1. *Applicant notice.* For each land use application, the City shall notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application and of any final action on a pending application.
2. *Notice of public hearings and public meetings to consider general plan or modifications.*
 - a. The City shall provide:
 - (1) Notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
 - (2) Notice of each public meeting on the subject.
 - b. Each notice of a public meeting under subsection B2a(12) of this section shall be at least ten calendar days before the public hearing and shall be:
 - (1) ~~Published in a newspaper of general circulation in the area;~~ Published on the Utah Public Notice Website.
 - (2) Mailed to each affected entity within 250 feet of the proposed change; and
 - (3) Posted in at least three public locations within the City or on the City's official website.
 - c. Each notice of a public meeting under subsection B2a(2) of this section shall be posted at least 24 hours before the meeting and shall be posted in at least three public locations within the City or on the City's official website.
3. *Notice on adoption of modification.* Notice of public hearings and public meetings on adoption of modification of the land use ordinance.
 - a. The City shall give:
 - (1) Notice of the date, time, and place of the first public hearing to consider the adoption of any modification of a land use ordinance; and
 - (2) Notice of each public meeting on the subject.
 - b. Each notice of a public hearing under subsection B3a(12) of this section shall be:
 - (1) Mailed to each affected entity at least ten calendar days before the public hearing;
 - (2) ~~Posted in at least three public locations within the City or on the City's official website;~~
 - ~~and~~
 - (2)(3) Posted on the Utah Public Notice Website at least 10 calendar days before the public hearing; or

(3)(4) ~~Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or M~~mailed at least ~~10~~three days before the public hearing to:

- (a) Each property owner whose land is directly affected by the land use ordinance change; and
- (b) Each property owner of record within 250 feet of the proposed change~~Each adjacent property owner within the parameters specified by this title.~~

c. Each notice of a public meeting under subsection B3a(2) of this section shall be at least 24 hours before the meeting and shall be posted in at least three public locations within the City or on the City's official website.

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

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;~~ on the Utah Public Notice Website, and
 - c. Post notice of the time, date, place and purpose of the public hearing in ~~three~~ five conspicuous public places within the City, and
 - d. Mail written notice to each owner of land within 1,000 feet of the land proposed for inclusion within an agriculture protection area.

Sec. 10-39-5. Notice requirements.

- A. Notice of proposed multiple-unit residential, commercial, or industrial development. Notice of any public hearing to consider a preliminary plat describing a multiple-unit residential, commercial, or industrial development shall be provided in writing to any affected entity.
- B. Notice of proposal to vacate some or all of a public street, right-of-way, or easement. The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:
 1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;
 2. Mailing notice to each affected entity;
 3. Posting notice on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;

4. ~~Publishing notice in a newspaper of general circulation in the City; and~~
5. Publishing notice on the state public notice website.
- 6.

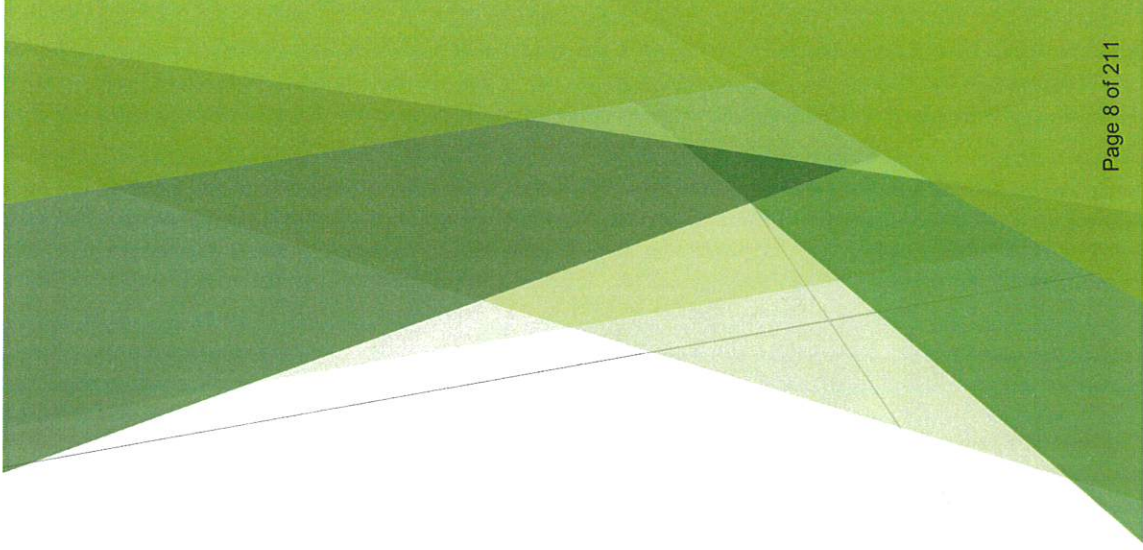
C. Notice for an amendment to a subdivision. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting;

1. At least 10 calendar days before the public meeting, the notice shall be:
 - a. Mailed to the record owner of each parcel directly adjacent of the proposed amendment; or
 - b. Posted on the property.
 - i. The applicant must post a sign at least 10 days before the public meeting in a visible location, that is sufficient in size, durable, and legible by passers-by.

Utah Open and Public Meetings Act

Fred Resch III, MPA

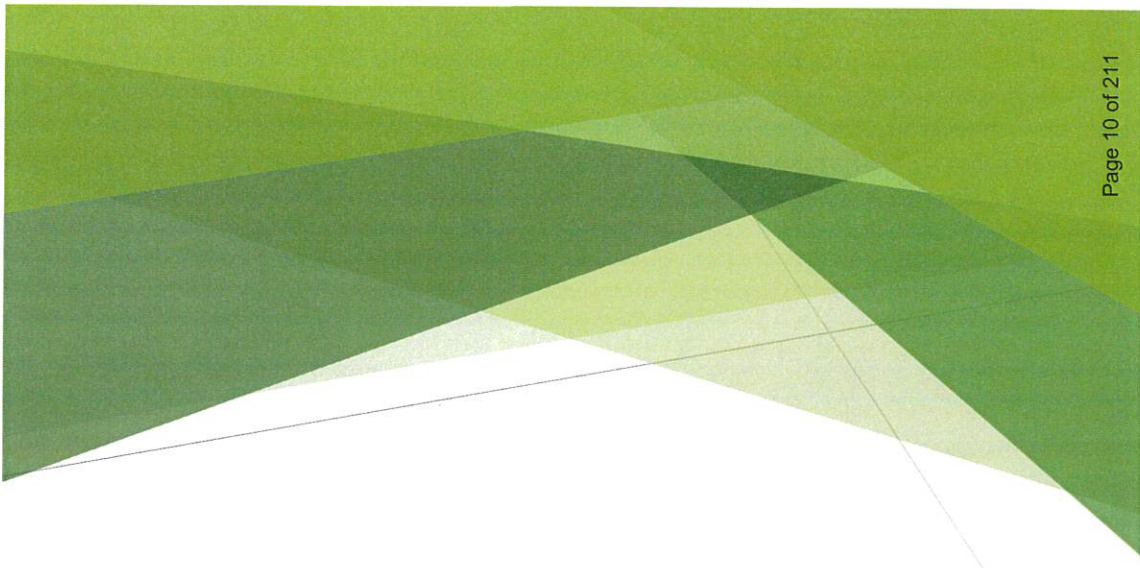
Why are we doing this?



Why are we doing this?

- ▶ The Open and Public Meetings Act (OPMA) requires that members of a public body be "provided with annual training on the requirements of OPMA"

What is it?



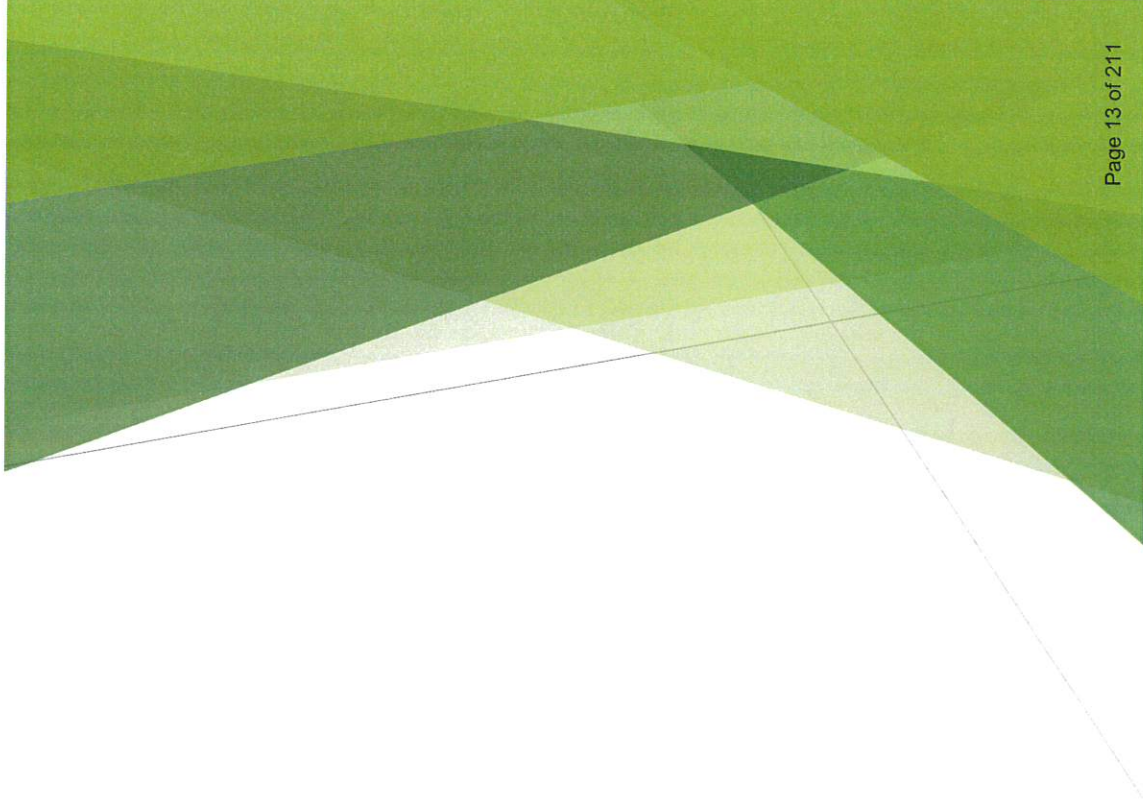
What is it

- ▶ OPMA is a state law that regulates public meetings
- ▶ Public meetings should be open to the public

What is it?

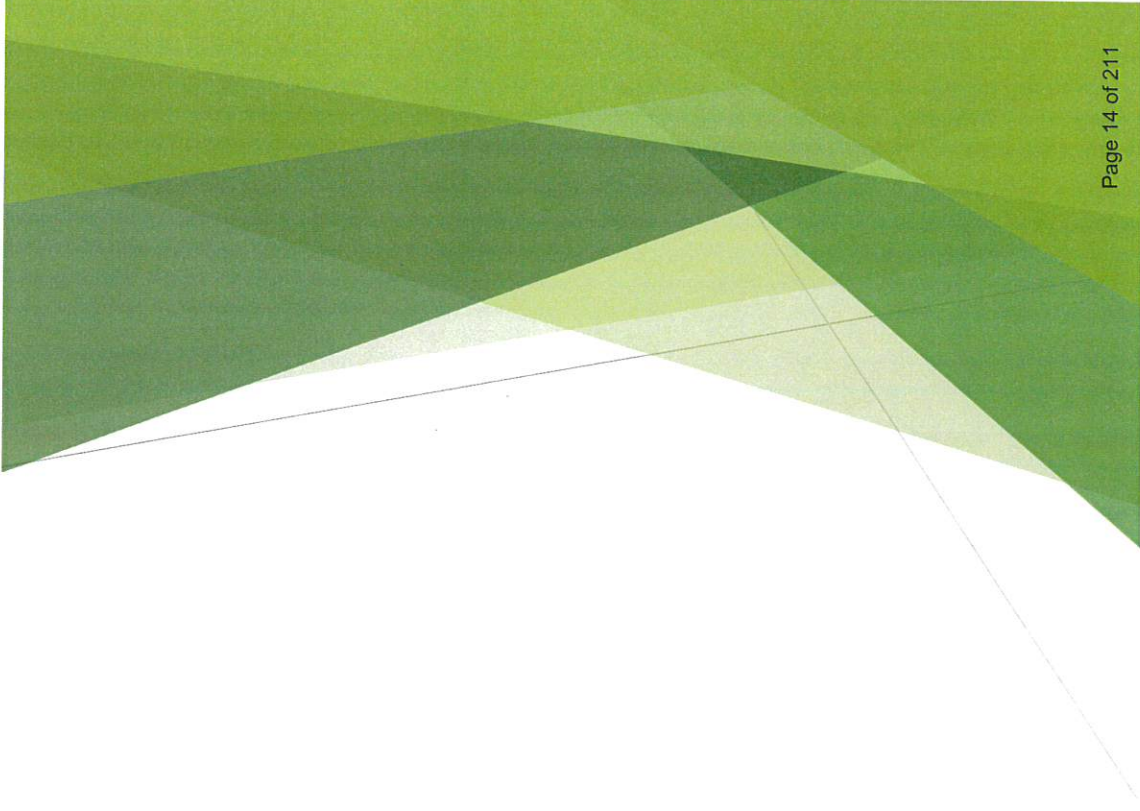
- ▶ Any meeting of a quorum of members of a public body, either electronically or in person needs to be open to the public and provide public notice

Who does it apply to?



Who does it apply to?

► You



Who does it apply to?

- ▶ You
- ▶ Any administrative, advisory or legislative body which:
 - ▶ Was created by the Utah Constitution, statute, rule, ordinance or resolution;
 - ▶ Consists of two or more persons;
 - ▶ Spends, distributes, or is supported by tax monies;
 - ▶ Has authority to make decisions or recommendations about the public's business.

What counts as a meeting?

- ▶ “Meeting” means the convening of a public body, with a quorum present, including a workshop or an executive session whether the meeting is held in person or by means of electronic communications, for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the public body has jurisdiction or advisory power.

What is not a meeting?

- ▶ A chance meeting or social gathering
- ▶ Email / text conversations so long as no decision is made
- ▶ Meeting of a legislative body with both legislative and executive responsibilities where:
 - ▶ No public funds are appropriated;
 - ▶ Meeting solely for discussion or to implement administrative/operational matters.

When can you close a meeting?

- ▶ When discussing:
 - ▶ Personnel decisions
 - ▶ Security arrangements
 - ▶ Strategy sessions on collective bargaining or real estate procurement
 - ▶ Trade secrets
 - ▶ Allegations of criminal misconduct or pending litigation

How can you close a meeting?

- ▶ Two-thirds of members present must vote to enter a closed meeting
- ▶ Must be preceded by an open meeting
- ▶ Must publicly disclose:
 - ▶ The vote by name of each member for or against entering the closed meeting.
 - ▶ The reasons for holding the closed meeting.
 - ▶ The location of the closed meeting.

Emergency Meetings

- ▶ The law allows for meetings for “emergency or urgent” matters if:
 - ▶ The best notice practicable is given.
 - ▶ The minutes include a statement of the unforeseen circumstances that made the meeting necessary.

Providing Notice

- ▶ Must post agenda with date, time, and place at least 24 hours before meeting
 - ▶ All action items must be on agenda
- ▶ Must be posted on the Utah Public Notice Website

Minutes and Recordings

- ▶ A public body is required to keep written minutes and a recording of all meetings unless the meeting is a site visit or traveling tour where no vote or action is taken.
- ▶ A recording of the open portions of the meeting must be posted on the Utah Public Notice Website within three business days after the public meeting.
- ▶ Draft minutes are required to be made available to the public within 30 days after the meeting.
- ▶ The approved minutes and any public materials distributed at the meeting must, within three business days after their approval, be:
 - ▶ posted on the Utah Public Notice Website; and
 - ▶ made available at the public body's office

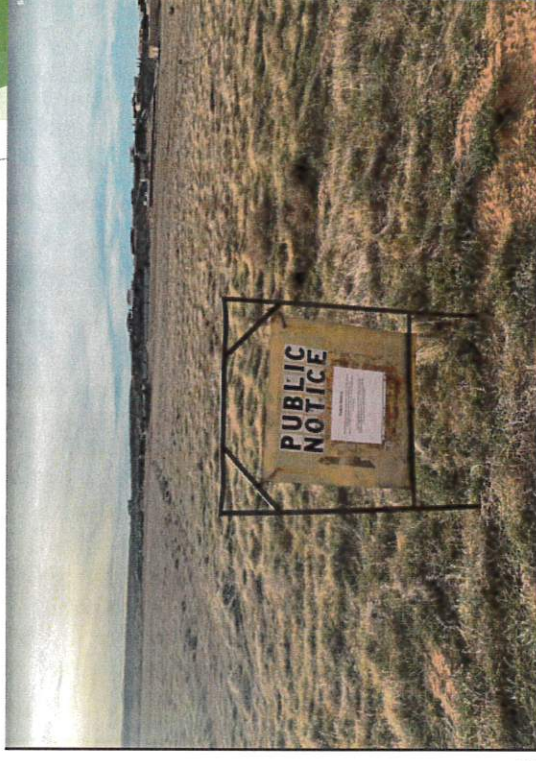
Questions?



What we currently do

For zone changes/General plan modifications/code changes

1. Send letters to all property owners within 250 feet
1. Put a sign on the property
1. Put a notice in the Spectrum
1. Post on the Utah Public Notice Website
1. Post at the city office, library, post office



What we are required to do under Hurricane City Code

For zone changes/general plan modifications/code changes

1. Post notification in the newspaper
1. Mail notice to “affected entities”
1. Post in three public locations

What we are required to do under State Code

For zone changes/General Plan modifications/code changes

1. Send letters to “affected entities” and property owners within the change
1. Post on the Utah Public Notice Website
1. Post at three locations around the city

Proposed changes

1. Remove city code requirement to post in the newspaper, replace with requirement to post on Public Notice Website
1. Codify 250 foot distance
1. Require applicant to post sign on property?

Agriculture Protection Area

Proposed changes:

1. Replace requirement for posting in the newspaper with posting on the Public Notice Website.
2. Increase requirement to post in five public places in the city.
3. Mail notice to property owners within 1000 feet of proposed area.

These changes bring city code in line with state code

Amended Final Plats

Proposed changes:

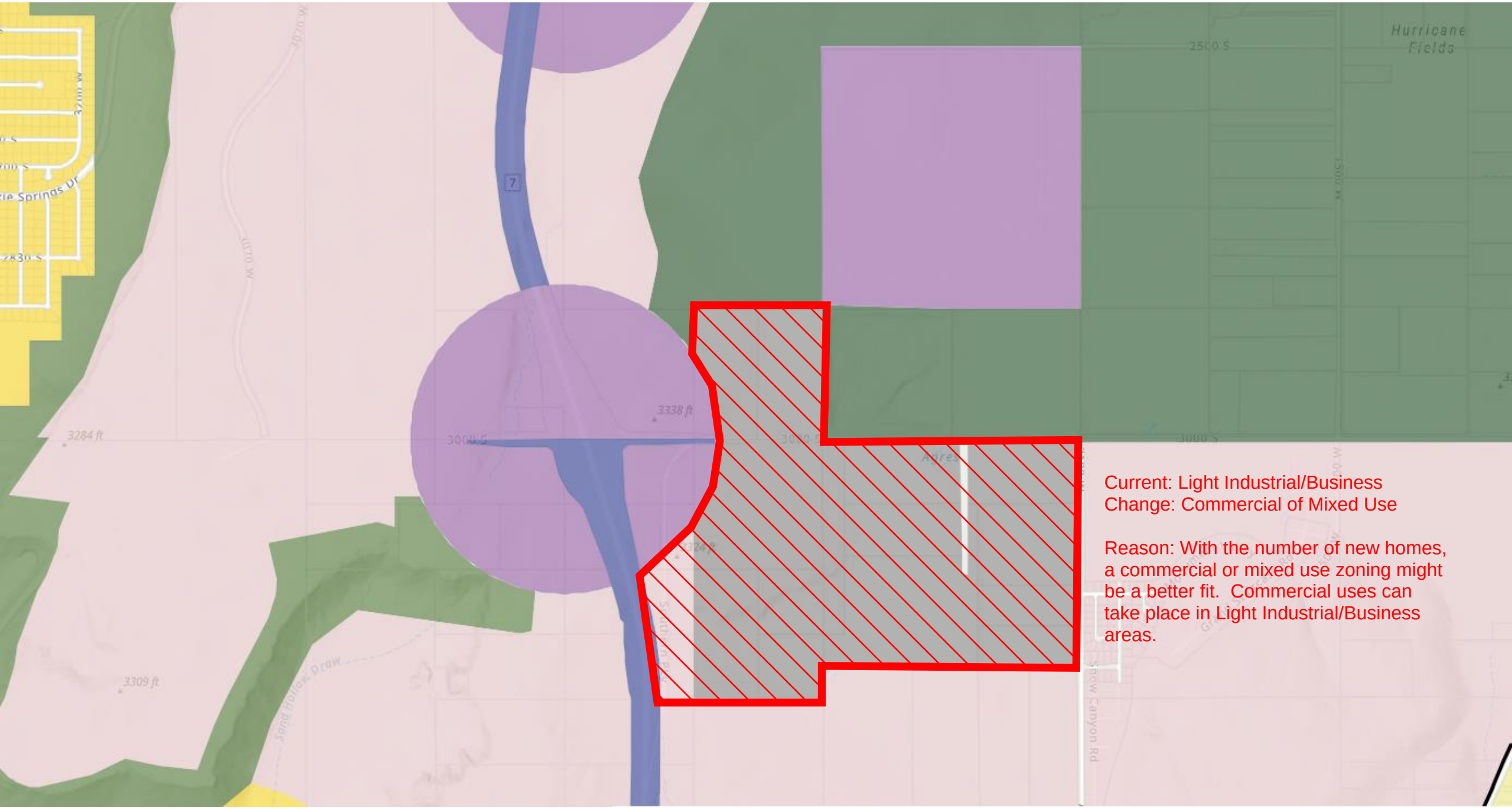
1. Mail all property owners directly adjacent to the proposed amendment
2. Applicant must post sign on property

These changes bring city code in line with newly passed state code

Per state code, a public hearing is not required for amended final plats where all property owners agree to the proposed change but the noticing is.

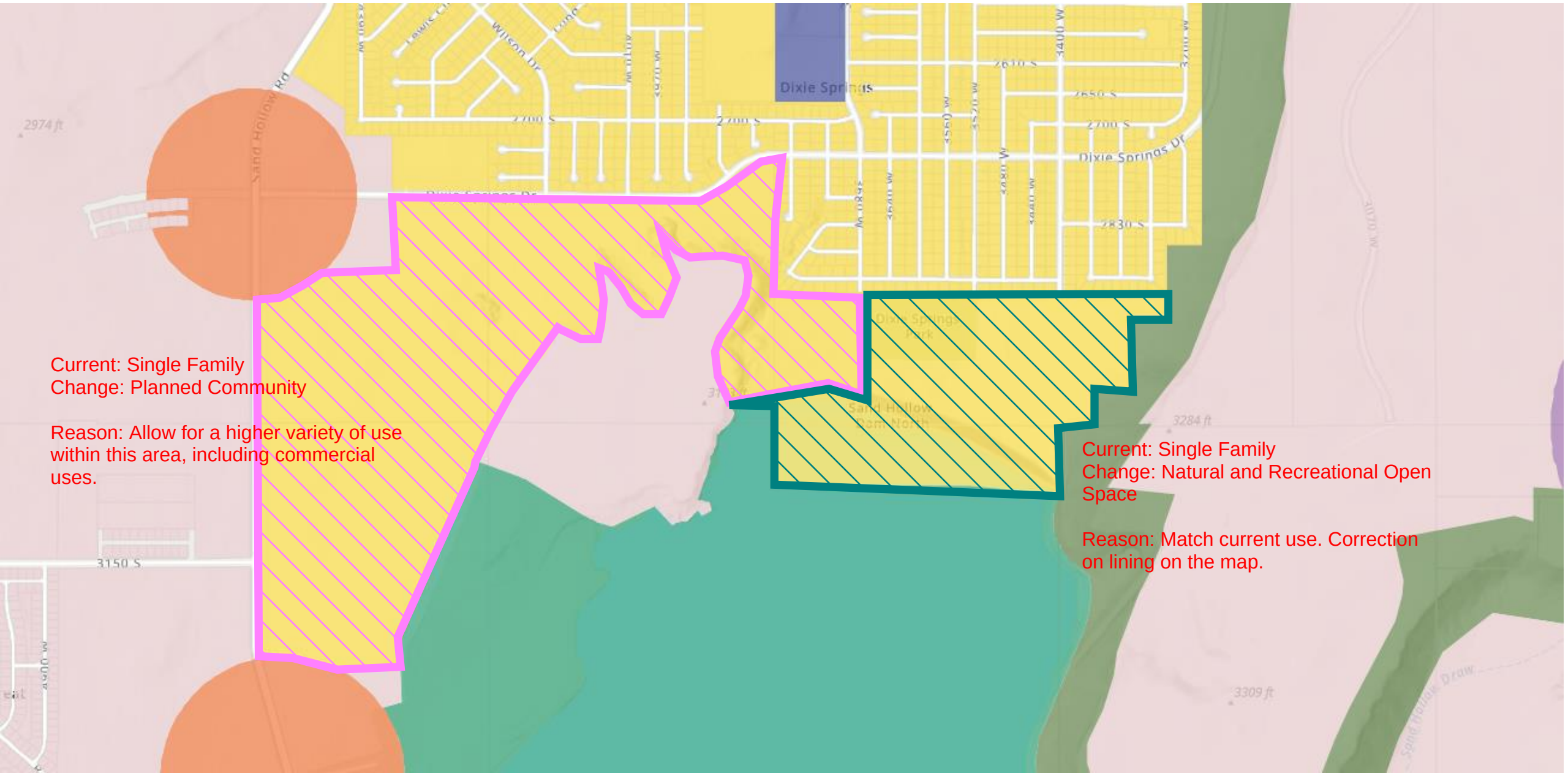
General Plan Map Update





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.

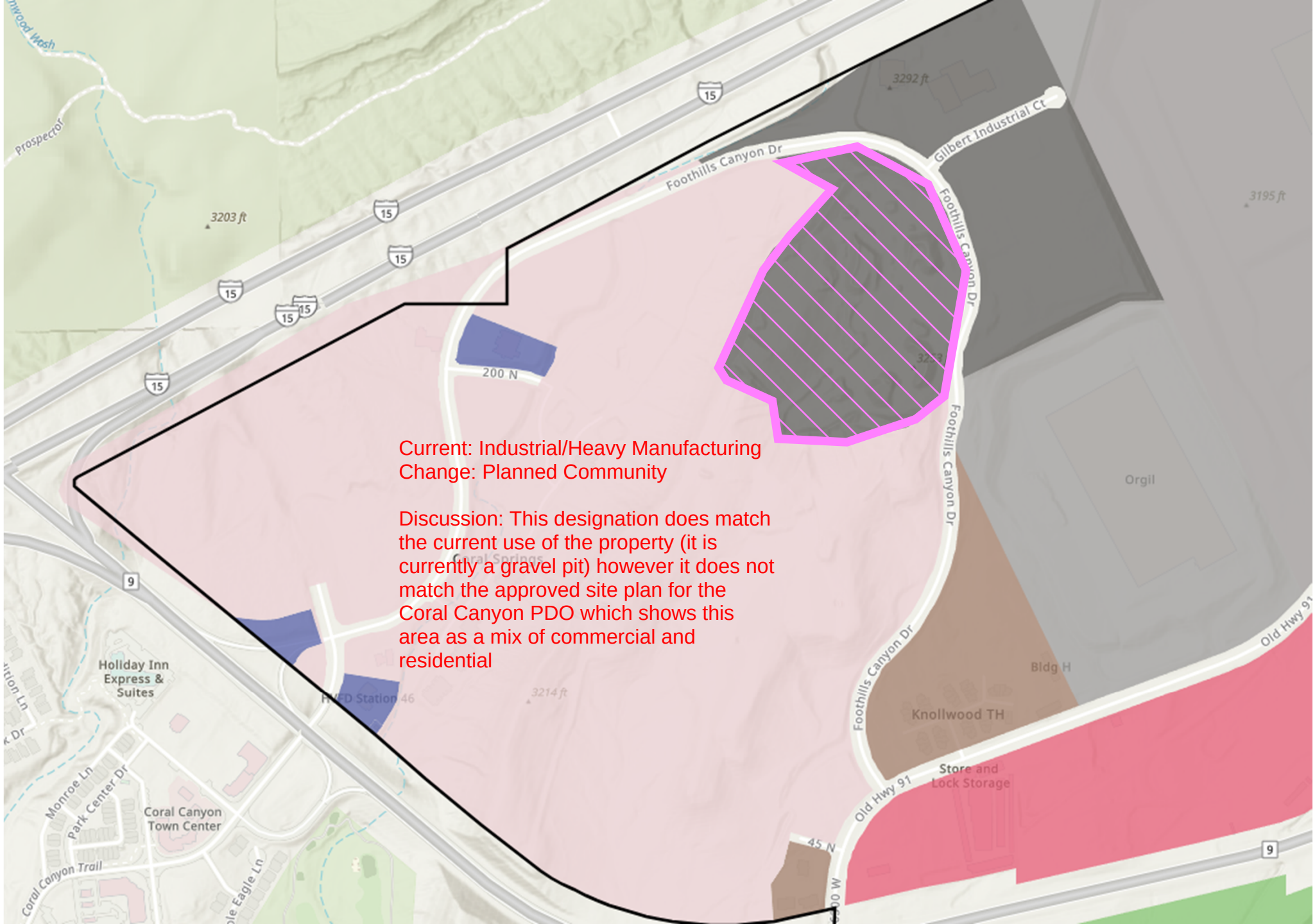


Current: Single Family
Change: Planned Community

Reason: Allow for a higher variety of use
within this area, including commercial
uses.

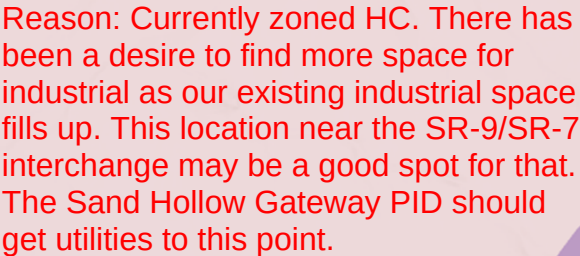
Current: Single Family
Change: Natural and Recreational Open
Space

Reason: Match current use. Correction
on lining on the map.



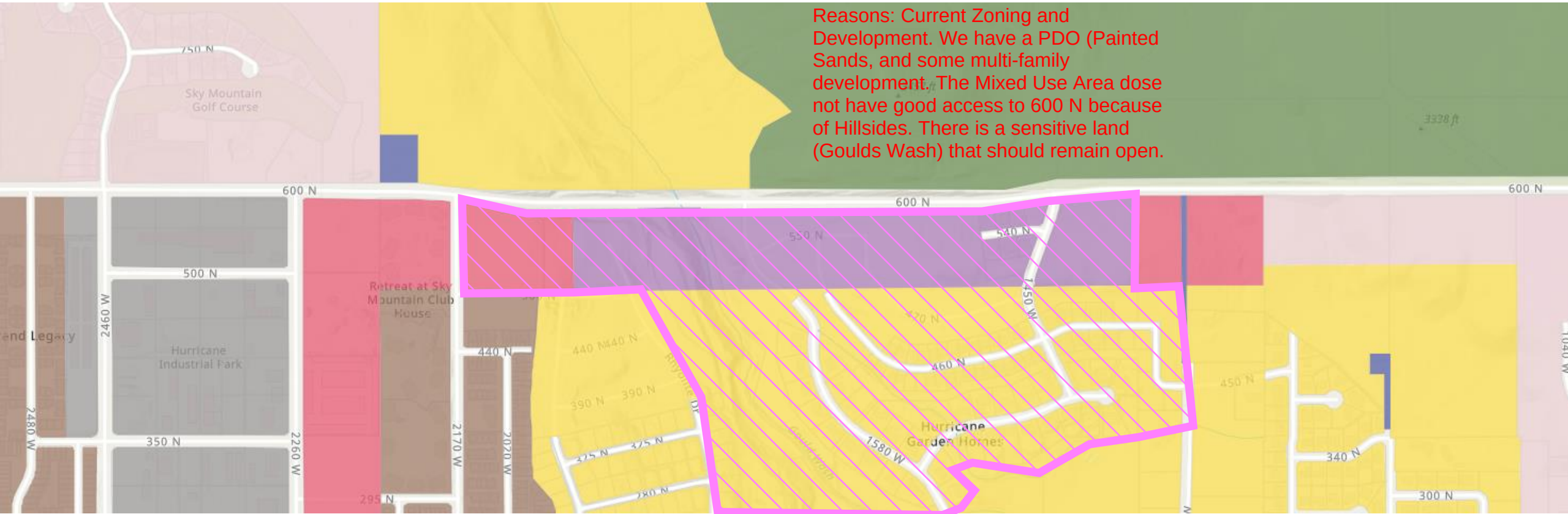
Current: Industrial/Heavy Manufacturing
Change: Planned Community

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



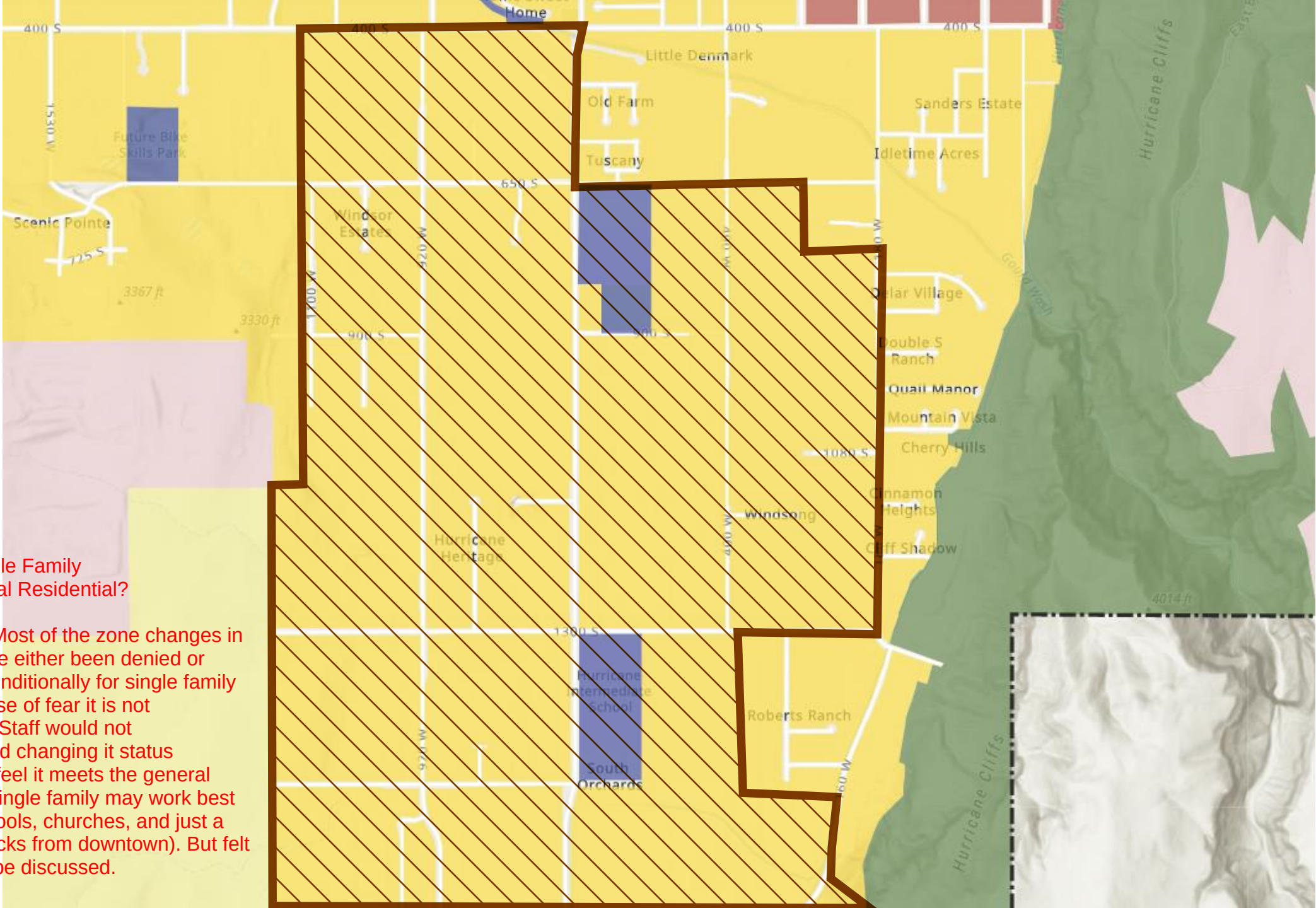
Current: Single Family, Mixed Use,
Commercial
Change: Planned Community

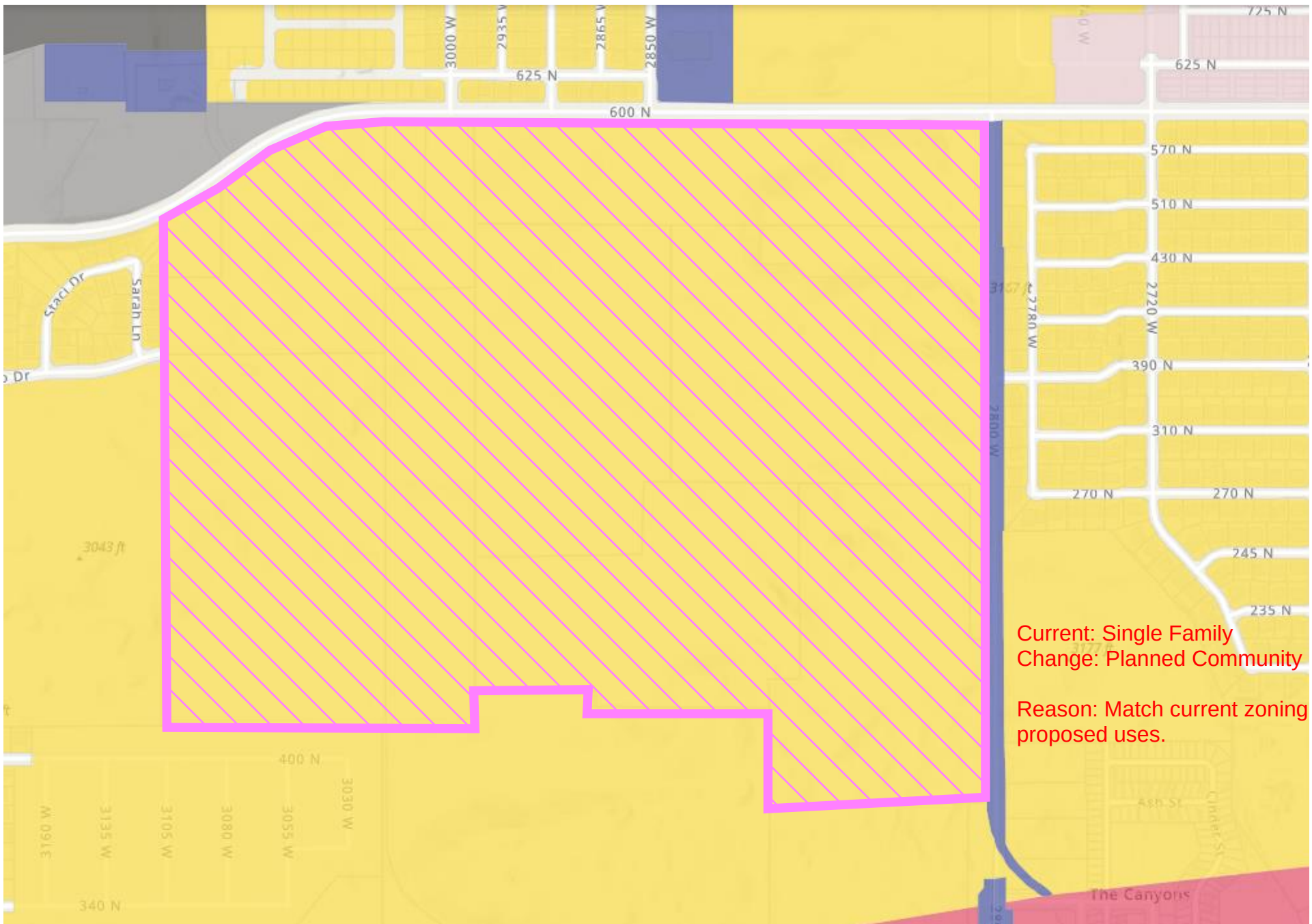
Reasons: Current Zoning and
Development. We have a PDO (Painted
Sands), and some multi-family
development. The Mixed Use Area dose
not have good access to 600 N because
of Hillsides. There is a sensitive land
(Goulds Wash) that should remain open.



Current: Single Family
Change: Rural Residential?

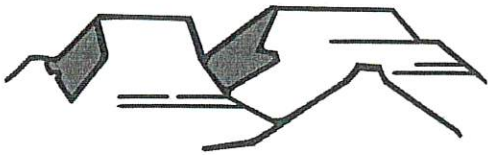
Discussion: Most of the zone changes in this area have either been denied or given very conditionally for single family zones because of fear it is not harmonious. Staff would not recommended changing it status because we feel it meets the general area where single family may work best (close to schools,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





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. 8-159261

Name: Hinton Holdings LLC Telephone: _____
Address: 678 W State St. Hurricane, UT 84737 Fax No. _____
Email: smalltownauto@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-31-33-3141, H-31-33-4221 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:

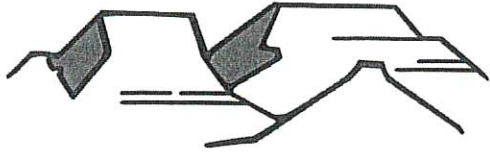
- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property 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. 8159261

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-31-33-3144, H-31-33-3141, H-31-33-4221 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: _____

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 or other pertinent matters," 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



HURRICANE CITY
UTAH

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



STAFF COMMENTS

Agenda Date:	08/25/2022
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 8/25/2022: The Planning Commission continued this item to allow the applicant more time to work through the design. A new site plan has been submitted that allows the wetlands to remain in place and shows the easement on the south side of the property. Staff has two major concerns with this new site plan. The first is the density, for the zoning they've requested their maximum density is 44 units and they appear to show on their site plan 104 units, over double the allowed units, if they want this many units they would have to reapply for an RM-3 zone. The second concern is showing what appears to be parking along the eastern property boundary, there is no shown access to this parking area along the eastern boundary. The plan shows 256 parking spaces which is more than sufficient for 104 multifamily units. Overall staff does not recommend approving the site plan as presented

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

8/11/2022

2022-ZC-29
2022-PSP-25

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 and good planning practices for areas near major traffic corridors. However, the proposed density and site plan does not match the proposed underlying zone.

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?

8/11/2022

2022-ZC-29
2022-PSP-25

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:**

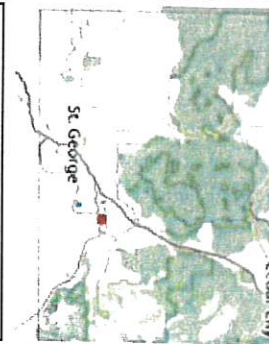
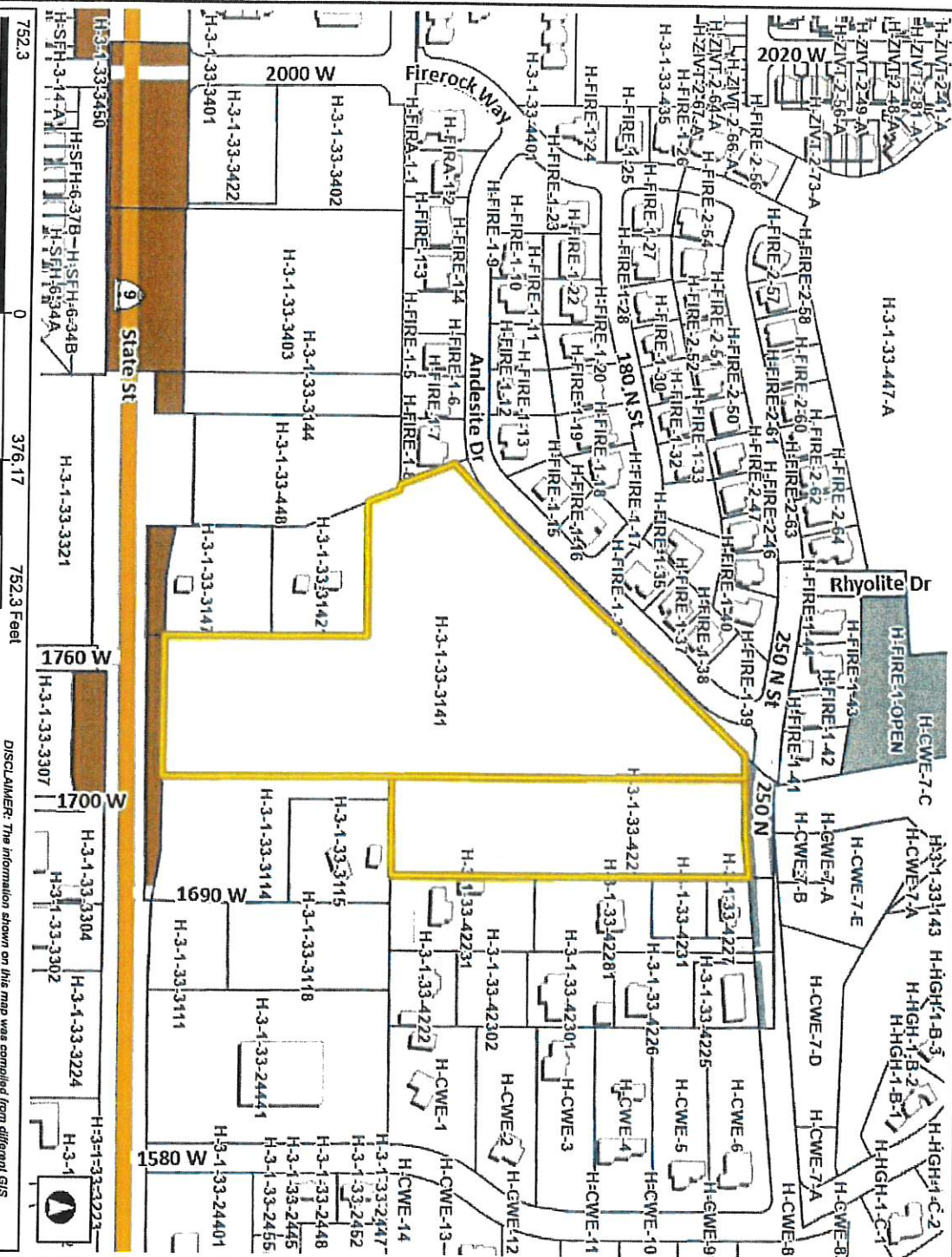
Staff makes the following findings:

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.



Hinton Zone Change



Legend

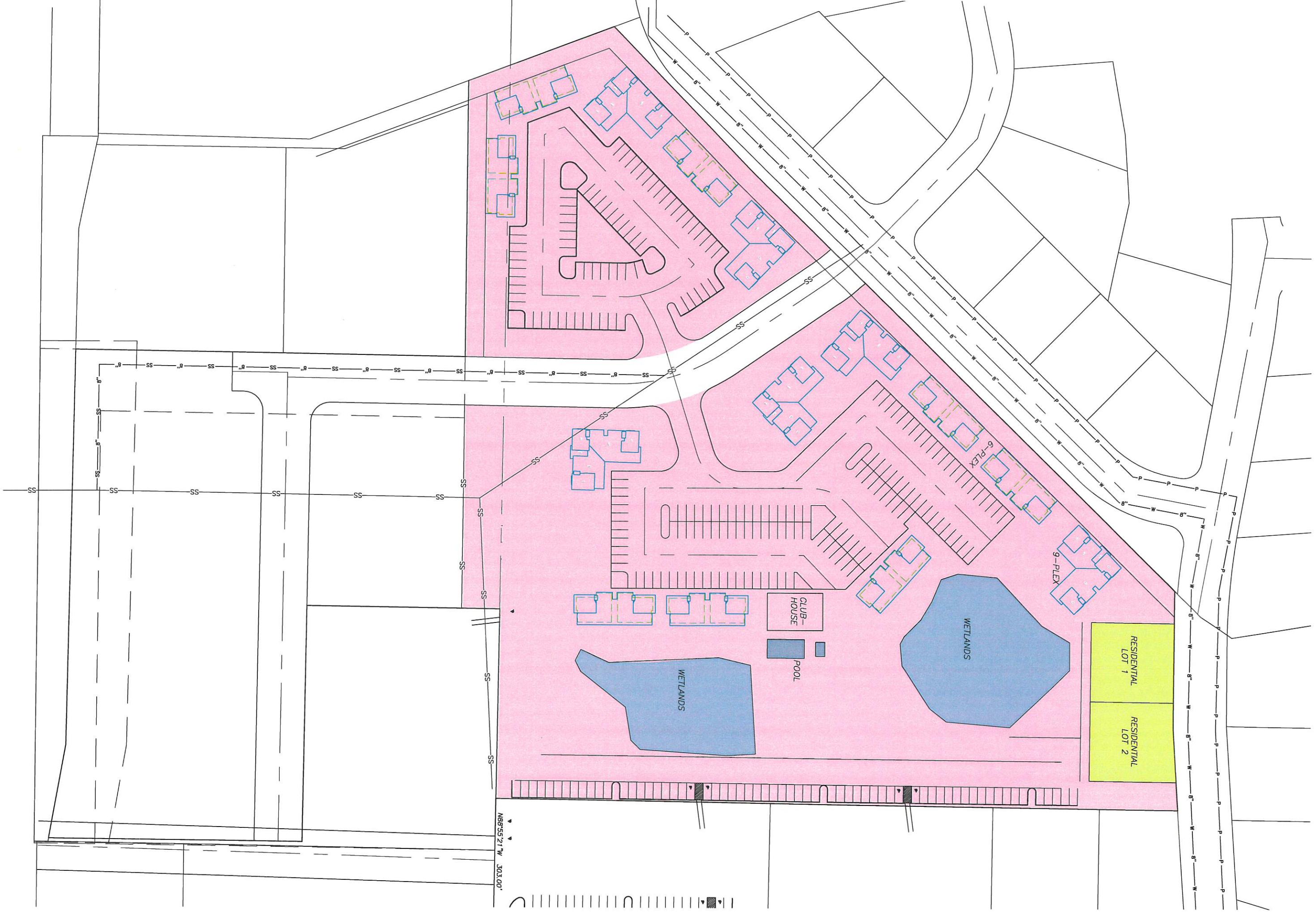
- ☐ Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah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

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere

752.3 0 376.17 752.3 Feet

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.



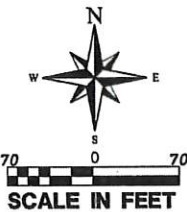
N88°55'21\"/>

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



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 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, 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, 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:
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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
- G 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
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- L SNOW ROBERT GARDNER: PARCELS: H-3-1-33-4227
- M REES TERRY & AMBER: PARCELS: H-CWE-7-D
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- 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:

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- RF: 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



NOTICE

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NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 686-6807



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"=10'

JOB NO.
693-001

SHEET NO.

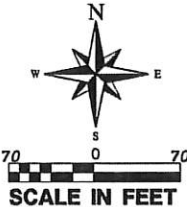
1 OF 2

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



OWNER:

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HURRICANE, UT 84737

CONTACT:

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PROPOSED ZONE MAP FOR:
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HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 06/08/2022
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JOB NO.
659-001

SHEET NO.

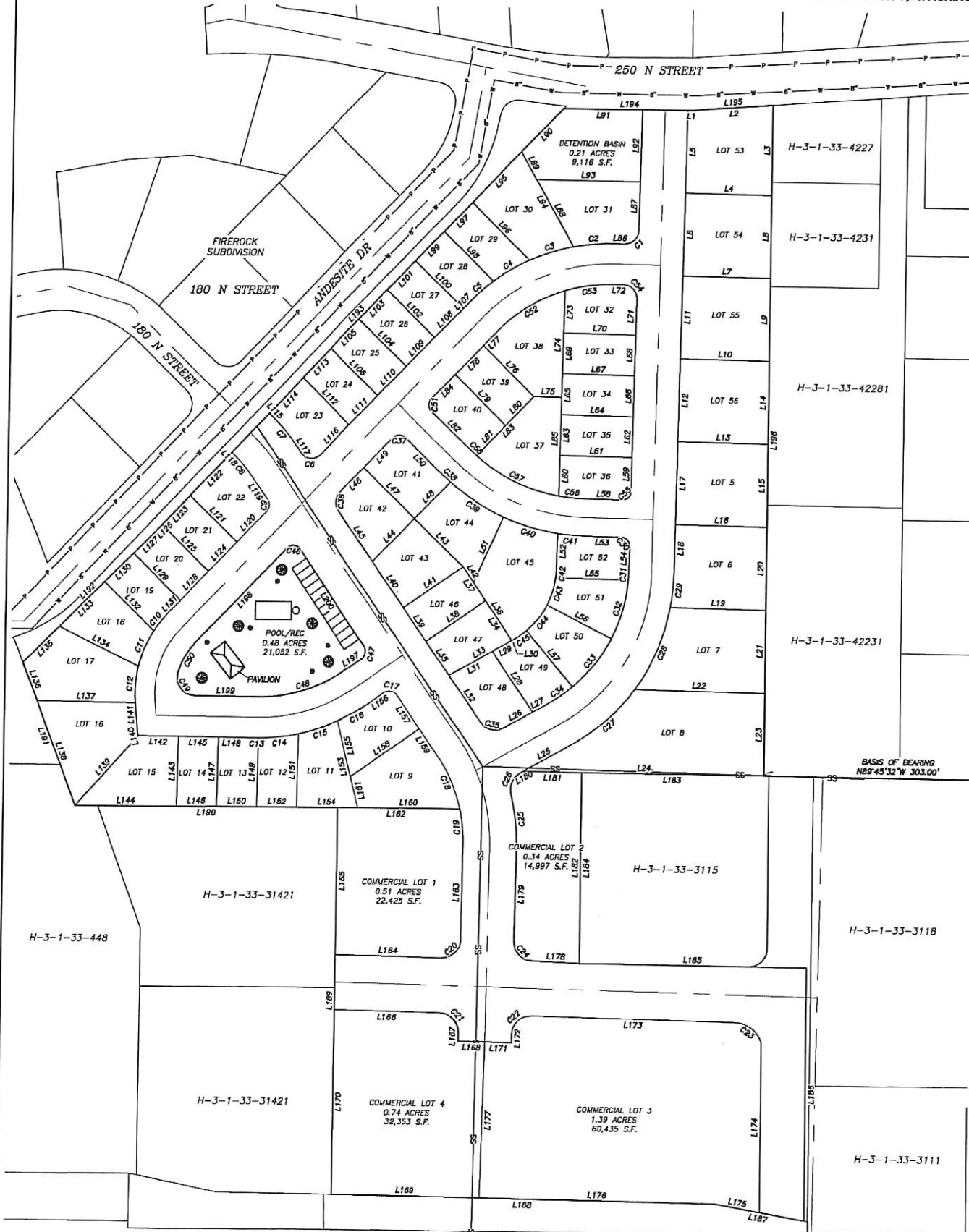
2 OF 2

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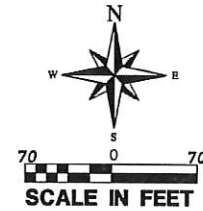
PRELIMINARY SITE PLAN FOR: RICHARD & KATHLEEN HINTON

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



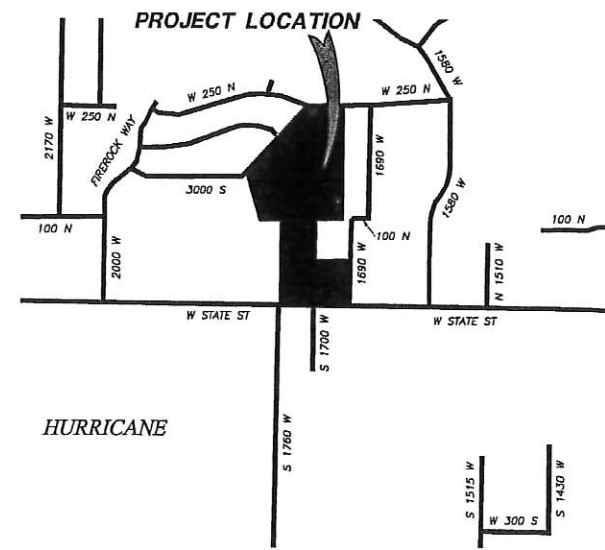
PARCELS		
PARCEL	AREA AC.	AREA Sq. Ft.
1	0.51	22425
2	0.34	14997
3	1.39	60435
4	0.74	32353
5	0.21	9200
6	0.21	9357
7	0.26	11125
8	0.41	18029
9	0.16	6786
10	0.10	4557
11	0.12	5096
12	0.08	3469
13	0.08	3411
14	0.08	3439
15	0.14	6168
16	0.18	7748
17	0.17	7554
18	0.11	4802
19	0.08	3392
20	0.08	3321
21	0.08	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	0.08	3874
50	0.10	4222
51	0.09	3975
52	0.09	3757



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



REVISIONS		DATE	BY
NO.	DESCRIPTION		

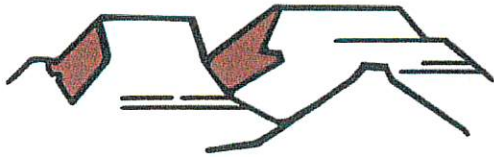
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South Main Street, Suite 1
Hurricane City, Utah 84737
Phone: (435) 888-0581



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

DATE: 8/14/2012
SCALE: 1"=10'
JOB NO.
698-001

SHEET NO.
1 OF 2



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-PD-19

Receipt No. 8-160720

Name: GAVIN GODFREY Telephone: (801) 671-4682

Address: 820 E CANYON BREEZE LANE 84020 Fax No. N/A

Email: GAVINGODFREY55@gmail.com Agent Email: LGODFREY7@gmail.com

Agent (If Applicable): LUKE GODFREY Telephone: (435) 229-4126

Address/Location of Subject Property: 2898 SOUTH 1100 WEST

Tax ID of Subject Property: H-3356-A, H-3356-B
H-3356-D, & H-3355-A Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) RESIDENTIAL SUBDIVISION
WITH 20 LOTS

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

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
 - ☒ h. Contours at vertical intervals not greater than five (5) feet.



STAFF COMMENTS

Agenda Date:	08/25/2022
Application Number:	2022-PP-19
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Gavin Godfrey
Agent:	Luke Godfrey
Request:	Approval of a Preliminary Plat
Location:	2898 S 1100 W
Zoning:	RA-1
General Plan Map:	Agricultural

Discussion: The applicant is proposing a 20 lot subdivision along 1100 W consisting of lots ranging from .88 acres to 1.74 acres. This is located north of 3000 S in the Bench Lake area near Frog Hollow Wash.

JUC Comments

Water: Need irrigation system with construction plans

Cable: Need internet fiber note attached to construction plans

Power: “At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development.”

Sewer: Extend sewer into future 2800 S. Stub and cap 2’ stub 10” line

Public Works: Need water loop. No more than two hydrants out of water at any time

Engineering: Water loop must be constructed with phase 1 per city standards. Per standards, water lines shall be located in a dedicated road right-of-way. Construct this subdivision's portion of 2800 S and road base to 1100 W. Stub roadways to Iverson property. Remove unnecessary side and rear utility easements. Godfrey Way connection to 1100 W is too close to the existing driveway, preferring some arrangement to combine the driveways. Extend Godfrey Way to property lines. Suggest moving Mcfadden Lane northward to maximize block lengths.

Streets: Need to see drainage plan. Improvements needed on 1100 W

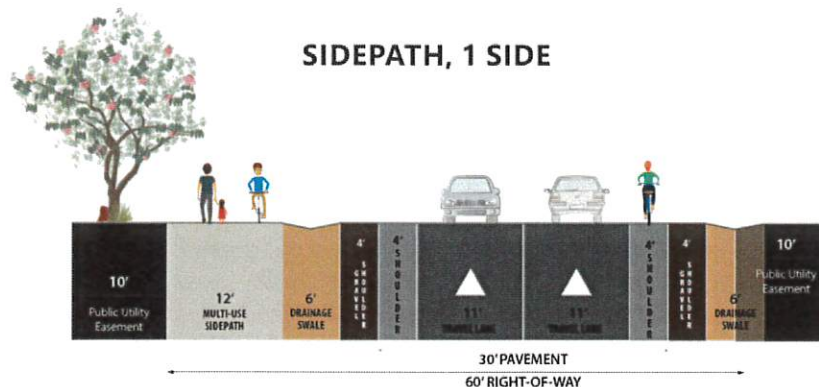
Fire: Dead end roads need turnarounds. hydrants must be spaced so no building is more than 250' from hydrant.



Staff Comments: Preliminary Plat

1. **Density:** The property is zoned RA-1 with 20 units on 25 acres for a density of .8 units per acre. All lots meet the development standards of the RA-1 zoning
2. 2800 S is a master planned 67' ROW with a side path on the south side. The applicant is

MINOR COLLECTOR // RURAL

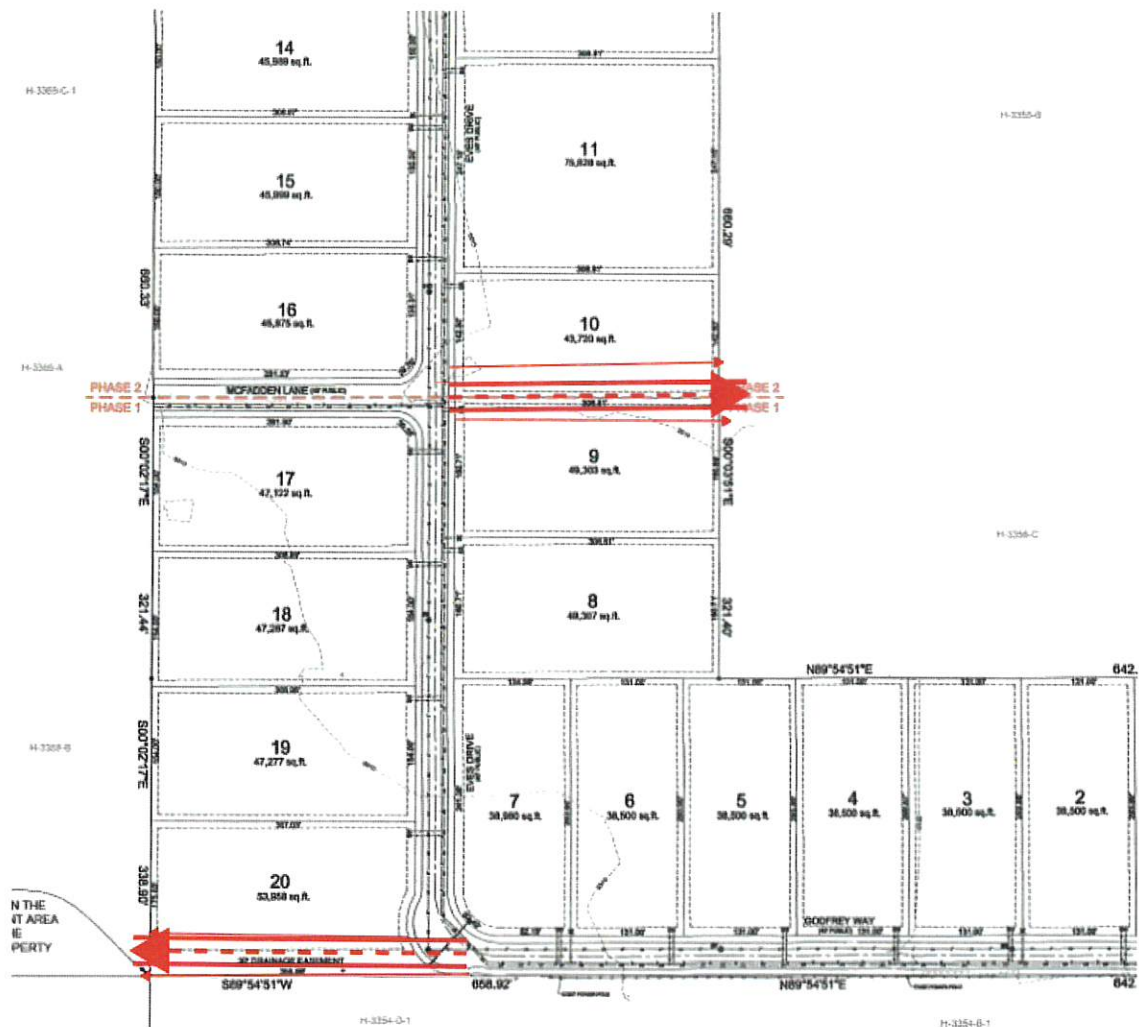


proposing to dedicate 37' of 2800 S on their northern border.

3. The applicant is proposing Rural Road cross-sections. Staff finds that this application meets the requirements of HCC 7-2-2 (B)
4. The northern boundary of this plat is Frog Hollow Wash. Staff has met with the applicant to discuss strategies to mitigate any drainage concerns this development may have. A full drainage plan will be required with construction drawings. Per Hurricane City Code a fence or wall will be required along any supply irrigation ditch or canal.
 - a. Fencing will also be required along the property boundaries with any agricultural property owners, which is nearly all of them.
5. Block lengths: Per Hurricane Design Standards 3.2.4.2:
When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.
 For the most part this proposed plat meets this standard, however it is not clear that McFadden Lane not connecting through to the property to the east does or does not count as an intervening street.
6. The plat does not show any connectivity to the property to the east and west. The southernmost roadway and the centermost roadway should continue across the property Hurricane City Code states:

Sec. 10-39-11. - Subdivision streets and fencing.

- A. *Relation to adjoining street systems.*
 1. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*
 2. *Standard residential streets shall approach the arterial or collector streets at an angle of not less than 80 degrees.*
 3. *Except as otherwise provided elsewhere in this Code, all subdivision streets and roadways shall be constructed and installed in accordance with the City roadway construction standards.*



Suggested connectivity roadways

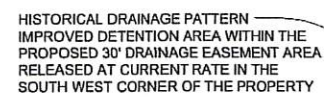
7. A will serve letter from the sanitary and culinary water provider has not been provided at this time
8. A note indicating whether the plat is located in a desert tortoise take area has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments and that they are able to obtain the will serve letter and address the connectivity concerns within this report.

20 LOT RESIDENTIAL SUBDIVISION
LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42, RANGE 13W SALT LAKE BASE & MERIDIAN

20 LOT RESIDENTIAL SUBDIVISION

LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42, RANGE 13W SALT LAKE BASE & MERIDIAN



VICINITY MAP

N.T.S.

GRAPHIC SCALE

20 100 150

(IN FEET)

1 inch = 80 ft

PROPERTY INFO

PROPOSED SUBDIVISION NAME = FOX MEADOWS ESTATES

PARCEL NUMBERS = H-3356-A, H-3356-B, H-3356-D & H-3355-A

APPROX 1100 W & 2800 SOUTH
MURDERCANE, UTAH 84737

LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP

LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12N, RANGE 10E, SALT LAKE BASE & MERIDIAN

PROPERTY ZONING - RA-1

PROPERTY AREA = 1 087 484 SQ. FT. = 24.965 ACRES

PROPERTY AREA = 1,067,484 SQ.FT. = 24.303 ACRES

OWNER / DEVELOPER

GAVIN GODFREY
830 E CANYON BREEZE LANE
DRAPER, UTAH 84020
(801) 671-4682
GAVINGODFREY55@GMAIL.COM

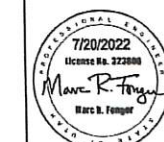
DAVID EVES
683 SOUTH 990 WEST
HURRICANE, UTAH 84737
(435) 229-3401
DAVE.EVESKI@YAHOO.COM



SCALE: 1" = 60'

**PRELIMINARY PLAT
FOX MEADOWS ESTATES
PARCELS # H-3346-A, H-3356-B, H-3356-D & H-3355-A
HURRICANE, UTAH 84737**

PREMIER
Design & Engineering
75 EAST 100 NORTH WINS, UTAH 84708 (435) 393-2267

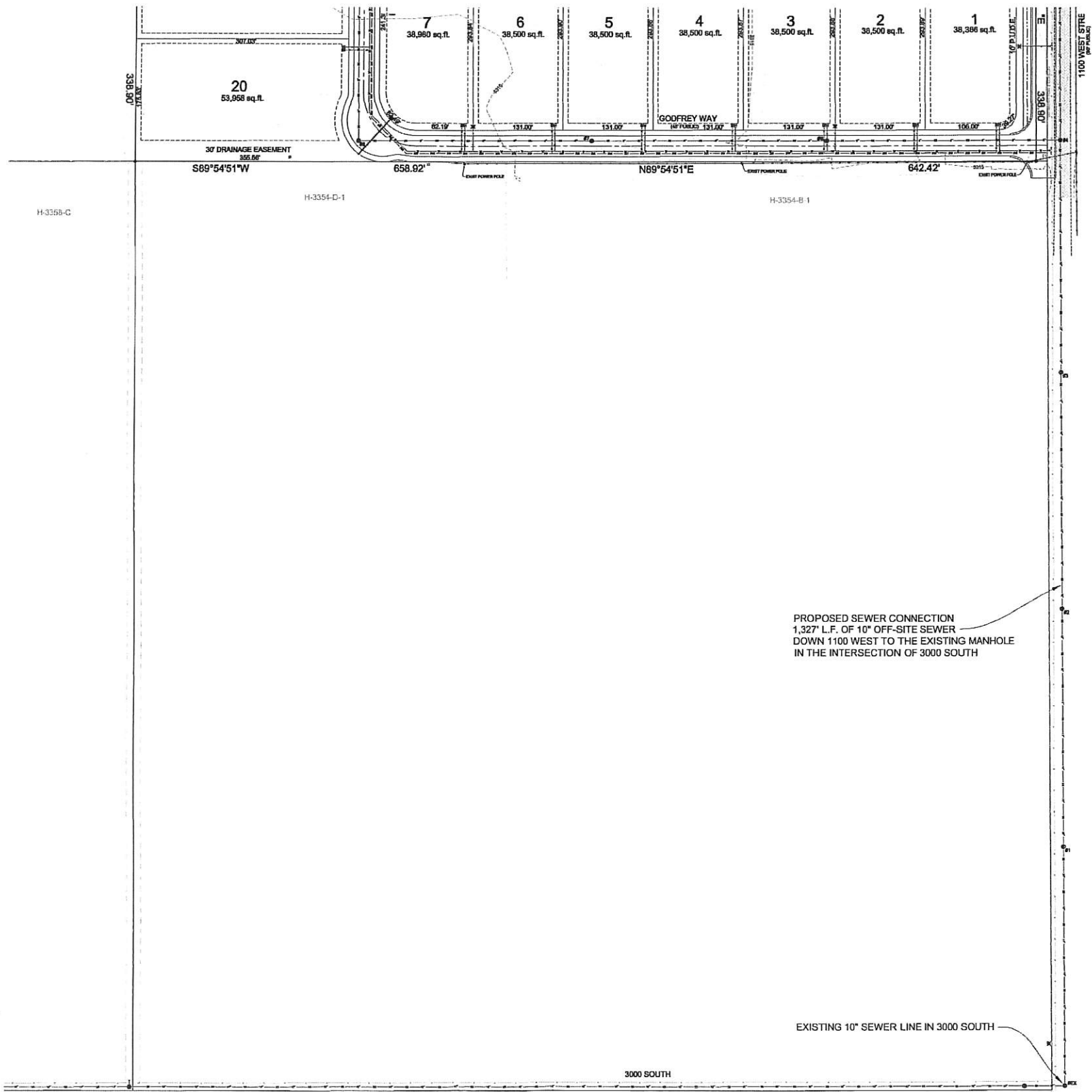


SHEET

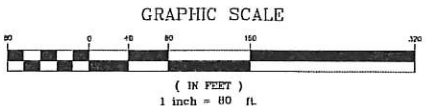
PP-1

FOX MEADOWS ESTATES

20 LOT RESIDENTIAL SUBDIVISION
LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42, RANGE 13W SALT LAKE BASE & MERIDIAN



AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
before you
Dig
1-800-662-4111
SEE POWER LINES FOR DEPTHS (4/16)



DATE: 3/14/2022
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: GG



SCALE: 1" = 80'

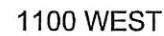
PRELIMINARY PLAT (OFF-SITE SEWER)
FOX MEADOWS ESTATES
PARCELS # H-3346-A, H-3356-B, H-3356-D & H-3355-A
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH WNS, UTAH 84738 (435) 862-2267

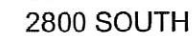


SHEET
PP-2

20 LOT RESIDENTIAL SUBDIVISION
LOCATED IN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42, RANGE 13W SALT LAKE BASE & MERIDIAN



1/2 WIDTH IMPROVEMENTS ON THE WEST SIDE



****NOTE: FUTURE MAXIMUM ROW WIDTH TO BE 67' (FEET)
TO INCLUDE MASTER PLANNED 12' WIDE TRAIL.**

FOX MEADOWS ESTATES WILL DEDICATE 37' (FEET)
ALONG THE NORTH PROPERTY LINE FOR THE FUTURE
BUILDOUT OF 2800 SOUTH



FULL WIDTH IMPROVEMENTS ALL INTERIOR STREETS

SCALE: N.T.S.

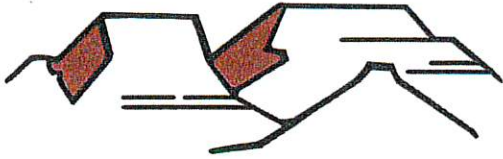
PRELIMINARY PLAT (ROAD SECTIONS)
FOX MEADOWS ESTATES
PARCELS # H-3346-A, H-3356-B, H-3356-D & H-3355-A
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH WNS, UTAH 84798 (435) 313-2267



SHEET

PP-3



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-20

Receipt No. 8-160765

Name: Southern Dunes Townhomes Telephone: _____

Address: 4061 South 2420 East, St. George, UT 84790 Fax No. _____

Email: anthonyboc1@gmail.com Agent _____ Email: _____
bobh@bushandgudgell.com

Agent (If Applicable): Bush & Gudgell, Inc. Telephone: 435-673-2337

Address/Location of Subject Property: SE ¼ Section 29, T42S, R13W

Tax ID of Subject Property: H-3400-0 and H-3400-N Zone District: R1-10

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

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

- ____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ____ a. The proposed name of the subdivision.
 - ____ b. The location of the subdivision, including the address and section, township and range.
 - ____ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ____ d. Date of preparation, and north point.
 - ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ____ 2. Existing Conditions: The preliminary plat shall show:
 - ____ a. The location of the nearest monument.
 - ____ b. The boundary of the proposed subdivision and the acreage included.
 - ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



STAFF COMMENTS

Agenda Date:	08/25/2022
Application Number:	2022-PP-20 2022-PSP-38
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Southern Dunes Townhomes
Agent:	Bush & Gudgell, Inc
Request:	Approval of a Preliminary Plat and Site Plan
Location:	2600 W 4200 S
Zoning:	Recreation Resort
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for Southern Dunes Townhomes within the Cordero development. The applicant is proposing 345 resort townhome units for a density of about 8.63 units per acre. The Cordero development, as approved in 2020 is split into three sections with different zonings: the west side is zoned Recreation Resort (Southern Dunes), the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6 (Cordero). A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This preliminary plat will complete the preliminary plat process for the entire development. Utilities are still scarce throughout the region so any approval should be contingent on the developer being able to supply adequate services to the property.

08/25/2022

2022-PP-20
2022-PSP-38

south sides. 2600 W is a master-planned 77' ROW with a trail on the west side that will need to be dedicated at this time. For some reason the current ROW dedication for 2600 W shows a curve in the southeast corner of this development; the road needs to be straight through here.

7. **Fire:** Need second access and buildings to be sprinkled
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas:** No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Zoning is a Recreation Resort and meets the density requirements of that zone.
 - a. A "concept plan" that showed this area was submitted as part of the zone change that happened in 2020, before the requirements of the Recreation Resort zone were changed. Due to the fact that this previous plan was both substantially different than what is being proposed here and was not part of an official application this will be reviewed under HCC 10-26 as amended under Ordinance No. 2021-09
2. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plats to list the number of lots that have been approved for the full Cordero development. This table is not provided. However, this plat plus the other approved preliminary plats add up to 691 units.
3. Staff would assume that all streets and alleyways not specifically marked "public" are private. This should be made more clear on the plat.
4. **Parking:** Per HCC 10-26-6: *"Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission."*
 - a. It appears from the site plan that the townhome units will have garages and driveways such to meet this code but this should be called out
 - b. RV/trailer spaces are also required at a rate of one space per five units. 69 spaces are required and approximately 130 are provided
 - c. On-street parking is shown on Road F and Road G. On-street parking is allowed in Recreation Resort zoning, however the code states, *"Parking areas shall be located 50 feet away from any intersection of public roadways."* These parking spaces do not meet this standard
5. **Amenities:** Per HCC 10-26-4: two clubhouses with at least 2,000 sq ft of total nonoffice space and four pools of at least 2,000 sq ft are required. The proposed site plan shows two "amenity areas" and one pool. More details are required on the proposed amenities. The Planning Commission may approve consolidated amenities if it leads to a better amenity area. A Pool, club house and on-site management will need to be in place within the first phase a development.
6. **Block lengths and connectivity:** Per Hurricane City Design Standards: *"When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street."* Several blocks do not meet this standard on one side or another.
 - a. This site plan appears to only show alleyway access to the property to the north and limited street access to the property to the west. The Preliminary Site Plan for Sand Hollow Mesa Neighborhoods 7 and 8 shows full street access to this property at approximately the points these alleyways are shown.

- b. The applicant should provide better connection to the surrounding property to
 - i. Cut down on block lengths
 - ii. Provide better transportation and utility connections with adjacent properties.
- c. Connecting Streets: Hurricane City Code states the following for connectivity within subdivisions:

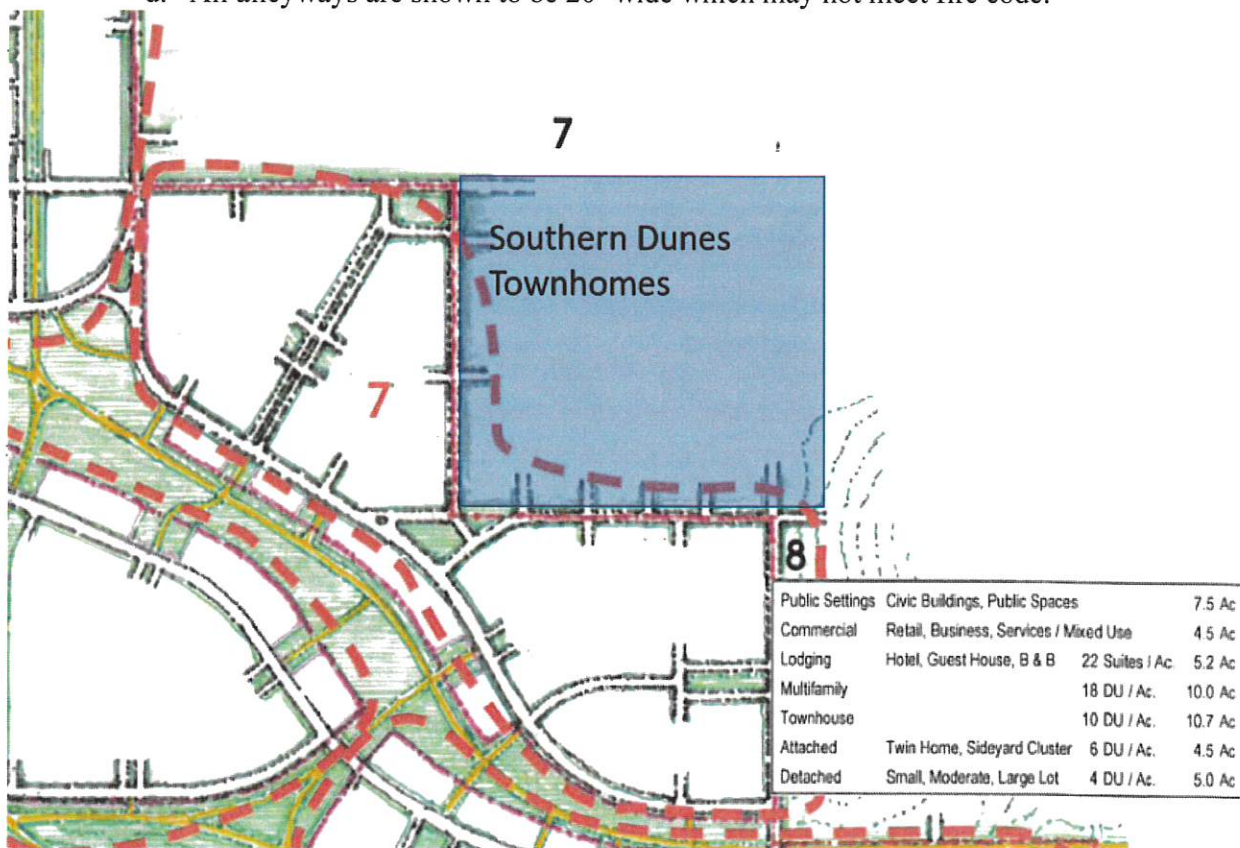
Sec. 10-39-11. - Subdivision streets and fencing.

A. Relation to adjoining street systems.

1. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*
2. *Standard residential streets shall approach the arterial or collector streets at an angle of not less than 80 degrees.*
3. *Except as otherwise provided elsewhere in this Code, all subdivision streets and roadways shall be constructed and installed in accordance with the City roadway construction standards.*

An couple of recommendation would be to have Road B connect all the way through the project. Have Road F make a conection to the North. Have Road D connect to the west.

- d. All alleyways are shown to be 20' wide which may not meet fire code.



Southern Dunes Townhomes location superimposed on the approved Sand Hollow Mesa site plan

08/25/2022

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2022-PSP-38

7. All park strips will need to be landscaped and have the proper improvements.
8. A will serve letter from the culinary and sanitary water providers has been provided
9. A note indicating whether or not the property is in a tortoise take area has not been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend continuing this application so the applicant can address staff concerns about layout and amenities.



Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

July 29, 2022

Bush & Gudgell, Inc
Ryan Lay
and
Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Southern Dunes Vacation Townhomes

Stephen,

There is sewer capacity for this project. Connectivity will need to be in 2600 West to Copper Rock Parkway. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

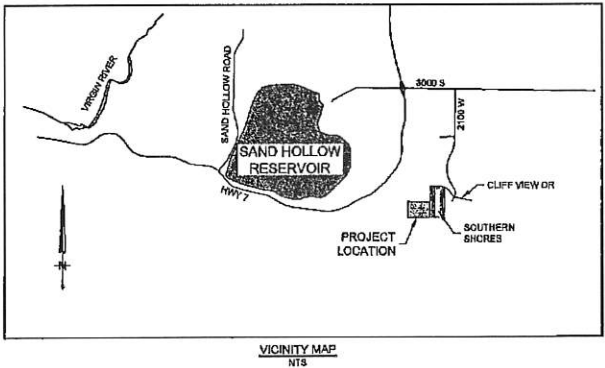
Gary Wilcox
Inspections Department
Ash Creek Special Service District

B&G PROJECT NUMBER 221077

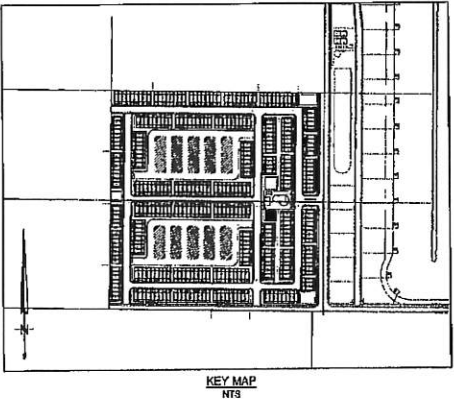
SOUTHERN DUNES TOWNHOMES

PRELIMINARY PLAT LOCATED IN HURRICANE, UTAH

SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 29 ,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
PARCELS H-3400-N & H-3400-O



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE AND UTILITY PLAN
3	OFFSITE UTILITY PLAN
4	GRADING PLAN



GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF HURRICANE CITY STANDARDS.
2. ALL WORK SHALL BE SUPERVISED BY A PROPERLY LICENSED AND QUALIFIED GENERAL CONTRACTOR.
3. CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO OBTAIN A STORM WATER PERMIT FROM THE STATE OF UTAH.
4. THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
6. PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
7. WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
8. A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
9. NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

DEVELOPER INFORMATION
RANLIFE HOMES CORDERO LLC
ANTHONY BOCCHINNO
(801) 918-1779
9272 S. 700 E
SANDY, UT 84070

ENGINEER INFORMATION
BUSH AND GUDGELL, INC.
PROJECT MANAGER: RICK MEYER
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

JULY 2022

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



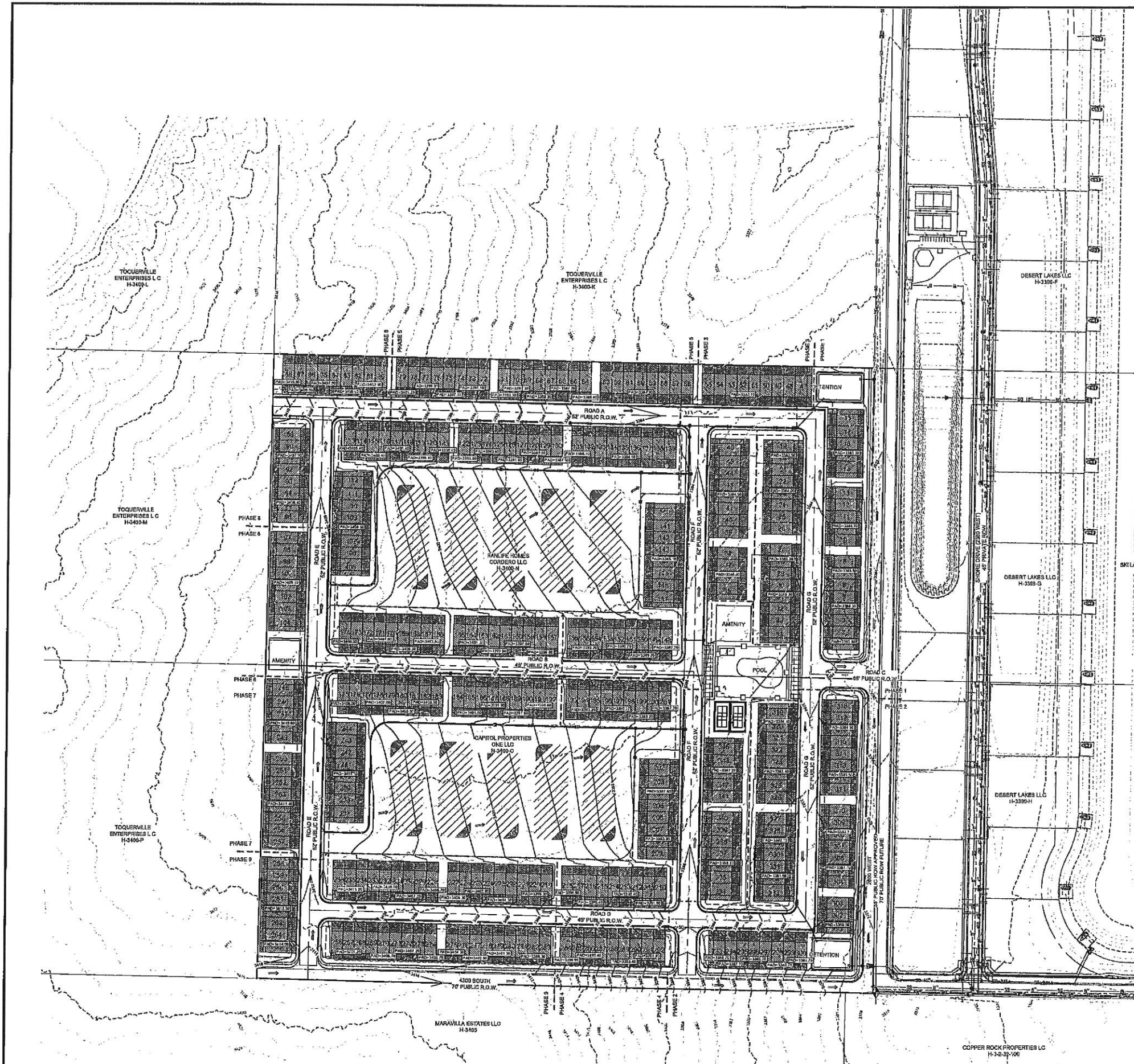
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: JULY 2022
DRAWN: GUDGELL
APPROVED: MTM
SCALE: NTS
JOB NO.: 221077

COVER SHEET
SOUTHERN DUNES TOWNHOMES
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 4
SHEETS
FILE: 221077.PLT



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - PROPOSED CURB & GUTTER
 - - - EXISTING CURB & GUTTER
 - - - EXISTING FENCE
 - >— DRAINAGE CHANNEL FLOW LINE
 - - - EXISTING GRADE CONTOUR
 - - - PROPOSED GRADE CONTOUR
 - - - PROPOSED RETAINING WALL
 - - - PROPOSED ELEVATION
 - - - EXISTING ELEVATION
 - DRAINAGE FLOW DIRECTION

APPROXIMATELY 215,448 CU.YD. OF CUT 130,572 CU.YD. OF FILL AND 84,877 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

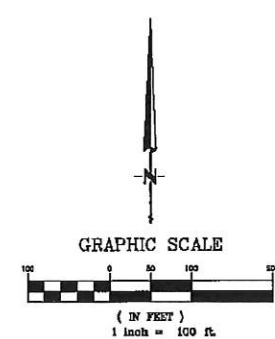
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

call before you Dig
1-800-662-4111

DEVELOPER INFORMATION
RAILFIRE HOMES CORDERO LLC
ANTHONY BOCCCHINO
(801) 518-1779
927 S. 200 E
SANDY, UT 84070

ENGINEER INFORMATION
BUSH AND GUDGELL, INC.
PROJECT MANAGER: RICK MEYER
(435) 673-2337
205 EAST TABERNACLE BL
ST. GEORGE, UT 84770



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



GRADING PLAN
SOUTHERN DUNES TOWNHOMES
LOCATED IN HURRICANE, UTAH

SHEET 4 OF 4
FILE: S04HURRICANE

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. 2021-PP-24

Receipt No. 0.151144

Name: Western Mortgage and Realty Co Telephone: _____

Address: 6610 West Court St., Pasco, WA 99301 Fax No. _____

Email: _____ Agent Email: todd@brotherskeeperutah.com

Agent (If Applicable): Todd Smith Telephone: 801-979-8633

Address/Location of Subject Property: Northeast quadrant of future Sand Hollow Road and
Jelly Stone Road intersection

Tax ID of Subject Property: H-4-2-1-1103 Zone District: RM-3

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

Residential townhomes with common space and amenity areas

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.
 - N/A 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.



STAFF COMMENTS

Agenda Date:	8/25/2021
Application Number:	2021-PP-25 and 2021-PSP-14
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Todd Smith
Request:	Approval of a Preliminary Plat and Preliminary Site Plan
Location:	Sand Hollow Road and approx. 400 S.
Zoning:	RM-3
General Plan Map:	Planned Community

Discussion: The applicant has applied with a preliminary plat for 310 townhome units on 30.43 acres located off of Sand Hollow road. This development is within the Sand Hollow Gateway Public Infrastructure District (PID). The PID is planning to huddle the main off-site improvements in the near future, but none of those plans have received final approval by the JUC or the City.

JUC Comments

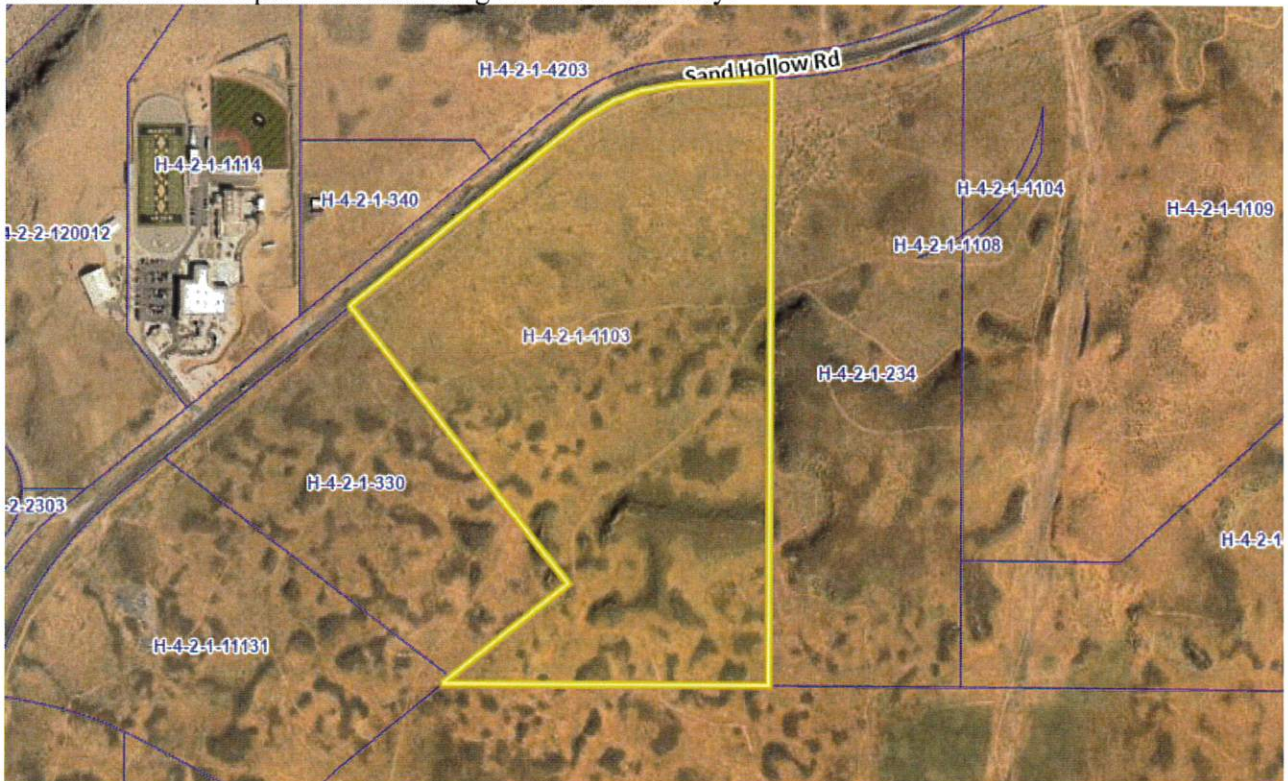
The applicant will need to address the following:

1. Street: No comments
2. Sewer: Reliant on infrastructure proposed for Resort Blvd and Jelly Stone. Worried about on-street parking, need larger than the 45' street for on-street parking.
3. Water: Need a water model, water infrastructure is not complete in the area. Likely will need PRV because it's between pressure zones.
4. Engineering: A traffic study will be required. Will need some turn lanes on Sand Hollow Road. Access to Sand Hollow might need to be eliminated. Power poles need to be moved and improved. Maybe rethink street names.
5. Power: Sand Hollow Gateway Public Infrastructure District (PID) needs to install power services to the property.
6. Gas: Located in Sand Hollow Road
7. Fire: Sand Hollow needs improvements. Ensure proper access is installed.

Staff Comments: Preliminary Plat/Site Plan

1. This area was rezoned through negotiating and eliminating the Elim Valley Development Agreement and PDO. The property is zoned RM-3, which is 15 units an acre. The proposed density is 10.19 units an acre at 310 units/30.43 acres.
2. The plat indicates that the property is not in a desert tortoise take area.

3. The plat does not identify potential geotechnical constraints on the project site.
4. The applicant has provided a letter from the local sanitary sewer provider (Ash Creek) and from Hurricane Water Department indicating service availability.



5. Sand Hollow PID: The property is part of the approved Sand Hollow PID, which is a separate taxing district established by the property owner to fund infrastructure for the property. The PID is planning on building the main roadways and utilities in the area. Roadway improvements to Jelly Stone Road, Resort Blvd, and Sand Hollow Road have been proposed as part of the PID. These improvements have been submitted to JUC, but do not have final approval. The improvements of these roadways and services will be needed before this section of town, including this proposed plat, can be developed.
6. Roadways and Cross-section: the proposed roadways and cross-section match Hurricane Transportation Master Plan, Active Transportation Master Plan, and City design standards.
7. The applicant needs to show the location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks, and other public open spaces, within and adjacent to the tract.
8. The applicant is required to provide 2 parking stall per unit, requiring a minimum of 620 stalls. It is unclear from the application what type of garage will be provided for each unit, but it appears that the driveway is 20', which would allow for two cars. The proposed street perpendicular parking (guest) spots do not comply with Hurricane City parking standards.
9. The separation of buildings must be 20' minimum, which is shown on this plat.
10. The applicant has provided a trail from Sand Hollow Road to the amenity area, and then to Resort Blvd. This trail has been added to link the proposed trails on both roads through the development.
11. The applicant has provided an amenity area in phase 4. Staff had requested that the applicant place the amenity area more central in the development, but after review, the applicant felt that the

proposed location worked best for the shape of the parcel. Hurricane City does not have amenity standards for RM-3 zoning, but staff would recommend park space and features for a development of this size.

12. The applicant has proposed a tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the application with the following conditions:

1. That all off-site improvements are constructed as proposed by the PID
2. The applicant complies with the findings and concerns listed within this report.



July 26, 2021

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Elim Valley Townhomes

Stephen,

There is sewer capacity for the units proposed in this project. This project requires the installation of offsite improvements that are not yet completed. The developers understand and agree that they will have to get plan approval for the sewer system.

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

Sincerely,

Mike Chandler, P.E.
Superintendent
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com



City of Hurricane

Water Department
Ken Richins, Superintendent

July 26, 2021

To Whom It May Concern:

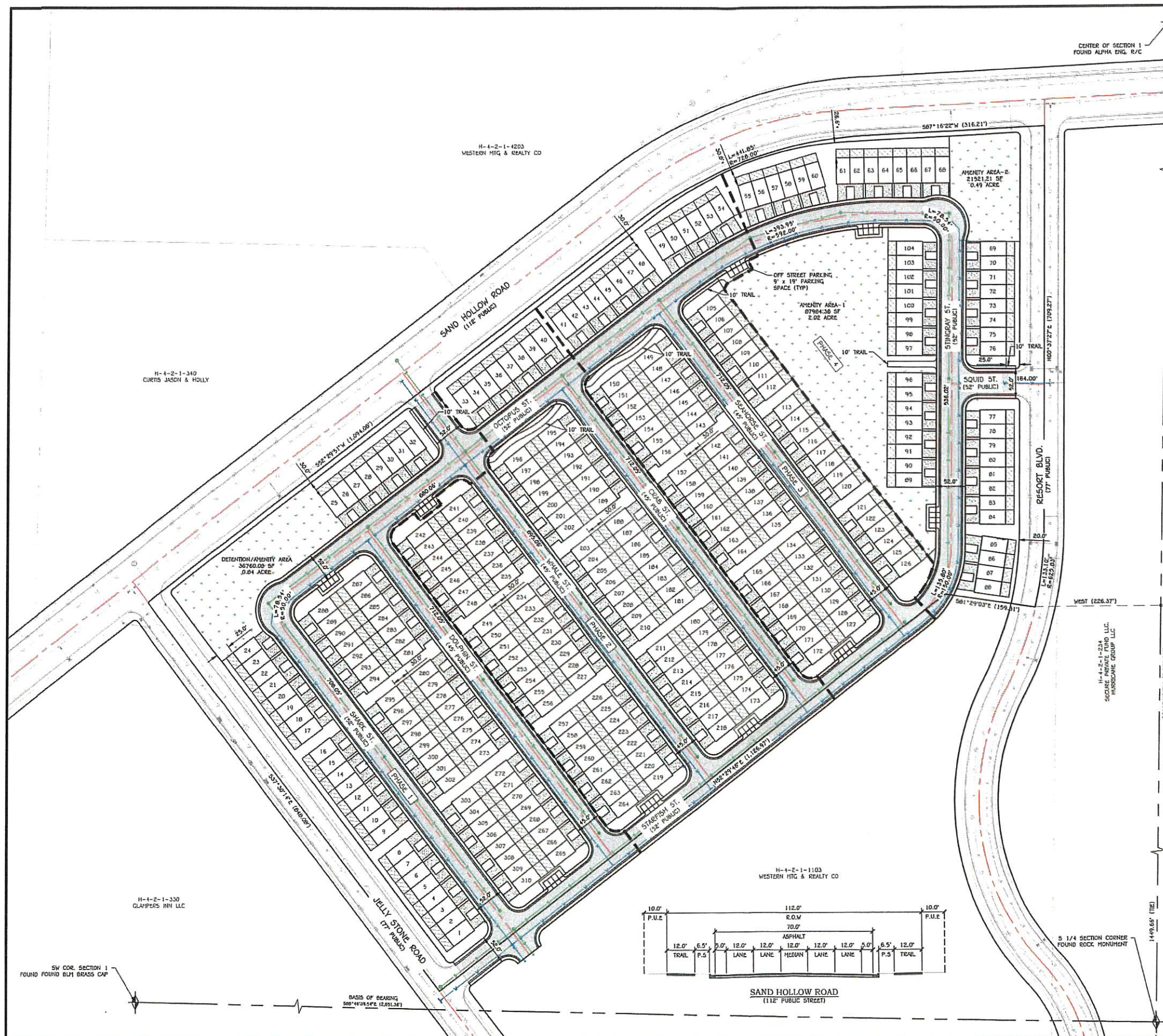
A will serve letter has been requested for Elim Valley Town Homes located at approximately 400 S Sand Hollow Road in Hurricane, Utah.

Yes, we do have culinary water in the area of 400 S Sand Hollow Road in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth



PRELIMINARY PLAT NOTES:

1. THE PROPOSED PROJECT IS LOCATED IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST 88.14M SOUTH OF SAND HOLLOW ROAD BETWEEN RESORT BOULEVARD AND JELLY STONE DRIVE.
2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

LEGAL DESCRIPTION:

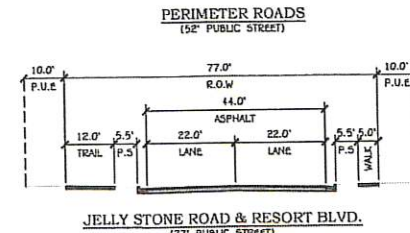
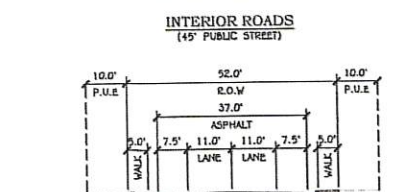
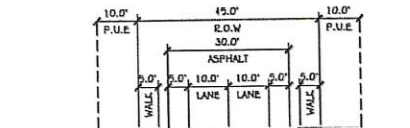
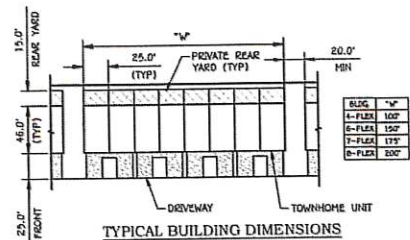
BEGINNING AT A POINT THAT LIES THENCE NORTH 01°24'34" EAST 1,449.16 FEET ALONG THE CENTER SECTION LINE AND WEST 223.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 01°29'03" WEST 159.31 FEET; THENCE SOUTH 32°29'48" WEST 1,128.97 FEET; THENCE NORTH 37°30'14" WEST 848.00 FEET TO THE SOUTH LINE OF SAND HOLLOW ROAD; THENCE ALONG SAID NORTH 37°30'09" EAST 1,094.08 FEET; THENCE EASTERLY ALONG A 728.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 69°53'07" EAST A DISTANCE OF 435.10 FEET, CENTER POINT LIES SOUTH 37°30'09" EAST) THROUGH A CENTRAL ANGLE OF 34°48'31", 441.85 FEET; THENCE NORTH 07°16'22" EAST 316.21 FEET; THENCE SOUTH 00°31'27" WEST 709.27 FEET; THENCE SOUTHERLY ALONG A 625.83 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 07°14'29" WEST A DISTANCE OF 132.89 FEET, CENTER POINT LIES NORTH 68°51'09" WEST) THROUGH A CENTRAL ANGLE OF 12°11'08", 133.10 FEET; TO THE POINT OF BEGINNING. CONTAINING 1,325,425 SQUARE FEET OR 30.43 ACRES.

PARKING SUMMARY

RESIDENTS	620
VISITOR	36

LAND USE SUMMARY

TOWNHOMES	789,489 SF	18.13 AC.
STREETS R.O.W.	389,670 SF	8.95 AC.
AMENITY AREA	146,265 SF	3.35 AC.
TOTAL	1,325,424 SF	30.43 AC.
DENSITY		10.19 DU./AC.



PRELIMINARY
NOT FOR
CONSTRUCTION

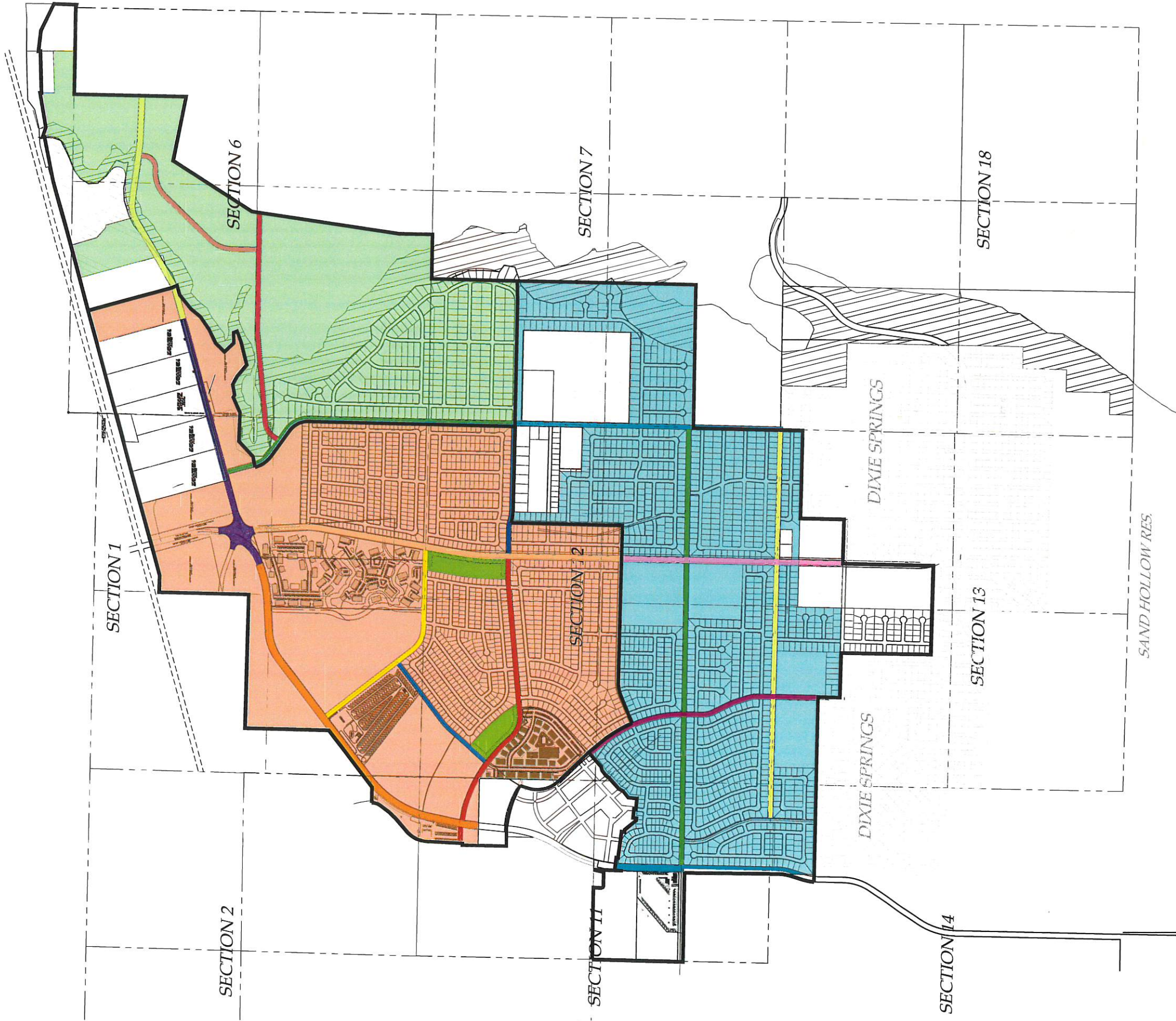
AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

DATE: 07/22/2021
JOB #: AES-21-0002
DRAWN BY: SSA
CHECKED BY: ARC

THE SHORES AT SAND HOLLOW GATEWAY
SECTION 1, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
SITE & UTILITY PLAN
PRELIMINARY PLAT

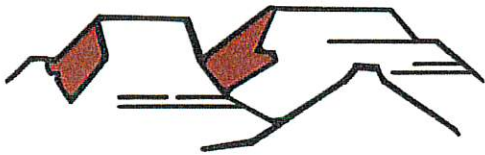
P.1.1
SHEET: 2 of 3

**LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH**

[illegible]

1 OF 1

[illegible]



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-19
Receipt No. 8-160852

APPLICATION & SUBMITTAL CHECKLIST

Name: Beau Davis Telephone: 208-403-4509
Address: 373 W 1180 S Fax No. _____
Email: beaudavis@gmail.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: 373 W 1180 S
Tax ID of Subject Property: 4-3-2-3-234 Zone District: RA - 5
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____
Height

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 1/2 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: _____

Agenda Date:	08/25/2022
Application Number:	2022-CUP-19
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Beau Davis
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	373 W 1180 S
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 25' 11" tall and approximately 1,551 sq ft garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. 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.

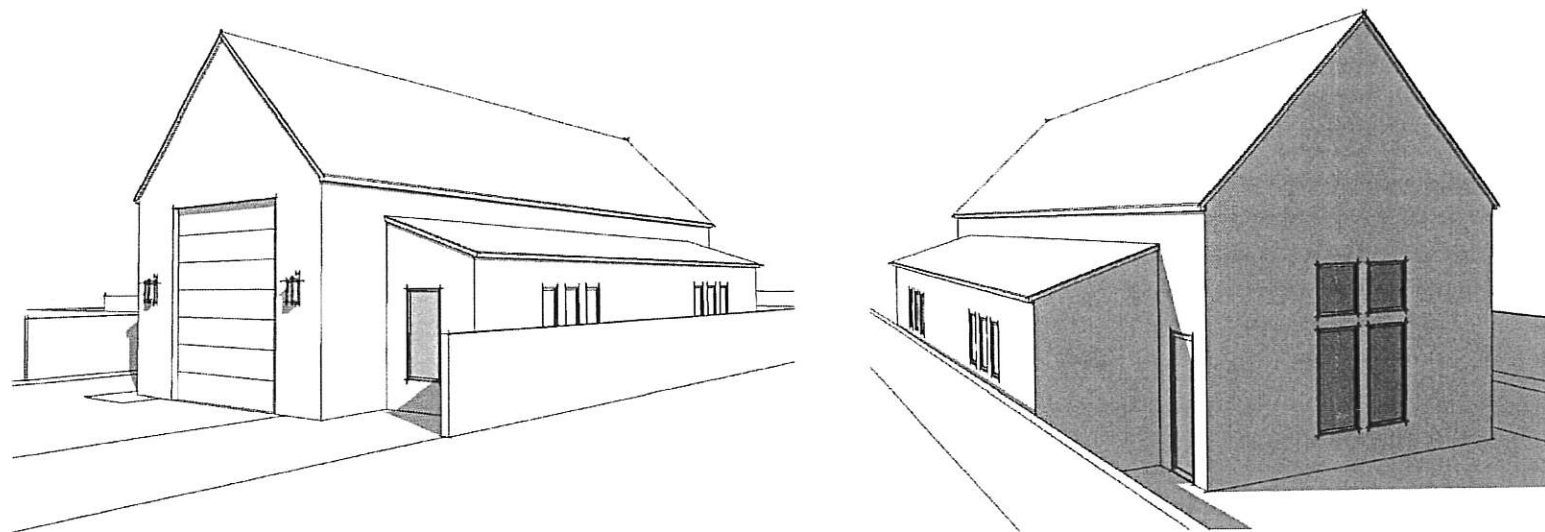
f. Standards for greater size than permitted by this Code.

- (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 proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.
4. The building is for a permitted use in this zoning

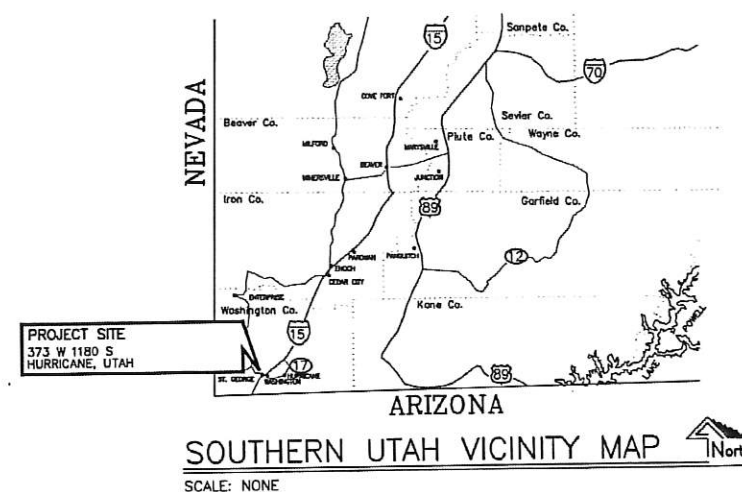
Recommendation: Staff recommends approval of the conditional use permit.



PROJECT TEAM	PROJECT INFORMATION	NOTE																								
DESIGNER: CREATIVE DIMENSIONS 301 E. TABERNACLE ST. GEORGE, UT 84770 435-668-2228 shovett@corparch.com STRUCTURAL ENGINEER: ---	GOVERNING CODES: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) OVERALL SQUARE FOOTAGE: <table><tr><th>AREA</th><th>FINISHED</th></tr><tr><td>MAIN LEVEL</td><td>1,551 SQ.FT.</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td>OVERALL TOTAL</td><td>1,551 SQ.FT.</td></tr><tr><td>HEIGHT</td><td>25'-11"</td></tr></table>	AREA	FINISHED	MAIN LEVEL	1,551 SQ.FT.																	OVERALL TOTAL	1,551 SQ.FT.	HEIGHT	25'-11"	PROVIDE BACK FLOW PREVENTORS FOR THE FOLLOWING ITEMS: -LANDSCAPE IRRIGATION SYSTEM, FIRE SPRINKLER SYSTEM AND MECHANICAL BOILERS (IF INSTALLED) BLOWER DOOR TEST SHALL BE COMPLETED IN HOME TO HELP DETERMINE THE EFFICIENCY OF THE HOME. ALL CODE AND ENERGY REQUIREMENTS SHALL BE MET OR EXCEEDED PER IECC. THESE DRAWINGS AND DETAILS COMPLY WITH THE 2015 IRC AS THEY ARE UNDERSTOOD. CONSTRUCTION IN COMPLIANCE WITH THESE CODES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
AREA	FINISHED																									
MAIN LEVEL	1,551 SQ.FT.																									
OVERALL TOTAL	1,551 SQ.FT.																									
HEIGHT	25'-11"																									
GENERAL CONTRACTOR: ---																										

[illegible]

DETAIL		← DETAIL LETTER ← SHEET NUMBER
SECTION		← SECTION LETTER ← SHEET NUMBER
SHEET REFERENCE		TITLE SCALE
ELEVATION	(VIEW)	← ELEVATION LETTER ← SHEET NUMBER



CREATIVE DIMENSIONS
ARTISTIC DESIGN

P.O. Box 217
St. George, UT 84771
(435) 668-2228

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Release Date:	7-Jul-22
Project Number:	SP2153
Plan Series:	CUSTOM

**GARAGE FOR
MR. AND MRS. DAVIS
373 W. 1180 S.**

1000

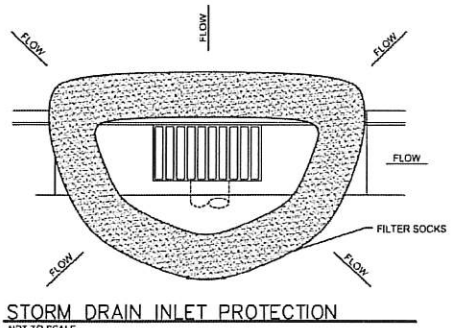
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SHEET

Street:

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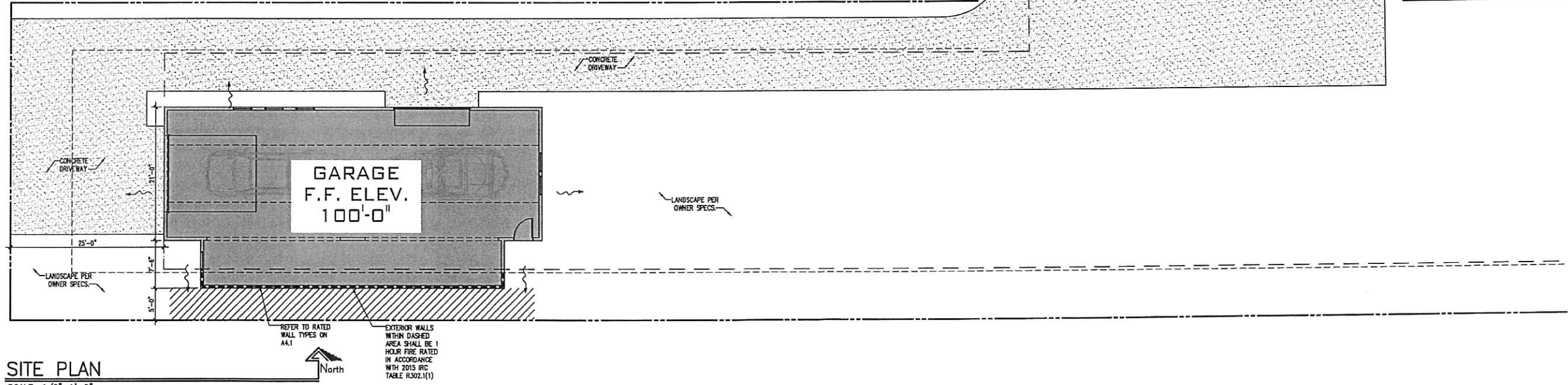
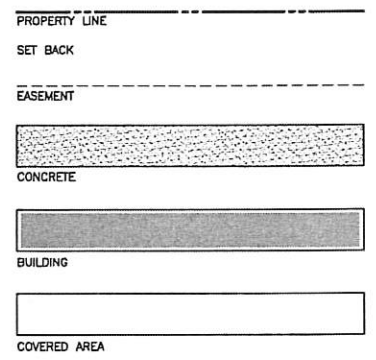
EROSION CONTROL NOTES:

- 1. SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ON SITE AT A SECURE LOCATION NOT TO BE DISTURBED.
- 2. PLACE FILTER SOCKS WITHIN CURB AND CUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SANDBAG OF EACH END. THE FILLED SOCK WILL AID IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKINGS SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
- 3. CONTRACTOR TO MAINTAIN ALL BMP'S.
- 4. INSTALL IP-W BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
- 5. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
- 6. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.



SITE NOTES:

- 1. BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
- 2. SEE CIVIL DRAWINGS FOR SEPTIC DESIGN AND LAYOUT, POWER, TELEPHONE, CABLE TV, PROPANE, AND WATER LINES.
- 3. SEE GRADING AND DRAINAGE PLAN FOR SITE DRAINAGE.
- 4. DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
- 5. ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
- 6. HOME SHALL BE STAKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.
- 7. ALL FLAT WORK ON CONCRETE SHALL BE PER OWNER AND IS SUBJECT TO CHANGE. VERIFY WITH CONTRACTOR.



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



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ARTISTIC DESIGN
P.O. Box 217
St. George, UT 84771
(435) 668-2228
shawn@cdparch.com

ALL RIGHTS RESERVED
Release Date:
5-Aug-22
Project Number:
SP2153
Plan Series:
CUSTOM

GARAGE FOR
MR. AND MRS. DAVIS
373 W. 1180 S.
HURRICANE, UTAH

Mark	Date	Rev	Description

Sheet Title:
ARCHITECTURAL
SITE PLAN

Sheet
SD1.1



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ARTISTIC DESIGN

P.O. Box 217
St. George, UT 84771
(435) 865-2228
shawnd@sparch.com

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7-Jul-22
Project Number:
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Plan Series:
CUSTOM

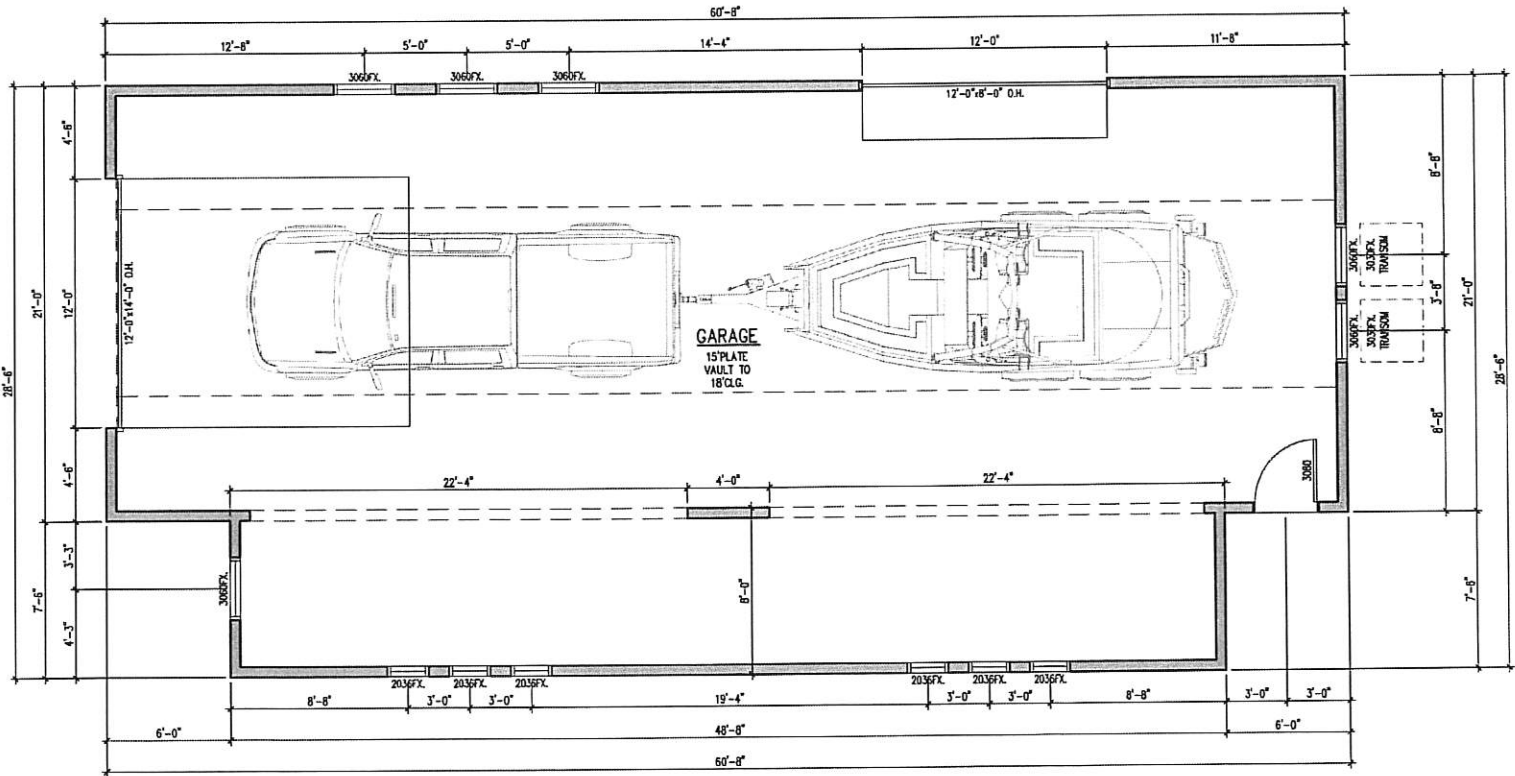
GARAGE FOR
MR. AND MRS. DAVIS
373 W. 1180 S.

HURRICANE, UTAH

Sheet Title:
FLOOR PLAN

Sheet:
A1.1

Rev	Date	Description
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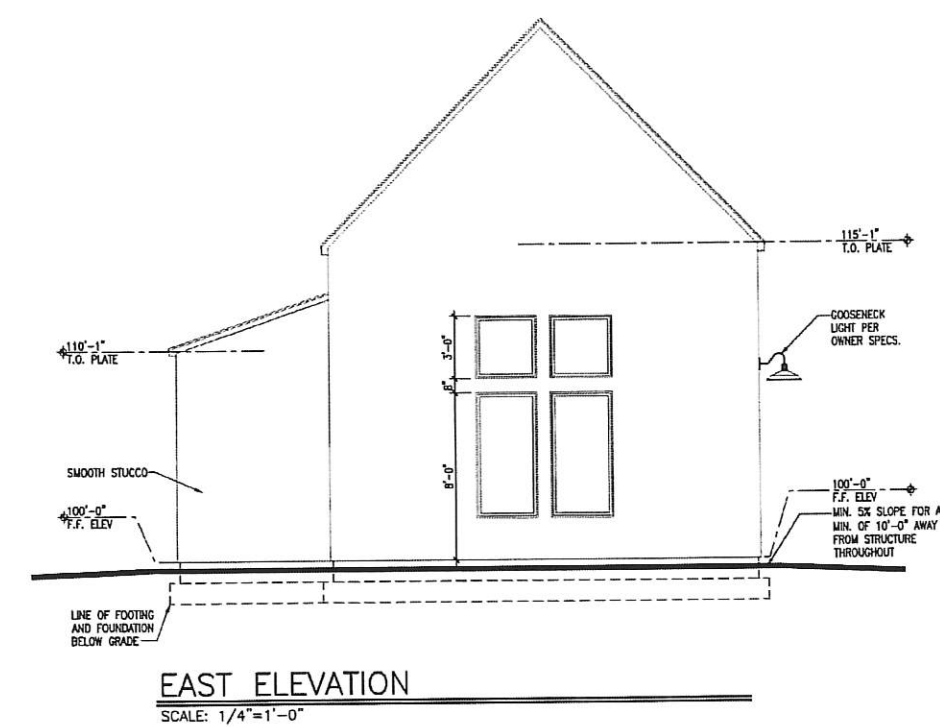
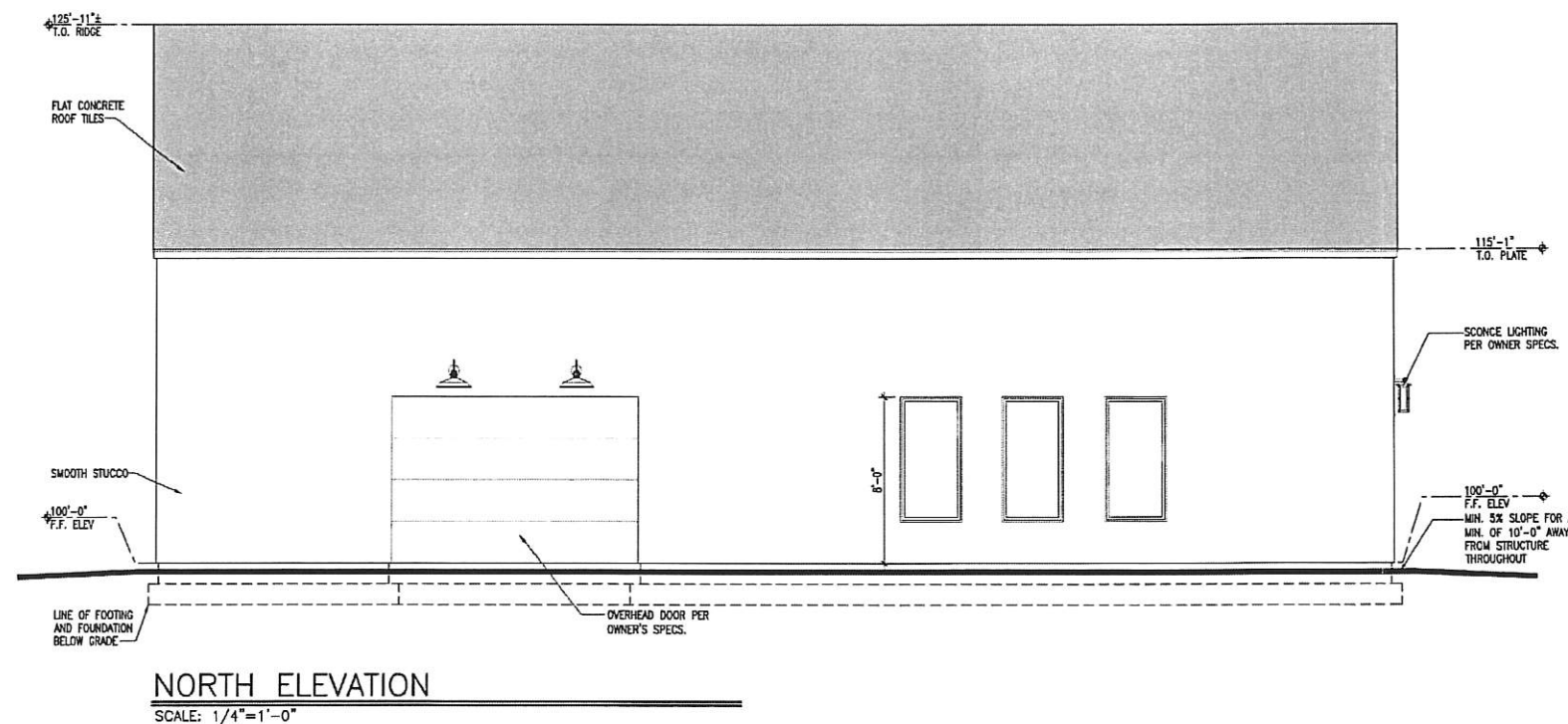
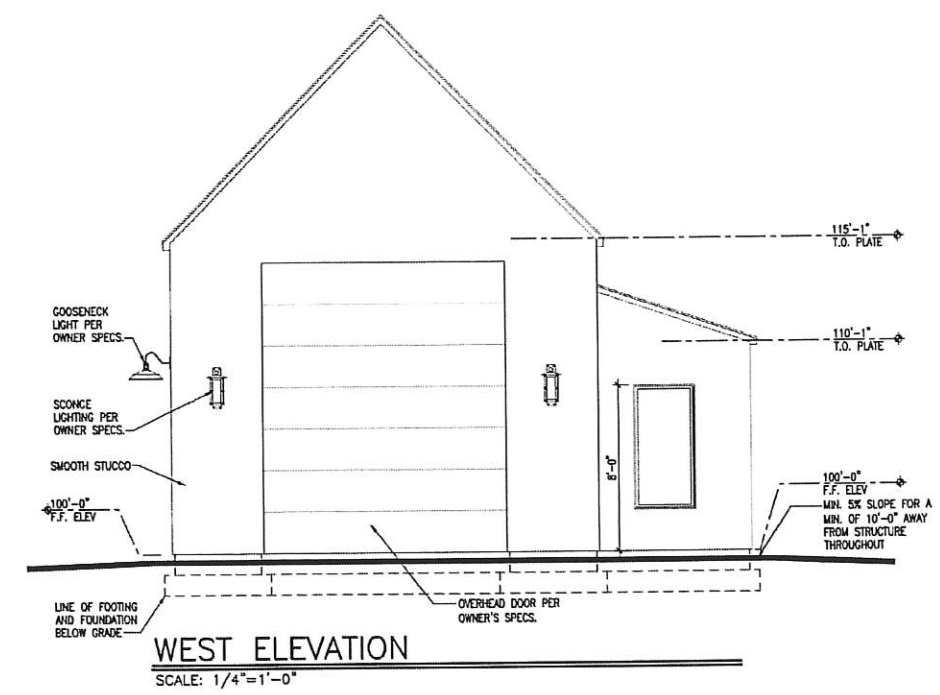
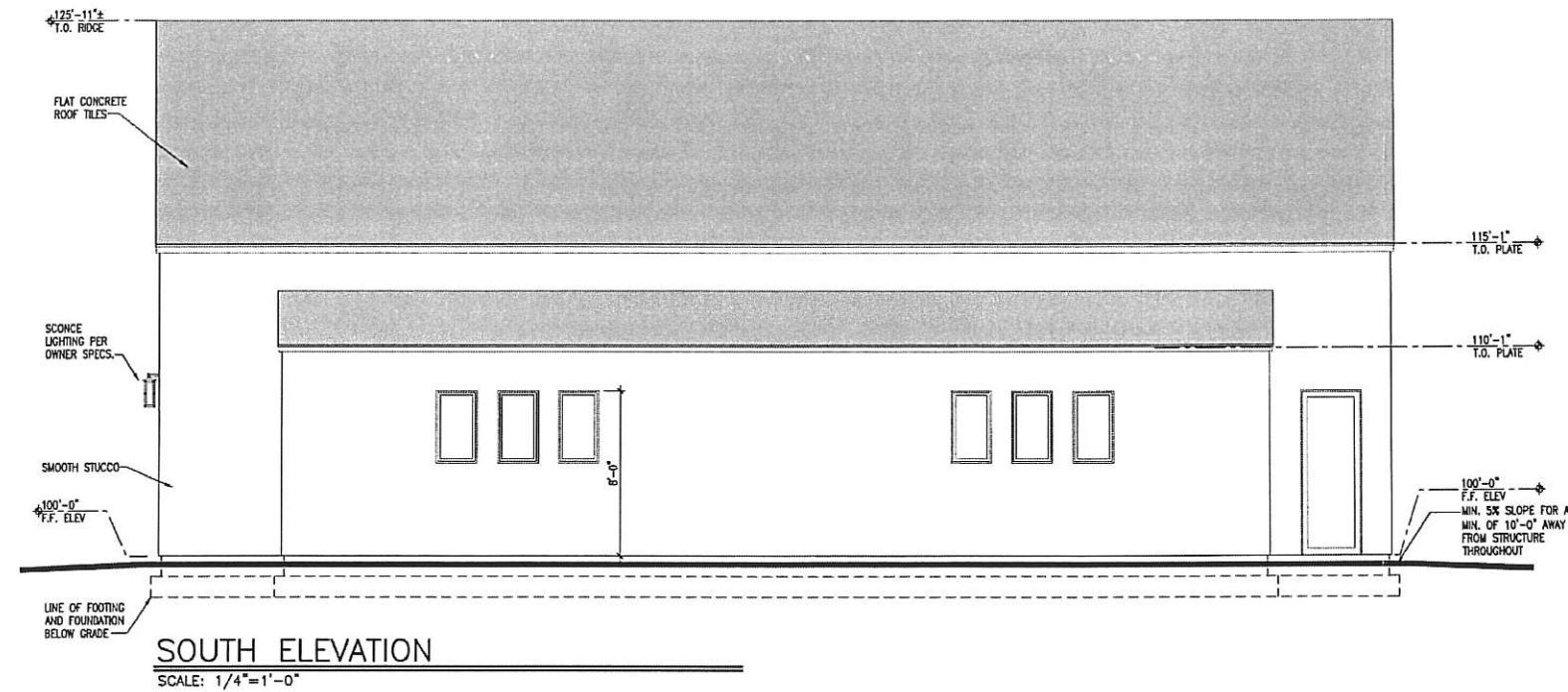
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE - EXTERIOR WALLS AND PLUMBING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE UNDER SLAB VAPOR AND GAS BARRIER.
3. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" THICK 2-M-W SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD, BLOCKED SOLID.
4. ALL WALLS COMMON TO DWELLING (GARAGE SEPARATION) SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD INSTALLED FLOOR TO CEILING.
5. ALL KING WALLS AND ARCHES SHALL BE FRAMED WITH A MINIMUM WIDTH OF 6" UNLESS NOTED OTHERWISE.
6. PROVIDE INSULATION AT ALL EXTERIOR WALLS AND CEILINGS AND FLOORS THAT MEET OR EXCEED CODE REQUIREMENTS.
7. ALL STAIR TREADS SHALL HAVE MAXIMUM RISER HEIGHT OF 7.50" AND TREAD DEPTH OF 10" MINIMUM. HANDRAIL SHALL BE 36" HIGH FROM TIP OF TREAD. BALUSTER SPACING SHALL HAVE NO CLEAR GAP WIDER THAN 4" AND SHALL MEET CURRENT IRC REQUIREMENTS.
8. ALL FLOOR COVERINGS AND FURNISHINGS SHALL BE CHOSEN/APPROVED BY OWNER UNLESS NOTED OTHERWISE.
9. CONSULT OWNER FOR LOCATION OF HOSE BIBBS.
10. ALL BARN DOORS TO BE FRAMED 2" SMALLER IN WIDTH AND HEIGHT THAN DOOR.

FLOOR PLAN

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

SQUARE FOOTAGE:
FLOOR PLAN -----1,551 s.f.



ELEVATION NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR EDGE OF CONCRETE.
2. VERIFY ALL EXTERIOR FINISHES WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
3. FOR VARYING PLATE HEIGHTS AND OR TRUSS HEEL HEIGHTS SEE ROOF PLAN A4.1.
4. PROVIDE METAL FLASHING AT ALL ROOF TO WALL TRANSITIONS AND AT CHIMNEYS.
5. SEE ROOF PLAN A4.1 FOR ATTIC VENTING REQUIREMENTS.
6. SEE K-A4.2 FOR FRAMING DETAIL ON WINDOW.
7. PROVIDE ICE AND SHIELD OR SIMILAR UNDERLAYMENT ON ALL ROOF PITCHES 3:12 AND UNDER.

OPENING IN FIREWALL CALCULATION:

①	SIDE A ELEVATION	481 SQ.FT.
	WALL AREA	120 SQ.FT. (25%) MAX.
	ACTUAL OPENING AREA:	42 SQ.FT. (5%)



CREATIVE DIMENSIONS
ARTISTIC DESIGN
P.O. Box 217
St. George, UT 84771
(435) 668-2228
stawn@crparch.com

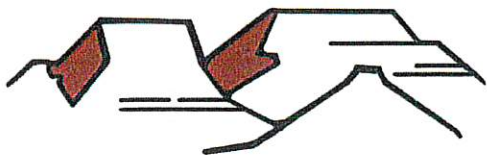
Release Date:
7-Jul-22
Project Number:
SP2153
Plan Series:
CUSTOM

GARAGE FOR
MR. AND MRS. DAVIS
373 W. 1180 S.
HURRICANE, UTAH

Mark	Date	Description

Sheet Title:
ELEVATIONS

Sheet:
A2.1



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-20
Receipt No. 8-160852

APPLICATION & SUBMITTAL CHECKLIST

Name: Beau Davis Telephone: _____
Address: 373 W 1180 S Fax No. _____
Email: beaugdavis@gmail.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: _____
Tax ID of Subject Property: H-3-2-3-234 Zone District: RA-5
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____
Height + size

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 1/2 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: _____

Agenda Date:	08/25/2022
Application Number:	2022-CUP-20
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Beau Davis
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	373 W 1180 S
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 22' 6" tall and approximately 3,226 sq ft pool house and sport court/garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger 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.

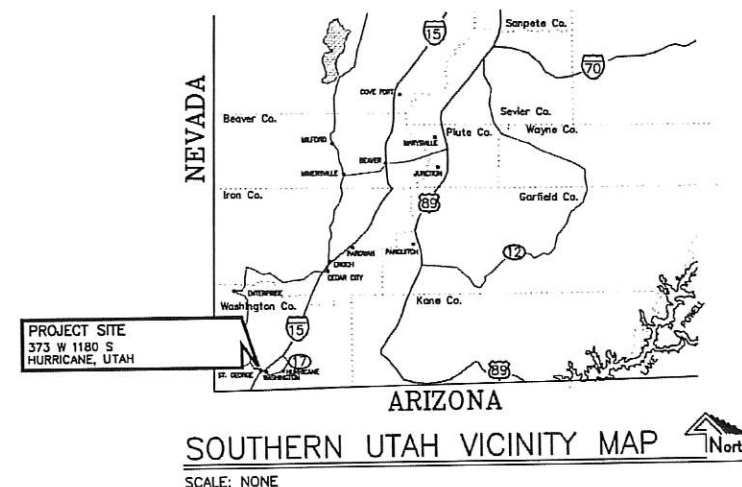
Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.
4. The proposed buildings will take up approximately 15% of the lot
5. The building is for a permitted use in this zoning

Recommendation: Staff recommends approval of the conditional use permit.

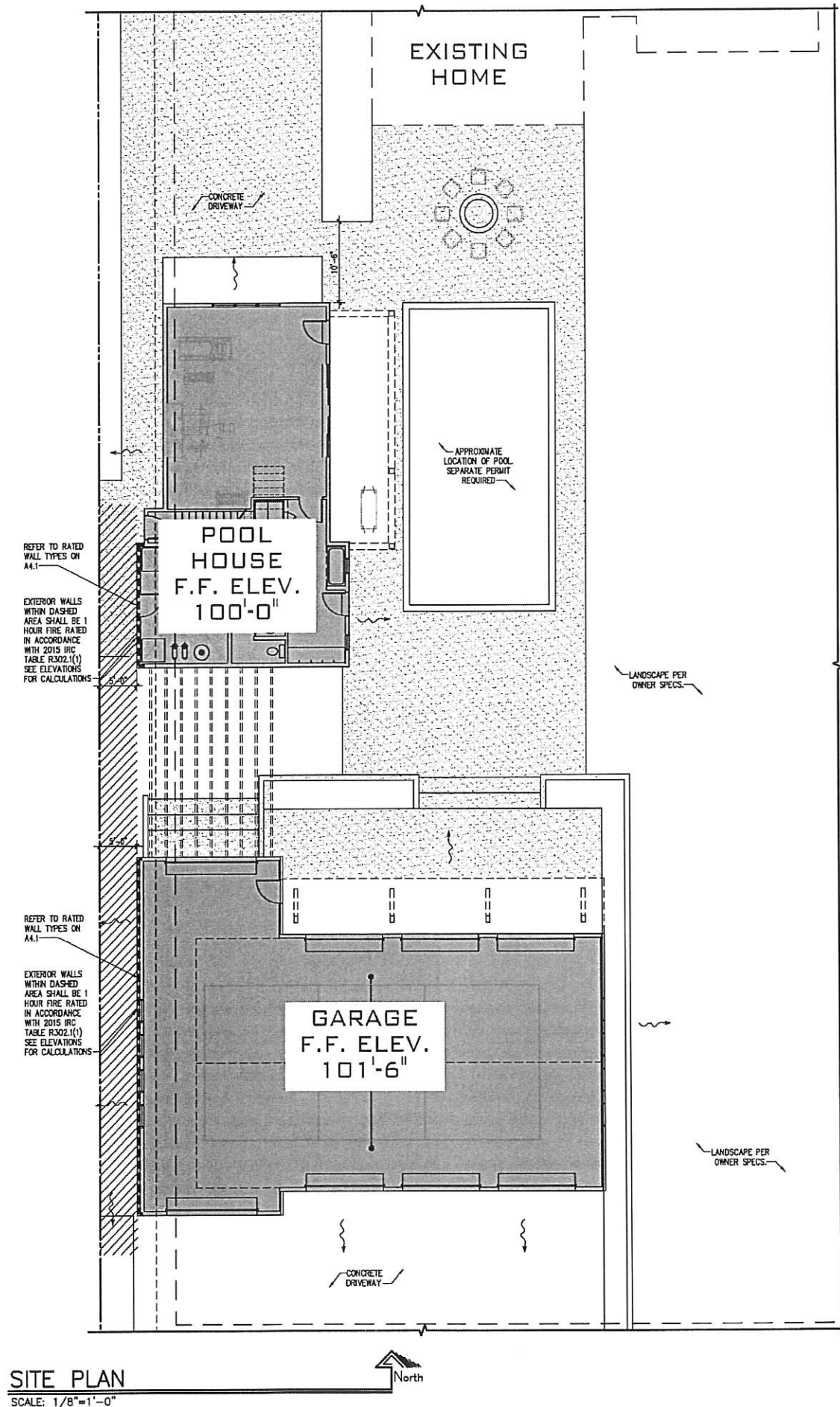
DRAWING INDEX			
SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
	GENERAL		STRUCTURAL
G1.1	INDEX SHEET	S1	ENGINEERING
		S2	ENGINEERING
	SITE	S3	ENGINEERING
SD1.1	SITE PLAN AND EROSION CONTROL PLAN	S4	ENGINEERING
	ARCHITECTURAL		ELECTRICAL
A1.1	MAIN LEVEL FLOOR PLAN	E1.1	MAIN AND UPPER LEVEL ELECTRICAL PLANS
A1.2	UPPER LEVEL FLOOR PLAN		
A2.1	SOUTH AND NORTH ELEVATIONS		
A2.2	NORTH AND WEST ELEVATIONS		
A2.3	EAST ELEVATION		
A4.1	ROOF PLAN		
A4.2	TYPICAL DETAILS AND WALL SECTIONS		
A5.1	MAIN AND UPPER LEVEL REFLECTED CEILING PLAN		
A6.1	FINISH FLOOR PLAN AND THERMAL ANALYSIS		

DETAIL		← DETAIL LETTER ← SHEET NUMBER
SECTION		← SECTION LETTER ← SHEET NUMBER
SHEET REFERENCE		TITLE SCALE
ELEVATION (VIEW)		← ELEVATION LETTER ← SHEET NUMBER



HURRICANE, UTAH

Sheet: **G1.1**

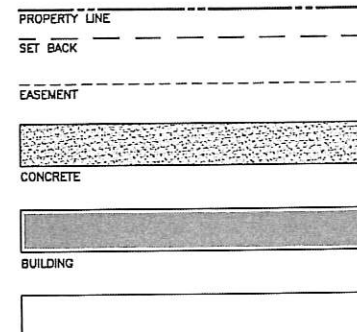


SITE PLAN
SCALE: 1/8"=1'-0"

OVERALL SITE PLAN
SCALE: N.T.S.

SITE NOTES:

- BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
- SEE CIVIL DRAWINGS FOR SEPTIC DESIGN AND LAYOUT, POWER, TELEPHONE, CABLE TV, PROPANE, AND WATER LINES.
- SEE GRADING AND DRAINAGE PLAN FOR SITE DRAINAGE.
- DRAINAGE SHALL HAVE A MINIMUM SLOPE OF SIX AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
- ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
- HOME SHALL BE STAKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.
- ALL FLAT WORK ON CONCRETE SHALL BE PER OWNER AND IS SUBJECT TO CHANGE. VERIFY WITH CONTRACTOR.



EROSION CONTROL NOTES:

- SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ON-SITE AT A SECURE LOCATION NOT TO BE DISTURBED.
- PLACE FILTER SOCKS WITHIN CURB AND GUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SANDBAG OF EACH END. THE FILLED SOCK WILL AID IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKING SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
- CONTRACTOR TO MAINTAIN ALL BMP'S.
- INSTALL 12" BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.



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Release Date:
5-Aug-22
Project Number:
SP2153
Plan Series:
CUSTOM

POOL HOUSE FOR
MR. AND MRS. DAVIS
373 W 1180 S

HURRICANE, UTAH

Mark	Date	Rev	Description

Sheet Title:
ARCHITECTURAL
SITE PLAN

Sheet
SD1.1



Release Date:	11-Jul-22
Project Number:	SP2153
Plan Series:	CUSTOM

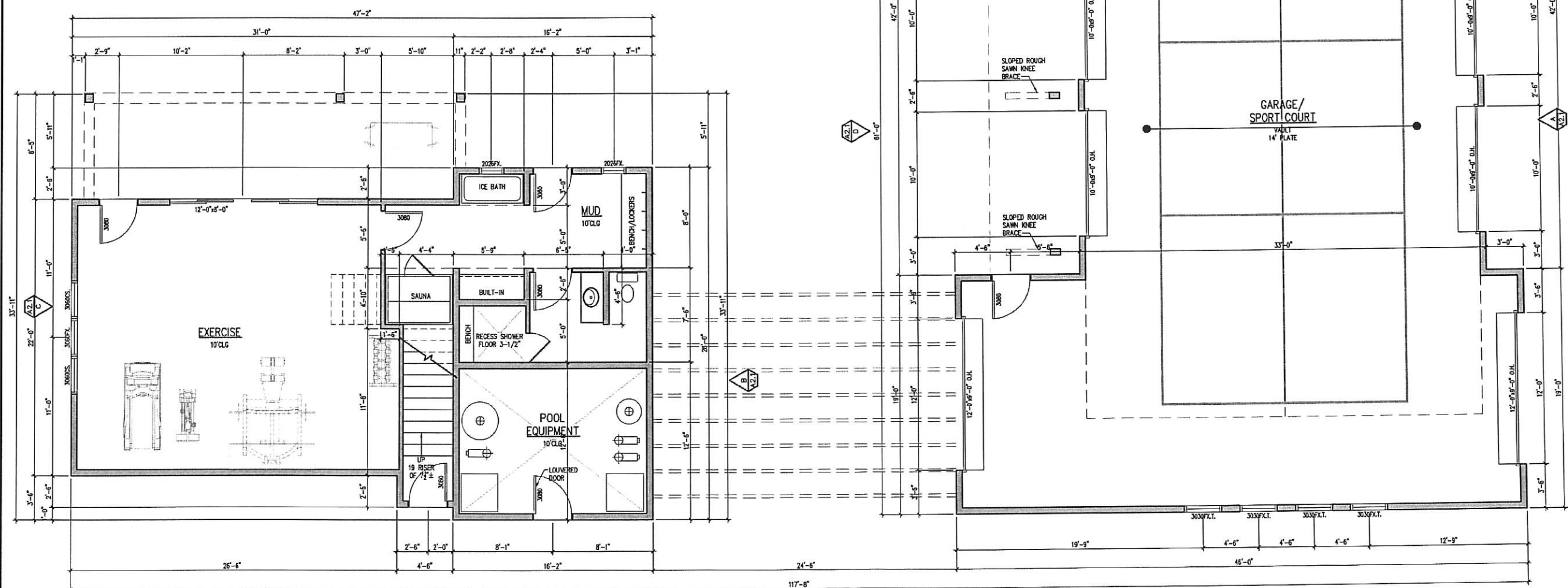
POOL HOUSE FOR
MR. AND MRS. DAVIS
373 W 1180 S

REPUBLIC ITALY

[illegible]

Sheet Title:
MAIN LEVEL
FLOOR PLAN

Sheet:
A1.1



MAIN LEVEL FLOOR PLAN

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

SQUARE FOOTAGE:
SPORT COURT -----2,154 s.f.
MAIN LEVEL FLOOR PLAN -----1,072 s.f.
UPPER LEVEL FLOOR PLAN -----449 s.f.

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE - EXTERIOR WALLS AND PLUMBING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- 2. PROVIDE UNDER SLAB VAPOR AND GAS BARRIER SEE DETAIL.
- 3. ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" THICK 2-M-W SHEATING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD, BLOCKED SOLID.
- 4. ALL WALLS COMMON TO DWELLING (GARAGE SEPARATION) SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD INSTALLED FLOOR TO CEILING.
- 5. ALL WING WALLS AND ARCHES SHALL BE FRAMED WITH A MINIMUM WIDTH OF 6" UNLESS NOTED OTHERWISE.
- 6. PROVIDE INSULATION AT ALL EXTERIOR WALLS AND CEILINGS AND FLOORS THAT MEET OR EXCEED CODE REQUIREMENTS.
- 7. ALL STAIR TREADS SHALL HAVE MAXIMUM RISER HEIGHT OF 7.50" AND TREAD DEPTH OF 10" MINIMUM. HANDRAIL SHALL BE 36" HIGH FROM TIP OF TREAD, BALLUSTER SPACING SHALL HAVE NO CLEAR GAP WIDER THAN 4" AND SHALL MEET CURRENT IRC REQUIREMENTS.
- 8. ALL FLOOR COVERINGS AND FURNISHINGS SHALL BE CHOSEN/APPROVED BY OWNER UNLESS NOTED OTHERWISE.
- 9. CONSULT OWNER FOR LOCATION OF HOSE BIBBS.
- 10. ALL BARN DOORS TO BE FRAMED 2" SMALLER IN WIDTH AND HEIGHT THAN DOOR.

MECHANICAL NOTES:

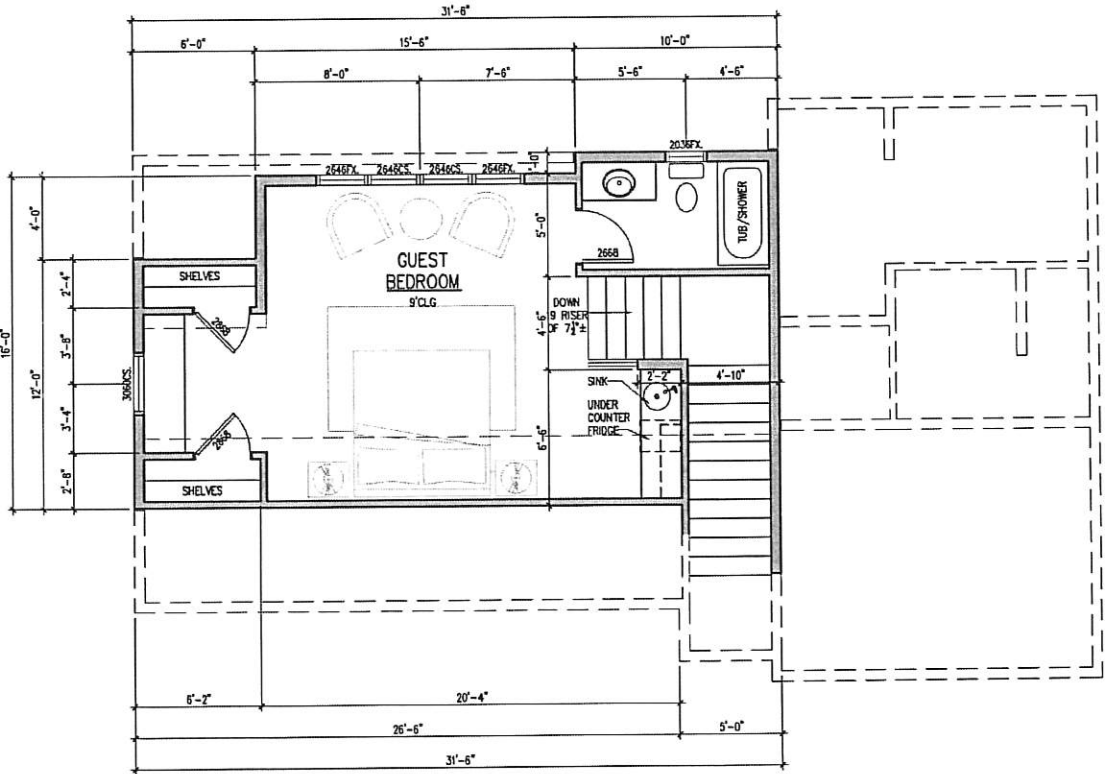
- 1. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE ANY OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
- 2. VENT CLOTHES DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, NO SCREWS ALLOWED. MAXIMUM LENGTH DRYER DUCT 14' WITH TWO 90° ELBOWS. MINIMUM DUCT DIAMETER SHALL BE 4".
- 3. PROVIDE MINIMUM 30" CLEARANCE ABOVE RANGE TOP TO COMBUSTIBLES.
- 4. COOK TOPS & MICROWAVES INSTALLED ABOVE COOK TOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
- 5. BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5-AIR CHANGES PER HOUR TO OUTSIDE.
- 6. COMBUSTION AIR TO BE PROVIDED TO MECHANICAL ROOMS W/GAS FIRED EQUIPMENT 4" RELIEF AIR TO MECHANICAL HVAC (MINIMUM) ROOM FROM EXTERIOR.
- 7. FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ AND AT LEAST 1'-0" ABOVE A DOOR OPERABLE WINDOW OR GRAVITY AIR INLET.
- 8. THE DWELLING MUST BE PROVIDED WITH HEATING CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES AT A POINT THREE FEET ABOVE THE FLOOR.
- 9. IF EXHAUST RATE EXCEEDS 400 CFM MAKEUP AIR MUST BE PROVIDED.

PLUMBING NOTES:

- 1. PROVIDE FLOOR DRAIN AT WATER HEATER.
- 2. PROVIDE SEISMIC STRAPS FOR WATER HEATER (1) @ TOP 1/3 AND (1) @ BOTTOM 1/3.
- 3. PROVIDE THERMAL PROTECTION FOR ALL WATER HEATERS.
- 4. SHOWER SIZE MINIMUM 1024 SQ. INCHES WITH A 30" DIAMETER CIRCLE WITHIN AREA. TUB/SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED TYPE BACKING BOARD AND TILE, MARBLE, OR EQ. TO A HEIGHT OF 70" ABOVE THE FLOOR DRAIN.
- 5. WATER CLOSET CLEARANCES OF 30" WIDTH, 24" IN FRONT OF CLOSET REQUIRED.
- 6. REQUIRED LOW FLUSH WATER CLOSET, MAXIMUM 1.6 GALLONS PER FLUSH.
- 7. FLOW RATE OF SHOWER HEAD MAXIMUM 2.5 GALLONS/MINUTE.
- 8. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' OUTSIDE AIR INTAKE OPENINGS.
- 9. FREEZELESS BACKFLOW PREVENTION HOSE BIBBS REQUIRED.

STAIR NOTES:

- 1. STAIR HEADROOM - MINIMUM 6'-8" AT ALL PLACES AND ANY POINT. PER CURRENT IRC ADDITION.
- 2. STAIR TREADS - MAXIMUM 7.75" RISE, MINIMUM 10" RUN. PER CURRENT IRC ADDITION.
- 3. VARIATION - MAXIMUM 1/8" ON TREADS AND/OR RISERS IN ANY STAIR RUN. PER CURRENT IRC ADDITION.
- 4. STAIR WIDTH - MINIMUM 36" WIDE.
- 5. LANDINGS FOR STAIRWAYS - MINIMUM 36"x36" LANDINGS REQUIRED AT: A) ALL EXTERIOR DOORS (EXCEPT FROM HOUSE INTO GARAGE) AT TOP OF STEPS; B) BOTTOM OF ALL INTERIOR STAIRWAYS; C) TOP OF INTERIOR STAIRWAYS EXCEPT WHERE DOOR DOES NOT SWING OVER STAIRS.
- 6. HANDRAIL SHAPE - 1 1/2" - 2" DIAMETER, OR EQUIVALENT GRIPPING SURFACE. PER CURRENT IRC ADDITION.
- 7. MOUNTING HEIGHT - 34" - 38" HIGH, MEASURED VERTICALLY ABOVE TREAD NOSING TO TOP OF RAILING.
- 8. HANDRAIL CONTINUITY - CONTINUOUS, RETURNED AT ENDS TO WALL NEWEL POST, OR SAFETY TERMINAL.
- 9. GUARDRAILS REQUIRED ON OPEN SIDES OF STAIRS, LANDINGS AND PLATFORMS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. PER CURRENT IRC.
- 10. HEIGHT - MINIMUM 36" HIGH TO TOP OF GUARDRAIL.
- 11. DESIGN PATTERN - BALLUSTER SPACING SO A 4" SPHERE CANNOT PASS THROUGH AT ANY POINT. PER CURRENT IRC.
- 12. GUARDRAILS WITH HANDRAIL - WHEN COMBINED WITH HANDRAIL ON OPEN SIDE OF STAIRS, GUARDRAIL MAY BE BUILT TO HANDRAIL HEIGHT.



UPPER LEVEL FLOOR PLAN

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

SQUARE FOOTAGE:
SPORT COURT -----2,154 s.f.
MAIN LEVEL FLOOR PLAN -----1,072 s.f.
UPPER LEVEL FLOOR PLAN -----449 s.f.



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ARTISTIC DESIGN

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Release Date:
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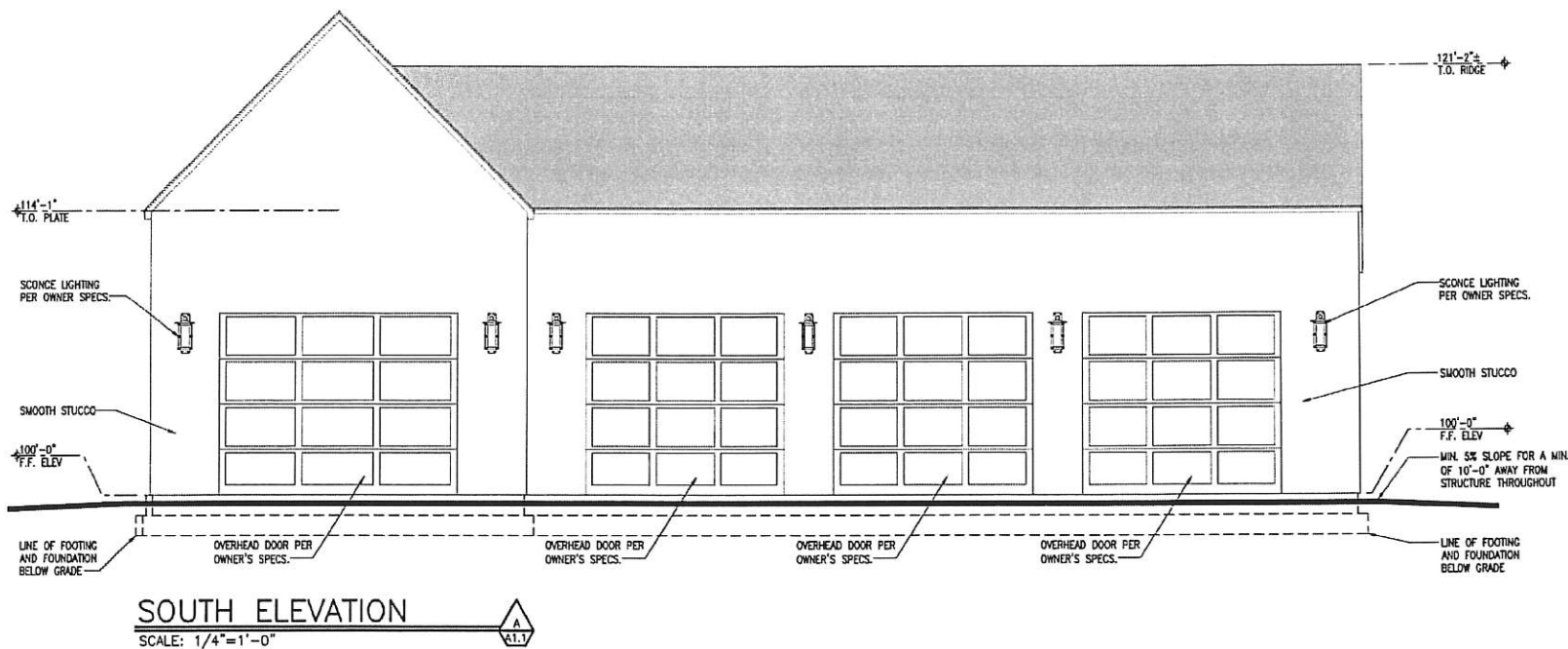
POOL HOUSE FOR
MR. AND MRS. DAVIS
373 W 1180 S

HURRICANE, UTAH

Blank	Date	Rev.	Description

Sheet Title:
UPPER LEVEL
FLOOR PLAN

Sheet:
A1.2



ELEVATION NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR EDGE OF CONCRETE.
2. VERIFY ALL EXTERIOR FINISHES WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
3. FOR VARYING PLATE HEIGHTS AND OR TRUSS HEEL HEIGHTS SEE ROOF PLAN A4.1.
4. PROVIDE METAL FLASHING AT ALL ROOF TO WALL TRANSITIONS AND AT CHIMNEYS.
5. SEE ROOF PLAN A4.1 FOR ATTIC VENTING REQUIREMENTS.
6. SEE K-A4.2 FOR FRAMING DETAIL ON WINDOW.
7. PROVIDE ICE AND SHIELD OR SIMILAR UNDERLAYMENT ON ALL ROOF PITCHES 3:12 AND UNDER.

A OPENING IN FIREWALL CALCULATION:

WEST ELEVATION POOL HOUSE	
WALL AREA:	282 SQ.FT.
OPENING AREA ALLOWED:	73 SQ.FT. (25%) MAX.
ACTUAL OPENING AREA:	24 SQ.FT. (8%)

WEST ELEVATION GARAGE	
WALL AREA:	629 SQ.FT.
OPENING AREA ALLOWED:	157 SQ.FT. (25%) MAX.
ACTUAL OPENING AREA:	36 SQ.FT. (6%)



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POOL HOUSE FOR
MR. AND MRS. DAVIS
373 W 1180 S
HURRICANE, UTAH

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Sheet Title:
SOUTH AND
NORTH
ELEVATIONS

Sheet:
A2.1

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. 2021-PP-22

Receipt No. 8160485

Name: 2770 W. State St, LLC Telephone: 435-668-2730

Address: 1173 W. 650 South Fax No. _____

Email: _____ Agent Email: joby@netwiah.com

Agent (If Applicable): Joby Kvuti Telephone: 435-632-5629

Address/Location of Subject Property: Approx 250 N. 2800 West

Tax ID of Subject Property: H-3-1-32-44071 Zone District: MH/RV

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

Residential - 127 Lots

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

- ____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ____ a. The proposed name of the subdivision.
 - ____ b. The location of the subdivision, including the address and section, township and range.
 - ____ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ____ d. Date of preparation, and north point.
 - ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ____ 2. Existing Conditions: The preliminary plat shall show:
 - ____ a. The location of the nearest monument.
 - ____ b. The boundary of the proposed subdivision and the acreage included.
 - ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ____ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.



STAFF COMMENTS

Agenda Date:	8/25/2021
Application Number:	2021-PP-22
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	2770 W State Str, LLC
Agent:	Joby Venuti
Request:	Approval of a Preliminary Plat
Location:	250 N and 2800 W
Zoning:	MH/RV
General Plan Map:	Single Family Residential

Discussion: The applicant is seeking a preliminary plat for 16.58 acres for 127 units. The property is zoned Mobile Home/Recreation Vehicle, which allows recreation vehicle parks, mobile home parks, and manufactured home parks. Single family homes are a permitted use within this zone.

Density and Lot Sizes

The development is under an old PDO. After a review of the file and minutes from the meetings, staff could not find details of the approval. After a review of the code, staff has found that the code allows for approximately 6.15 units an acre at a minimum lot size of 5,700 sq. ft. This would allow the applicant to have a max density of 102 units. The applicant has proposed a total of 120 units. The PDO also allows a variety of housing types, which the smaller single-family homes would be allowed. The applicant has filed a zone change application in order to secure the density bonus.

Because of the PDO statutes, there is no minimum lot size, so the applicant's smaller lots comply with the code, but the overall number of units is too high.

JUC Comments

Because of the number of items that have been submitted, this application will be reviewed by the JUC on July 28, 2021, after which a full report will be sent to the Planning Commission and made public.

1. Streets: Roads will need to be the correct width based on our standards
2. Fire: Recommend that they connect the eastern road to the south section of the development. Make sure hydrant spacing is correct.
3. Water: If private roads, require ductile iron pipe. Will need a water model, and will need to connect to the 2800 W future water line in order to loop the system.

1. The applicant has made changes to the plat that show updated roadway design and cross-sections to comply with Hurricane standards.
2. The plat does not indicate if the property is in a desert tortoise take area.
3. The plat does not identify potential geotechnical constraints on the project site.

4. The applicant has not provided a letter from the local sanitary sewer provider (Ash Creek) or from Hurricane Water Department indicating service availability.
5. Roads: Hurricane City code requires that roadways within a manufactured home park need to comply with Hurricane City Design Standards, normally meaning public roadways. However, when Canyons RV was initially approved, it was approved for 32' private roads. After consulting with the applicant and the JUC, the applicant has agreed to design the roadways to meet public standards.
6. The applicant needs to show the location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks, and other public open spaces, within and adjacent to the tract.
7. Fire Access: The fire district has some concerns about the spacing of fire access points. The applicant has proposed connecting the southeast corner with the approved future phase of the canyon's RV. The applicant is the owner of the subdivision to the south and would need to amend the final plat to put the road where proposed.
8. Intersection Alignment: The entrance on 2800 W will need to align or have proper distance from the Plumb PDO if approved. The applicants will need to work together to ensure alignment or separation meets Hurricane standards.
9. The applicant has proposed a tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the application with the following conditions:

1. The PDO Amendment is approved.
2. Canyon's RV final plat is amended so that the proposed eastern roadway can connect to Cinder Street.
3. The entry point on 2800 aligns with Plumb PDO Site Plan, or that proper distance is allowed.
4. The applicant meets all density bonus conditions.

PRELIMINARY PLAT CANYONS DEL SOL

A 13 LOT RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASIN AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84770

CONTACT: JASON HARRIS
(435) 673-8556

PROJECT OWNER

2710 N. STATE ST. LLC
173 WEST 650 SOUTH
HURRICANE, UT 84751

CONTACT: PAUL FARRINGTON
(435) 668-2450

PROJECT DEVELOPER

WESTERN COMMERCIAL REAL ESTATE, PLLC
3452 SAGEBRUSH DRIVE
SANTA CLARA, UT 84505

CONTACT: JIMMY VENTURA
(435) 692-5624

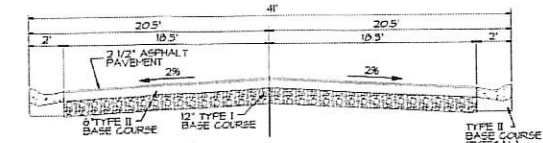
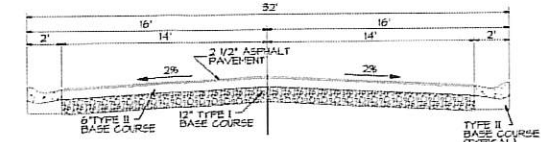
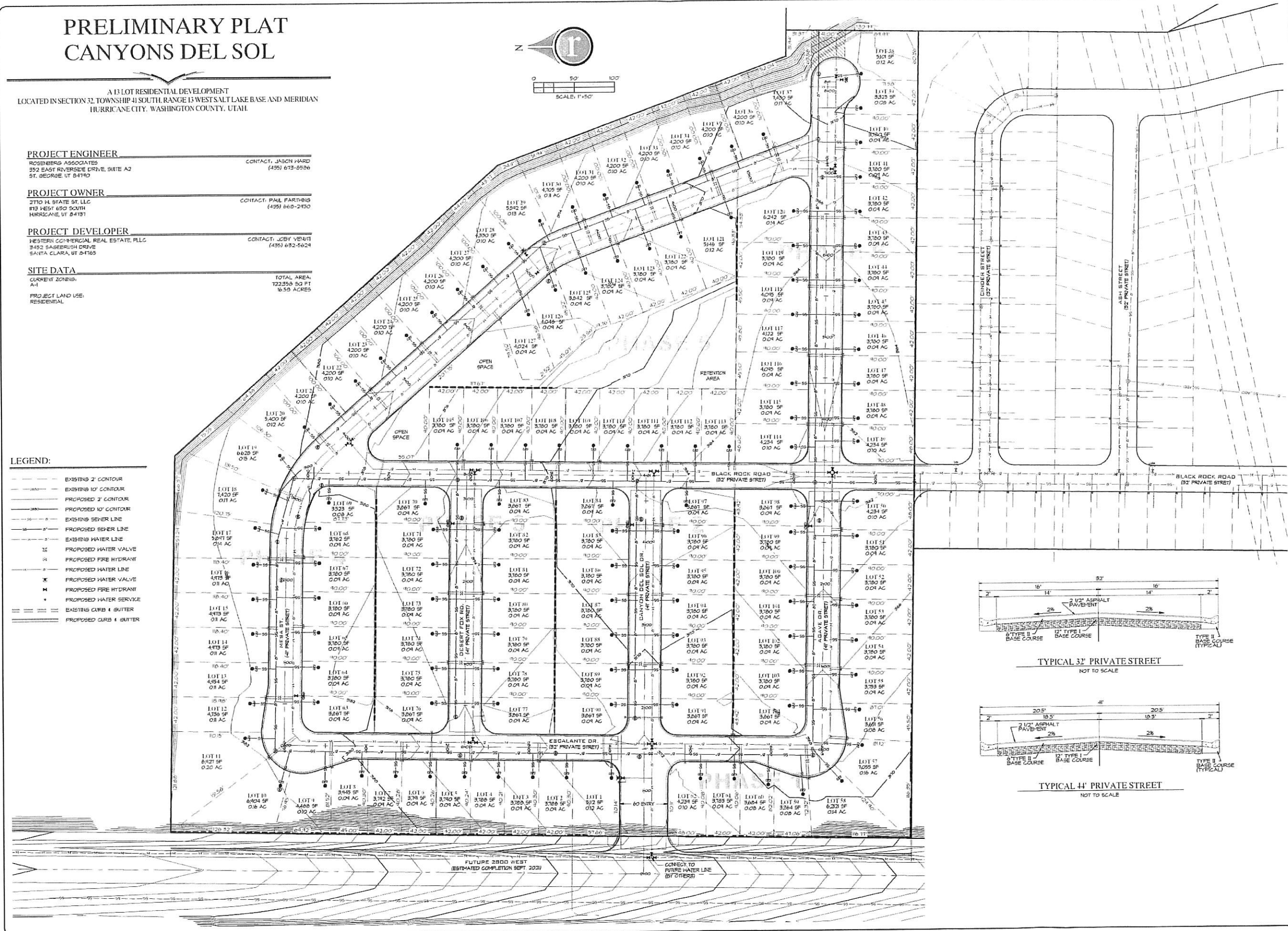
SITE DATA

CURRENT ZONING:
A-1
PROJECT LAND USE:
RESIDENTIAL

TOTAL AREA:
122,358 SQ. FT.
2.80 ACRES

LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER

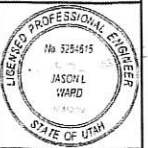


DATE: 1/4/2020
PROJECT: 10361-20-005
DESIGNED BY: JLN
CHECKED BY: RMA
DRA: Base

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

333 East Riverside Drive, Suite A2
St. George, Utah 84770
(435) 673-8556
www.rosenberg.com

Base Map
FOR
Canyons RV North Parcel
Hurricane
Utah



SHEET
1
1 OF 1 SHEETS

PRELIMINARY PLAT
CANYON DEL SOL

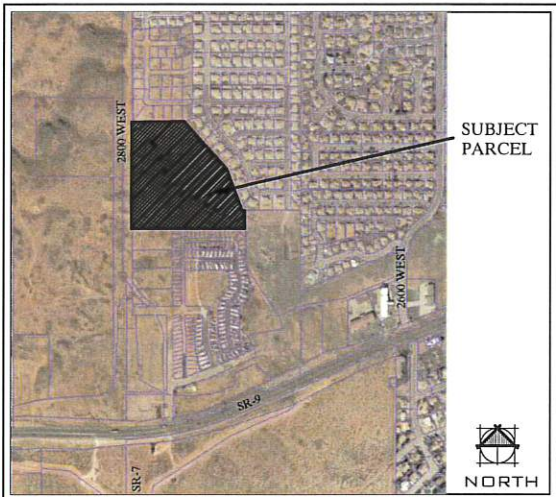
A 13 LOT RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790
CONTACT: JASON WARD
(435) 673-8586

PROJECT OWNER
2710 N. STATE ST. LLC
1115 WEST 650 SOUTH
HURRICANE, UT 84757
CONTACT: PAUL FARHING
(435) 668-2430

PROJECT DEVELOPER
WESTERN COMMERCIAL REAL ESTATE, PLLC
3452 SAGEBRUSH DRIVE
SANTA CLARA, UT 84765
CONTACT: JOBY VENUTI
(435) 692-5624

SITE DATA
CURRENT ZONING: MH-RV (PDO)
PROJECT LAND USE: RESIDENTIAL
TOTAL AREA: 722,358 SQ. FT.
16.58 ACRES



VICINITY MAP



DATE: 11/4/2020
JOB NO.: 10361-20-008
DESIGNED BY: JMW
CHECKED BY: RWA
DWG: Base

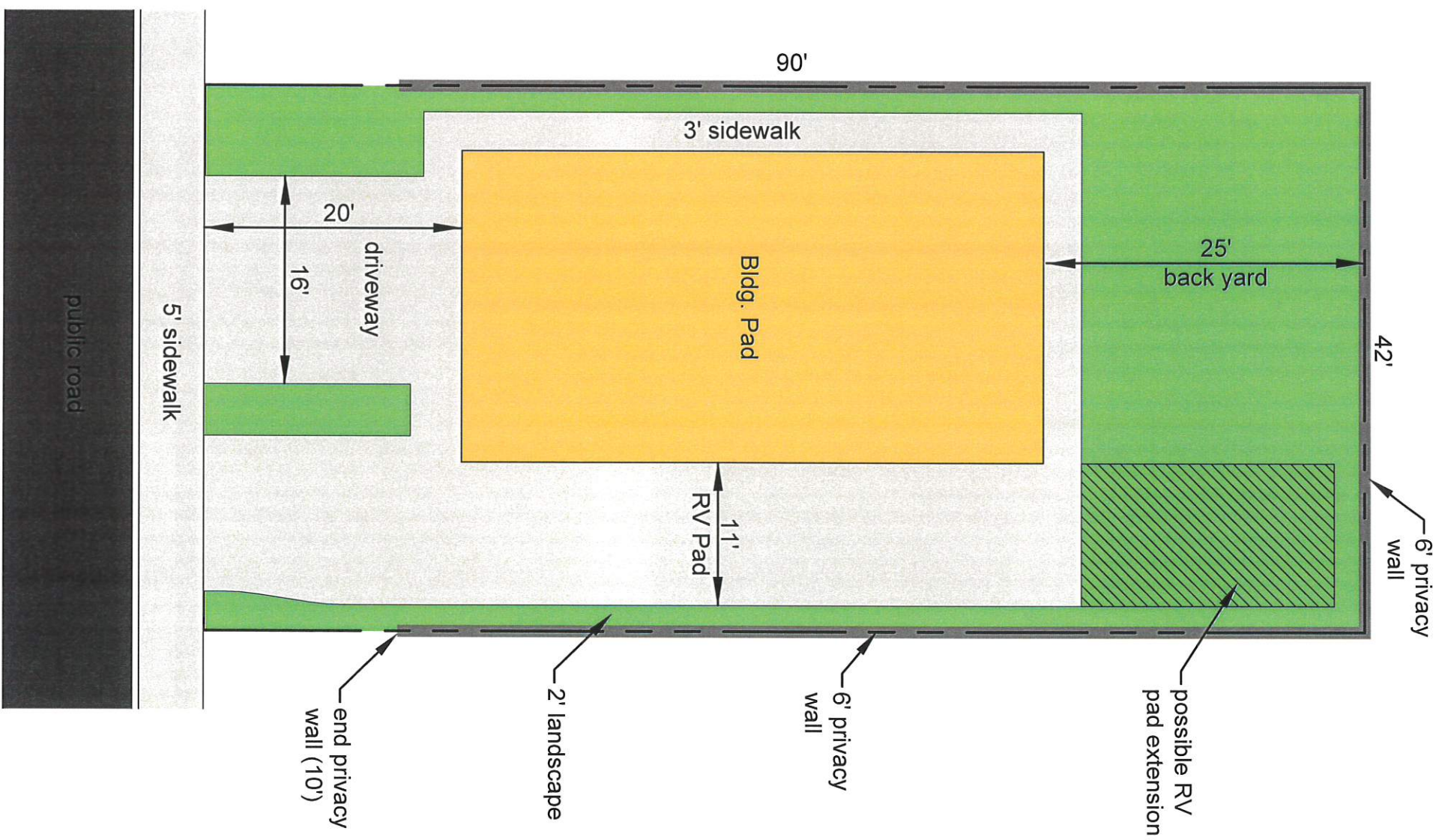
REVISIONS	DATE	DESCRIPTION

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fax (435) 673-4397
www.rachill.com

Preliminary Plat
FOR
Canyon Del Sol
Western Commercial Real Estate, PLLC
Hurricane, Utah





Canyon del Sol
typical lot layout

~~LOT SPLITS~~ Preliminary Plat

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. 8161004

Receipt No. 2022-PP-22

APPLICATION & SUBMITTAL CHECKLIST

Owner(s) Name: Jaymie Wetzel Telephone: _____
Address: 1015 W 250 N
Hurricane, UT 84737 Fax No. _____
Agent (If applicable) Jeffrey Hatcher Agent's Phone: 435-216-6617
Address of Subject Property: approx. 650 S 1100 W
Tax ID of Subject Property: H-3-2-3-4318 Zone District R1-15
Proposed Use: (Describe, use extra sheet if necessary) Split into 2 lots

This application shall be accompanied by the following:

- ☒ 1. A plat drawn to scale (typically one inch equals 50 feet or larger) on an 8 1/2 x 11 inch sheet. Larger if needed to show reasonable detail.
- ☒ 2. The plat to show the following detail:
 - ☒ Scale, north point
 - ☒ Streets and the right of way width
 - ☒ Dimensions of proposed lots
 - ☒ Location of all buildings and distances from resulting lot lines
 - ☒ The location of any significant natural features (creeks, washes, cliffs, etc.)
 - ☒ The name, address and phone number of the person or firm who prepared the plat
- ☒ 3. Legal description of each of the resulting parcels.
- ☒ 4. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the lot split verifying that all taxes or special assessments payable on all property within the limits of the lot split are paid in full

Note: It is important that all applicable information noted above is submitted with the application.

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	08/25/2022
Application Number:	2022-PP-22
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Jaymie Wetzel
Agent:	Jeffrey Hatcher
Request:	Approval of a Preliminary Plat
Location:	Approximately 650 S 1100 W
Zoning:	R1-15
General Plan Map:	Single Family

Discussion: The applicant is proposing a two lot single family subdivision. A zone change to R1-15 for this property was approved last month. The applicant initially applied for a lot split but upon reviewing the code a preliminary plat is required. HCC 10-39-4 states

Sec. 10-39-4. - Necessity of plat; exemption from plat requirements.

- I. *All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:*

A. A subdivision creating no more than one new lot may be approved by City staff without the necessity of preparing and filing a preliminary plat or final plat if:

1. *Notice is provided by City as required by this chapter.*
2. *The proposed subdivision:*
 - a) *Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.*
 - b) *Does not impact an existing easement or right-of-way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right-of-way.*
 - c) *Has been approved by the Culinary Water Authority and Sanitary Sewer Authority.*
 - d) *Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.*

Where this subdivision does require roadway dedication as dictated by the Transportation Master Plan a preliminary plat is required.



JUC Comments

Water: No comments received

Cable: Need internet fiber note attached to construction plans

Power: Bringing power to Lot 2 would require a road cut crossing

Sewer: No comments

Engineering: Need to coordinate with Alpha Engineering to determine Lot 1's west boundary with regards to the 1150 W project. 650 S is master planned 67' ROW with a trail on the north side. Show 10' Public Utility Easement on street side property lines.

Streets: Okay with a lot split. Will have to put in improvements on 650 S and 1100 W when developing

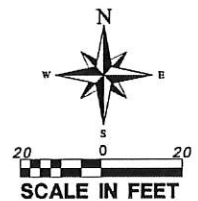
Fire: No comments

Staff Comments: Preliminary Plat

1. Both proposed lots meet the requirements of the R1-15 zone.
2. The depicted roadway dedications for both 650 S and 1100 W appear to be sufficient with current city standards. Full dedications will need to be approved by the City Engineer.
 - a. At this time 1150 W will likely require additional dedication. The City has hired Alpha Engineering to study the alignment of 1150 W from 400 S to 1100 W near the Hurricane Airport. This subdivision should coordinate with Engineering and Alpha Engineering to ensure proper dedication is given.
 - b. Full dedications will need to be approved by the City Engineer.
 - c. The City will need to give further consideration for improvements for the surrounding roadways. The applicant will need to do full improvements to 400 S and 1100 W, but 1150 W likely deserves some additional consideration about what, if any improvements will be required beyond the needed dedication.

3. A will serve letter from the sanitary and culinary water provider has not been provided at this time
4. A note indicating whether the plat is located in a desert tortoise take area has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat if they are able to fully address the comments within this report prior to the meeting.



LOT SPLIT/ RECORD OF SURVEY FOR:
JEFFREY HATCHER

LOCATED IN NW 1/4 OF SECTION 3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ROAD CENTER LINE
- CITY ROADWAY DEDICATION
- SECTION CORNER AS DESCRIBED
- BOLT AS DESCRIBED
- PROPOSED SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7537685

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS RECORD OF SURVEY AND DESCRIBED HEREON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Chad J. Hill
CHAD J. HILL, P.L.S. #7837685



REVIEW
DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF JEFFREY HATCHER TO COMPLETE A LOT SPLIT ON PARCEL H-3-2-3-4318.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S0°11'35"W, 2788.29 FEET, AS MEASURED FROM THE NORTHWEST CORNER OF SECTION 3 TO THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION: LOT 1

COMMENCING AT THE NORTHWEST CORNER OF LOT 21, BLOCK 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°11'35"W ALONG THE WEST LOT LINE, 28.49 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 89°58'47" (LONG CHORD BEARS: N45°10'59"E 21.21 FEET); THENCE S89°49'37"E 165.67 FEET; THENCE S00°12'26"W 140.50 FEET; THENCE N89°49'37"W 180.63 FEET; TO THE WEST LOT LINE, THENCE N00°11'35"E ALONG SAID LINE, 125.51 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 25,332 SQUARE FEET OR 0.582 ACRES.

LEGAL DESCRIPTION: LOT 2

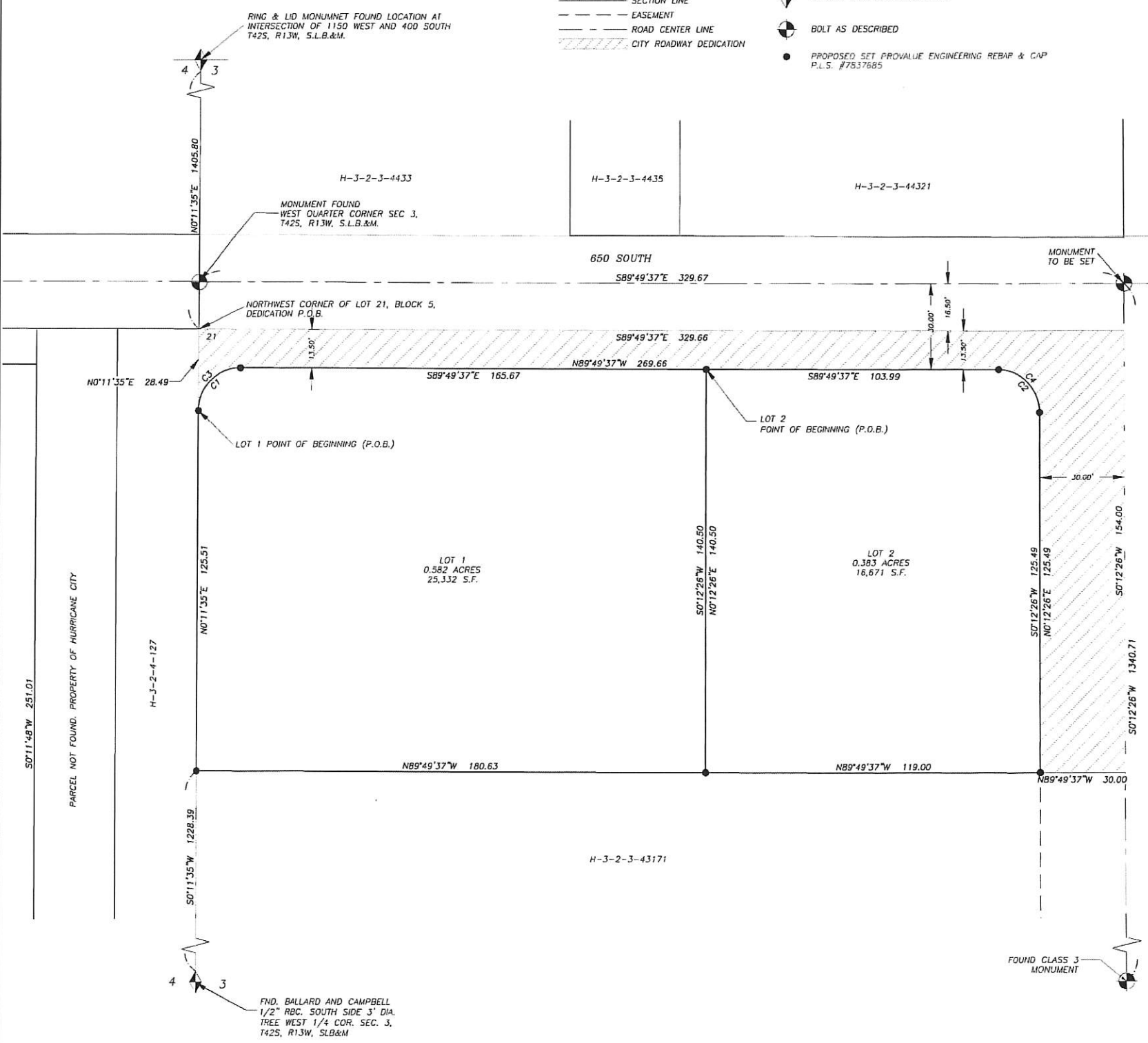
COMMENCING AT THE NORTHWEST CORNER OF LOT 21, BLOCK 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°11'35"W ALONG THE WEST LOT LINE, 28.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 89°58'47" (LONG CHORD BEARS: N45°10'59"E 21.21 FEET); THENCE S89°49'37"E 165.67 FEET TO THE POINT OF BEGINNING; THENCE S89°49'37"E 103.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET, THROUGH A CENTRAL ANGLE OF 90°02'03" (LONG CHORD BEARS: S44°48'35"E 21.22 FEET); THENCE S00°12'26"W 125.49 FEET; THENCE N89°49'37"W 119.00 FEET; THENCE N00°12'26"E 140.50 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 16,671 SQUARE FEET OR 0.383 ACRES.

ROADWAY DEDICATION DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, BLOCK 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°49'37"E ALONG THE NORTH LOT LINE, 329.66 FEET; THENCE S00°12'26"W ALONG THE EAST LOT LINE, 154.00 FEET; THENCE N89°49'37"W 30.00 FEET; THENCE N00°12'26"E 125.49 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.57 FEET, THROUGH A CENTRAL ANGLE OF 90°02'03" (LONG CHORD BEARS: N44°48'35"W 21.22 FEET); THENCE N89°49'37"W 269.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 89°58'47" (LONG CHORD BEARS: S45°10'59"W 21.21 FEET) TO THE WEST LOT LINE; THENCE N00°11'35"E ALONG SAID LINE, 28.49 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 8,762 SQUARE FEET OR 0.201 ACRES.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00	23.56	89°58'47"	N45°10'59"E	21.21
C2	15.00	23.57	90°02'03"	S44°48'35"E	21.22
C3	15.00	23.56	89°58'47"	S45°10'59"W	21.21
C4	15.00	23.57	90°02'03"	N44°48'35"W	21.22

REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 886-8807 Fax: (435) 886-8808



LOT SPLIT/ RECORD OF SURVEY FOR:
JEFFREY HATCHER
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN NW 1/4 OF SECTION 3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5

DATE: 7/20/2022
SCALE: 1"=20'
JOB NO.
686-001
SHEET NO.
1 OF 1



STAFF COMMENTS

Agenda Date:	8/25/2022
Application Number:	2022-APP-01
Type of Application:	Amended Parking Plan
Action Type:	Administrative
Applicant:	Steve Beesley
Agent:	
Request:	Approval of an exception to standard parking requirements
Location:	222 W State St
Zoning:	Highway Commercial
General Plan Map:	Commercial

Discussion: The applicant is requesting modification of the parking requirements for the building previously occupied by China Buffet. They are proposing a Pizza Hut location, three office/retail locations and some warehouse space. Per HCC 10-34-2: *"When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter."* Since the uses are changing the parking plan needs to be modified.

Parking Requirements

The applicant has submitted a parking plan which shows the total parking spaces required by the Hurricane City Code is a total of 39 spaces, but the parking area contains only 20. A cross-access parking agreement exists with the Cypress Credit Union building next door. The code says:

B. Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:

- 1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.*
- 2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.*
- 3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off*

site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.

4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:

a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

b. All spaces to be available without charge; and

c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.

5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

a. Hazard to pedestrians;

b. Hazard to vehicular traffic;

c. Traffic congestion;

d. Interference with safe and convenient access to other parking areas in the vicinity;

e. Detriment to the appropriate use of business property in the vicinity; or

f. Detriment to any residential neighborhood.

The Planning Commission may also accept a modification of the parking requirements under HCC 10-34 for the following reasons:

10-34-9: PARKING MODIFICATIONS:

A. Modification Permitted: The number of parking spaces required under section [10-34-6](#) of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Existing Commercial Buildings: The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.

C. Shared Use Parking: The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

1. *The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.*

2. *Required parking spaces reserved for persons with disabilities shall not be reduced.*

3. *Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:*

a. *The parking lot to be continuously available unless an alternative legal parking lot is provided;*

b. *All spaces to be available without charge;*

c. *The Zoning Administrator to be notified thirty (30) days prior to the expiration or termination of the agreement or easement; and*

d. *Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.*

D. Commercial, Retail, Office, And Mixed Use Developments: The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:

1. *Total number of spaces that would otherwise be required for each individual establishment in the development;*

2. *Hours of operation for each business establishment located in the development, including peak business hours;*

3. *Estimated tradeoff between businesses which are open when others are closed;*

4. *Availability of approved on street or shared parking;*

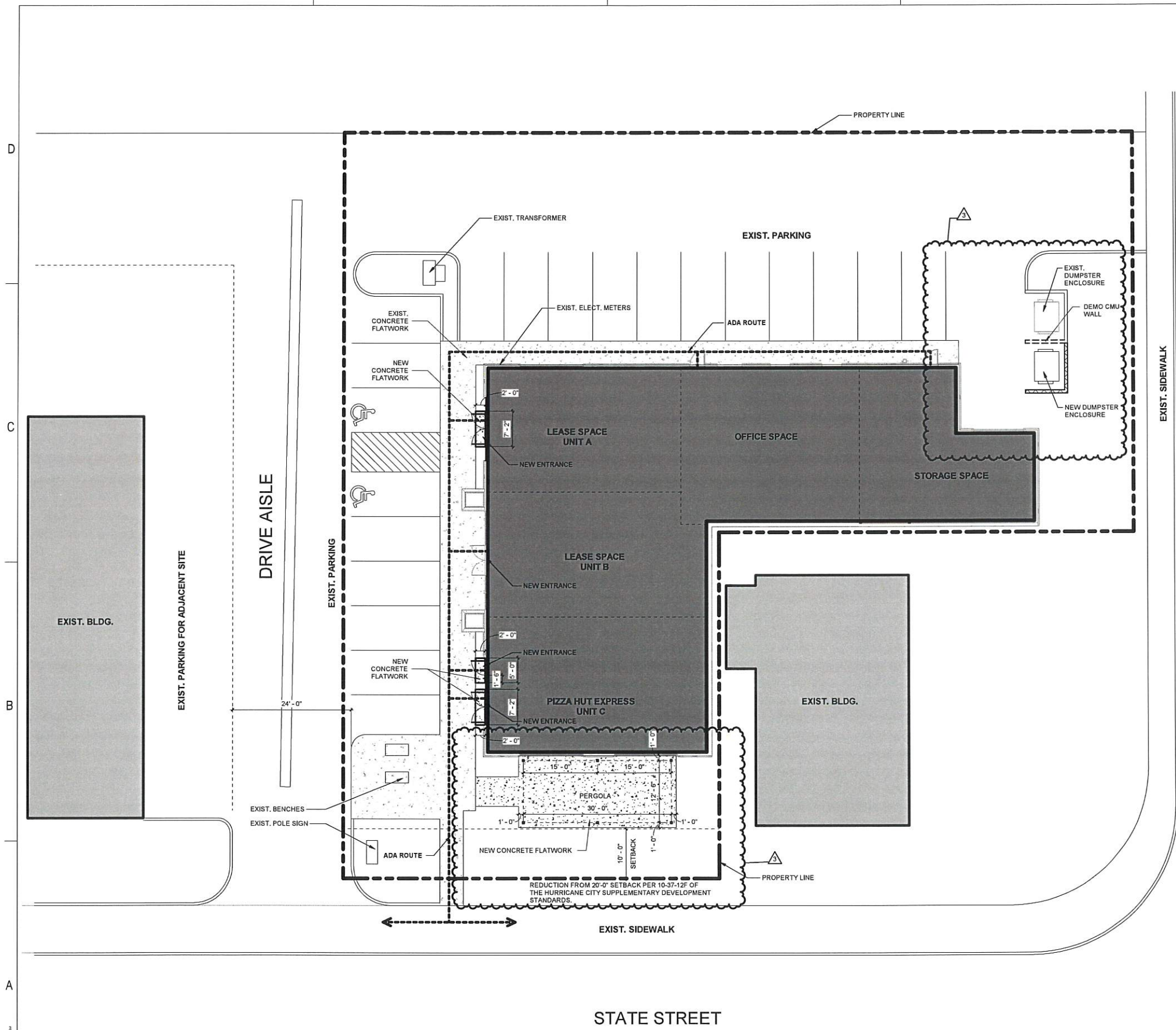
5. *Transportation alternatives, including proximity to transit stations; and*

6. *Car or van pooling programs available to users of the development.*

Findings:

1. This is an existing commercial use and no reduction of the number of spaces is requested for this project.
2. Cross access agreements exist with neighboring properties
3. The uses planned for the property, office and carry-out restaurant, are unlikely to cause demand at similar hours and are unlikely to cause demand above and beyond the current user's demand.

Staff Recommendation: Staff recommends approval of the modified parking plan



GENERAL NOTES	
A. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK	
B. PROPERTY LINE & DIMENSIONS ARE FOR REFERENCE ONLY, REFER TO CIVIL FOR HORIZONTAL CONTROL.	
PARKING CALCS.	
RESTAURANT: 1 SPACE PER 100 SF GROSS FLOOR AREA OFFICE, GENERAL: 1 SPACE PER 250 SF GROSS FLOOR AREA WAREHOUSE: 1 SPACE PER 1000 SF GROSS FLOOR AREA	
RESTAURANT (UNIT A, B, C):	3,278 SF /100 = 32.78 = 33 STALLS
OFFICE, GENERAL (OFFICE SPACE):	1,124 SF /250 = 4.5 = 5 STALLS
WAREHOUSE (STORAGE):	887 SF /1000 = .887 = 1 STALL
TOTAL:	39 STALLS
PROVIDED:	20 STALLS (EXISTING)
20 EXIST. PARKING STALLS ALL TO REMAIN AS IS	
THE PREVIOUS USE WAS RESTAURANT, GENERAL. THE PROPOSED USE IS RESTAURANT & OFFICE, GENERAL WHICH REQUIRES LESS PARKING STALLS THAN THE PREVIOUS USE.	



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com



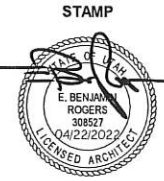
VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
WWW.VBFA.COM
230 N 1680 E BLDG. V
ST. GEORGE, UT 84770 435.674-6800 T



BNA CONSULTING
SALT LAKE ST. GEORGE
4225 Iowa Park Blvd Ste 215
West Valley City, Utah 84120
P: 801.532.2106
www.bnaconsulting.com

PIZZA HUT TI HURRICANE UT

222 W STATE ST
HURRICANE, UT 84737

STAMP	
	
ISSUE TYPE:	DATE:
100% CD SET	04-22-2022
1 ADDENDUM #1	2022-4-20
3 ADDENDUM #2	2022-8-17
PROJECT NUMBER:	21-097
DRAWN BY:	Author
CHECKED BY:	Checker

SITE PLAN

AS101

A1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



Stephen Nelson

From: Keith Stout <keithastout@gmail.com>
Sent: Thursday, August 18, 2022 10:07 AM
To: Stephen Nelson
Subject: Fwd: plan
Attachments: Binder1.pdf

Stephen,

Per our conversation, attached is the drawings for what we want to do at our property. Basically, we want to put a pool in at our house and because we built the house quite far back on our property we have quite a lot of property between our home and the street as can be seen with the attached plans. In order to properly protect the area around the pool, we want to build a six foot tall block wall to surround it providing the prudent protection. We then plan on finishing the wall and painting it to match the house making it aesthetically pleasing.

Overall, we feel that this will improve what is now the look of our property.

Keith Stout

----- Forwarded message -----

From: Hurricane Steamroller <hurricane@steamrollercopies.com>
Date: Thu, Aug 18, 2022 at 9:41 AM
Subject: plan
To: keithastout@gmail.com <keithastout@gmail.com>

Agenda Date:	8/25/2022
Application Number:	
Type of Application:	Request to Put a 6' Fence in the Front Yard
Action Type:	Administrative
Applicant:	Keith Stout
Agent:	
Request:	Request to Put a 6' Fence in the Front Yard
Location:	1406 S 700 W
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant is seeking to install put a pool infront of the home surrounded by a 6' fence. Hurricane City Code requires Planning Commission Approval.



The applicant has submitted a site plan for a new pool and fenced area in front of the home. Hurricane City Code states the following about placement of a pool:

Sec. 10-14-4. - Development standards.

Note 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.

The front setback is 25' for the zone, and the pool area is proposed to sit 98' back from property line. Hurricane City Code requires that a pool has 6' fence around it. However, because the pool is in the front yard, it requires approval from the Planning Commission to provide "written approval".

Sec. 10-37-9. - Fences and walls.

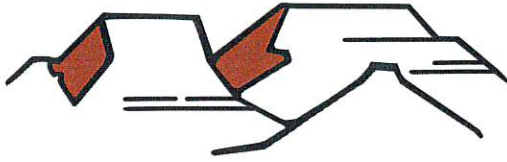
- A. Height of fences and walls. No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.*
- B. Retaining walls. When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed.*
- C. Fences in front or side yards. No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.*
- D. Swimming pools. Swimming pools of permanent construction not enclosed within a building shall be completely surrounded by a fence or wall with a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provides another means of protection from accidental drowning which conforms to building code requirements.*

The proposed pool is required

Staff Recommendation: Staff recommends approval of the construction of a 6' fence as shown in the site plan based on the following

1. The pool is placed in the permitted area
2. The fence is will setback at least 98' from the front property.
3. The fence in question will not fence off the front of the property, just the pool area.
Therefore, will not interfere with access or identifying the property.

Staff has provided a draft written statement for the Planning Commission to consider.



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. _____

Receipt No. _____

Name: Bob Hermandson Telephone: 435-673-2337

Address: 205 E. Tabernacle, Ste.4, St. George, UT 84770 Fax No. 435-673-3161

Agent (If Applicable): _____ Telephone: _____

Email: bobh@bushandgudgell.com Agent Email: _____

Address/Location of Subject Property: Approximately 1200 S. Sand Hollow Road

Tax ID of Subject Property: H-4-2-11-117, H-4-2-11-113, H-4-2-11-112,
H-4-2-11-111, H-4-2-11-121, H-4-2-11-131, H-4-2-11-130, H-4-2-11-127. Zone District: RM-2

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

A 60 unit townhome development

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.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- Signed and notarized Acknowledgement of Water Supply (see attached)

The following shall be shown on separate sheets:

1) Site plan including:

X a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

X b) Layout, dimensions, and names of existing and future road rights-of-way.

X c) Project name, North arrow, and tie to a section monument.

X d) The boundary lines of the project site with bearings and distances.

X e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.



STAFF COMMENTS

Agenda Date:	8/25/2022
Application Number:	2022-FSP-11
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Bob Hermandson
Agent:	N/A
Request:	Approval of a Final Site Plan
Location:	Abby Road and west side of Sand Hollow Road
Zoning:	RM-2
General Plan Map:	Neighborhood Commercial

Discussion: The applicant is seeking a final site plan for a 60 unit Townhome Development for just over 6.18 acres. The proposed site plan largely conforms with the preliminary site plan submitted last year.

JUC Comments

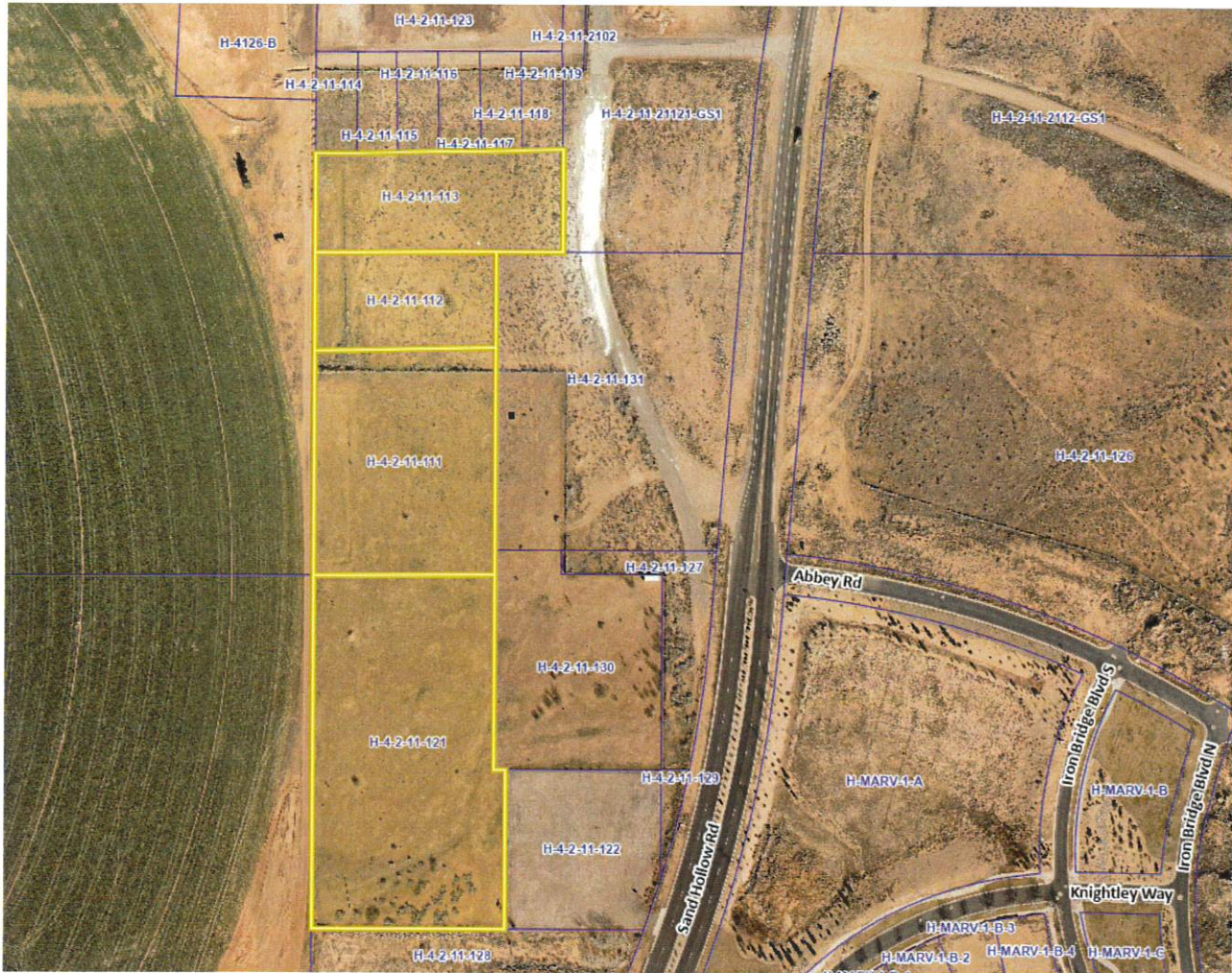
The Joint Utility Committee has signed off on the construction drawings for this project in May of 2022.

Staff Comments: Final Site Plan

1. The lot layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
2. The applicant has left a 30' setback on the western side in compliance with Ash Creek's request during the preliminary approval process.
3. **Landscaping:** A landscaping plan has been provided. Hurricane City Code requires one tree and two shrubs for each unit. The current site plan shows a total of 21 Trees. The applicant will need to plant 39 additional trees to comply with this standard. The plan itself does not show what will be planted in front of each unit. Those areas would be sufficient for the additional trees. Staff would also recommend that the applicant consider placing trees along the western boundary to provide buffering from Ash Creek and to shade the units.
4. **Outdoor Lighting:** The applicant has provided an outdoor lighting plan that complies with Hurricane City Standards.
5. **Parking:** Each unit contains a two car garage and driveway; this is sufficient parking for the development.
 - a. At the end of the hammerhead, the applicant has provided eight parking spaces for overflow parking. These parking spaces do not comply with Hurricane City standards. When

planning staff signed the construction drawings, a letter was sent to the applicant stating that staff was signing the drawings on the conditions that those spaces would be removed. The final site plan application still shows these parking spaces, but they were removed on the final plat.

6. The applicant has provided building renderings as required.
7. The applicant will need to ensure both access points are functional per Fire Code.

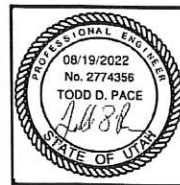
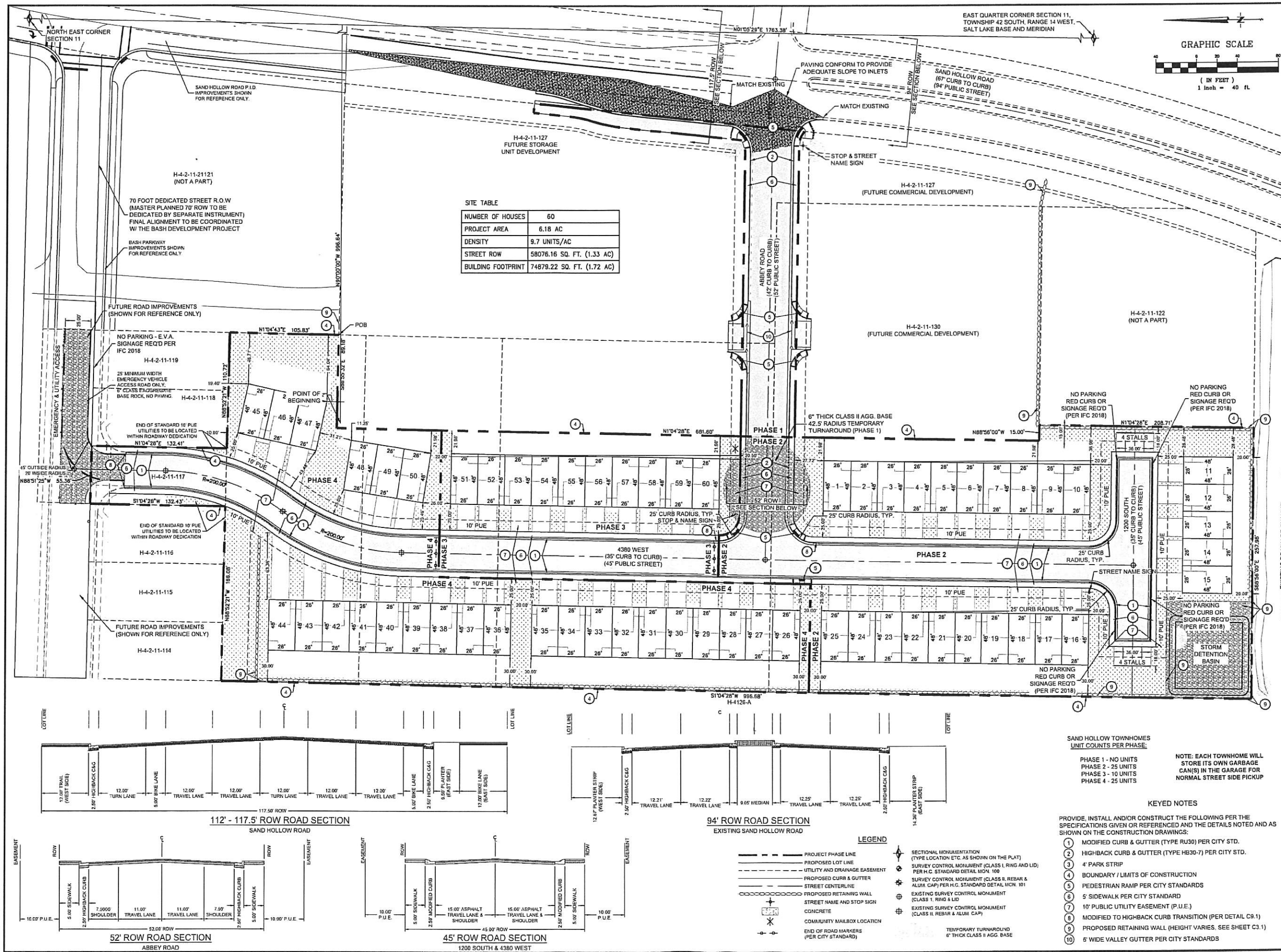


Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approval of the final site plan application with the following conditions:

1. That the additional landscaping is provided to comply with City Code.
2. The applicant remove the eight parking spaces located within the hammerhead.







No.	Date	By	Revision

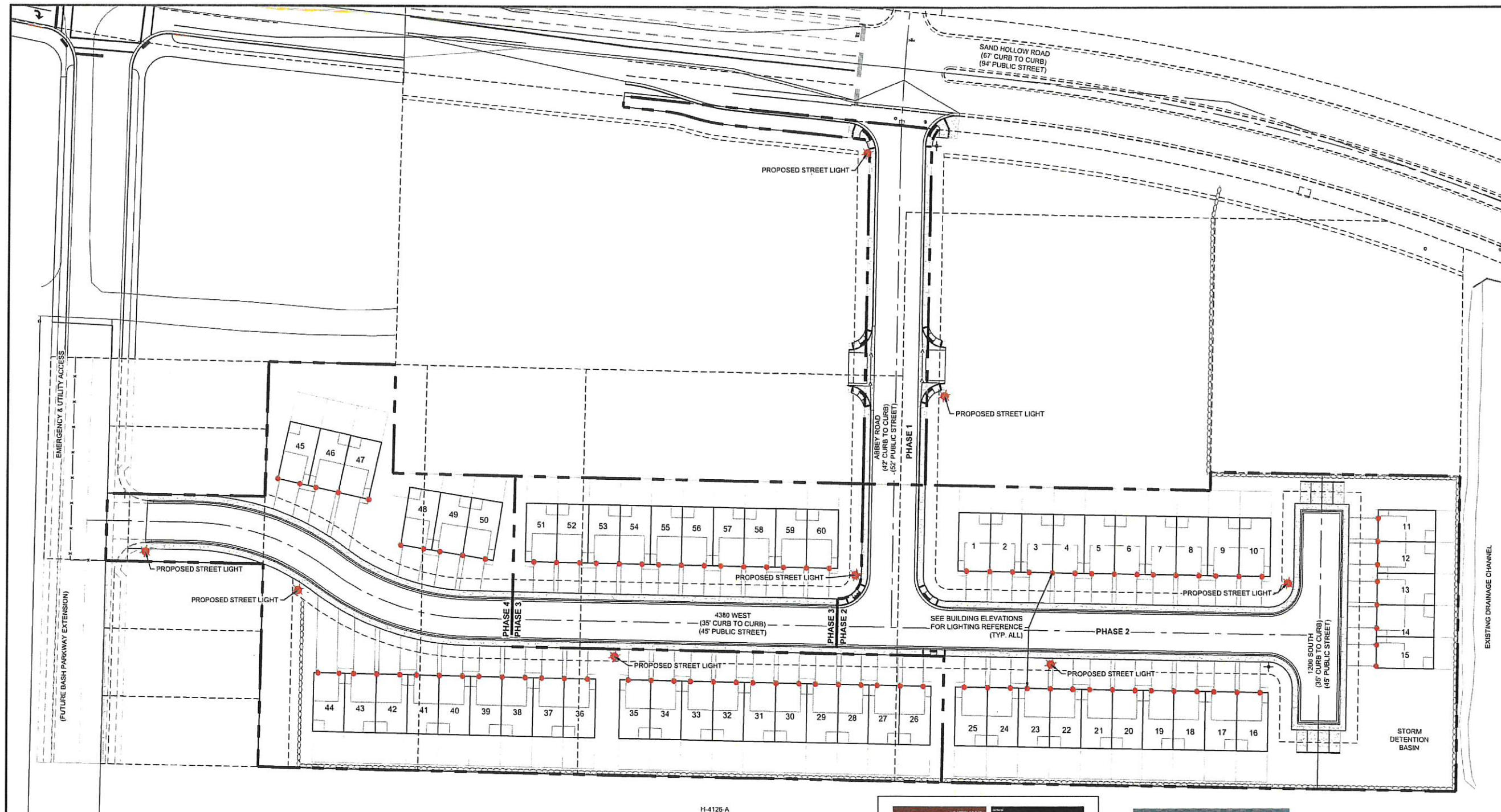
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: 8/19/2022
 DRAWN: JR
 APPROVED:
 SCALE: 1" = 40'
 JOB NO. 211085

SITE & SIGNAGE PLAN
 SAND HOLLOW TOWNHOMES
 LOCATED IN
 HURRICANE, UT 84737

SHEET
C2.1
 FILE: 211085 - IMPROVEMENT PLANS



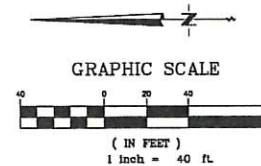
H-4126-A



PROPOSED HOUSE LIGHTING



PROPOSED STREET LIGHT



No.	Date	By	Revision

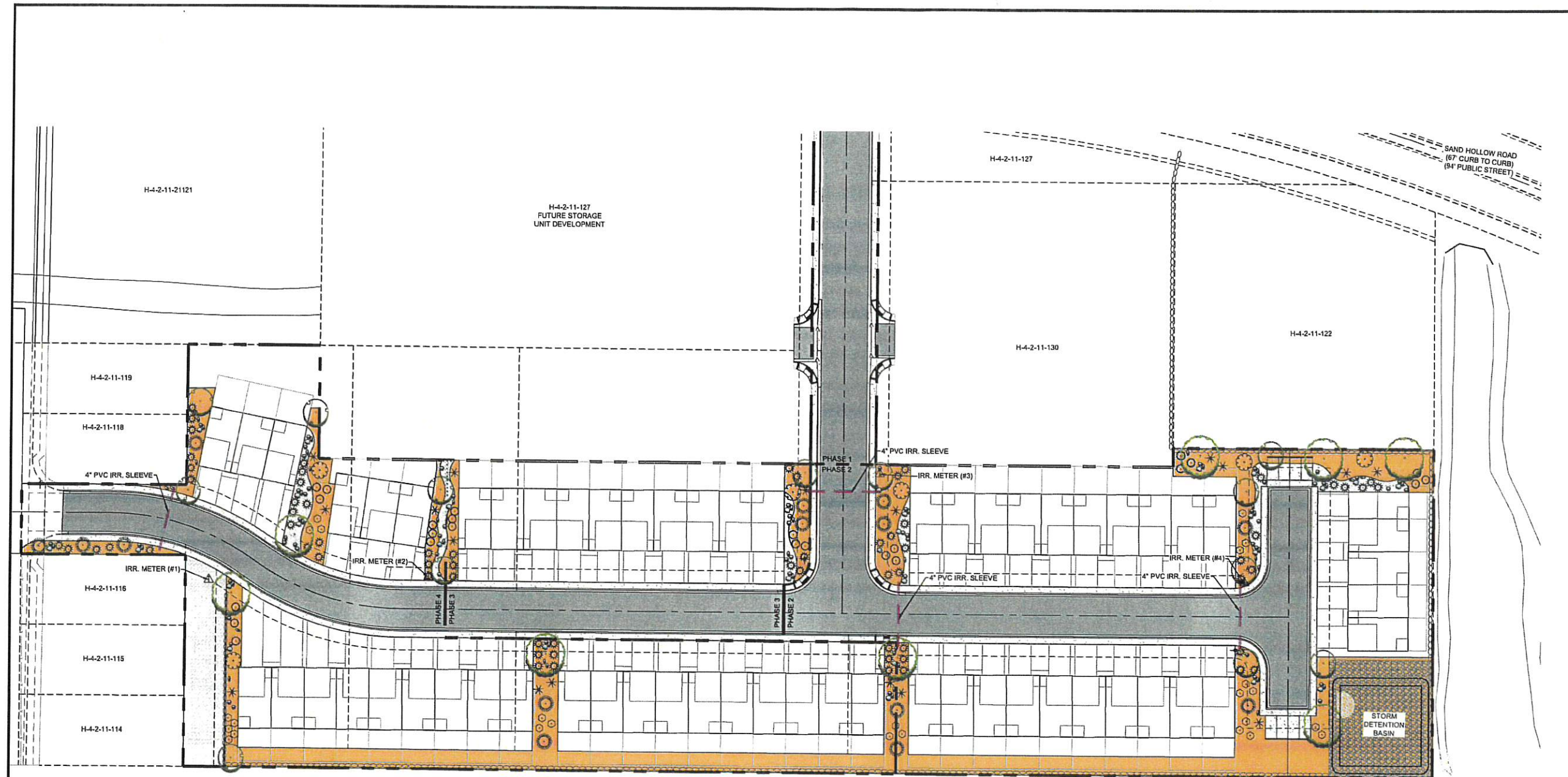
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DATE: 8/19/2022
 DRAWN: JP
 APPROVED: [Signature]
 SCALE: 1" = 40'
 JOB NO. 211065

LIGHTING PLAN
 SAND HOLLOW TOWNHOMES
 LOCATED IN
 HURRICANE, UT 84737

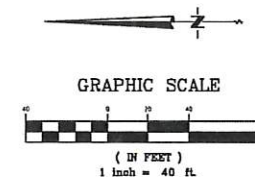
SHEET
C5.2
 FILE: 211065 - IMPROVEMENT PLANS



PROPOSED PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	<i>Chilopsis linearis</i>	Desert Willow	24" box	per plan
	<i>Fraxinus arycarpus</i>	Raywood Ash	24" box	per plan
SHRUBS				
	<i>Cassipouia gilliesii</i>	Bird of Paradise	5 gal.	48" o.c.
	<i>Colamagrostis x acutifolia</i>	Karl Forester Colamagrostis	5 gal.	42" o.c.
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	15 gal.	36" o.c.
	<i>Dasylirion wheeleri</i>	Spoon Yucca	5 gal.	42" o.c.
	<i>Leucophyllum x 'heavenly cloud'</i>	Texas Sage	5 gal.	42" o.c.
	<i>Salvia sylvestris</i>	May Night Sage	5 gal.	36" o.c.
	1 1/4" Rebel Red Rock Mulch			
	Decorative rock mulch			
	Boulders			

LEGEND

- 4" PVC IRRIGATION SLEEVE
- 3/4" IRRIGATION METER



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DATE: OCT 2021
 DRAWN: CL
 APPROVED:
 SCALE: 1"=40'
 JOB NO. 2105

LANDSCAPE PLAN
SAND HOLLOW
 LOCATED IN HURRICANE, UTAH 84737

SHEET 1 OF 1
 SHEETS
 FILE: HURRICANE

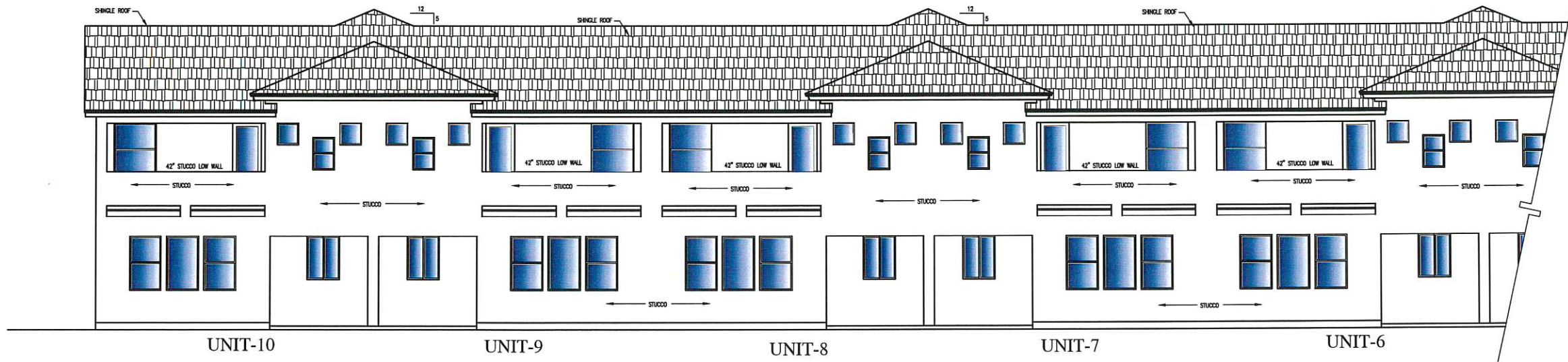


REVISIONS:	4.
1.	5.
2.	6.
3.	7.

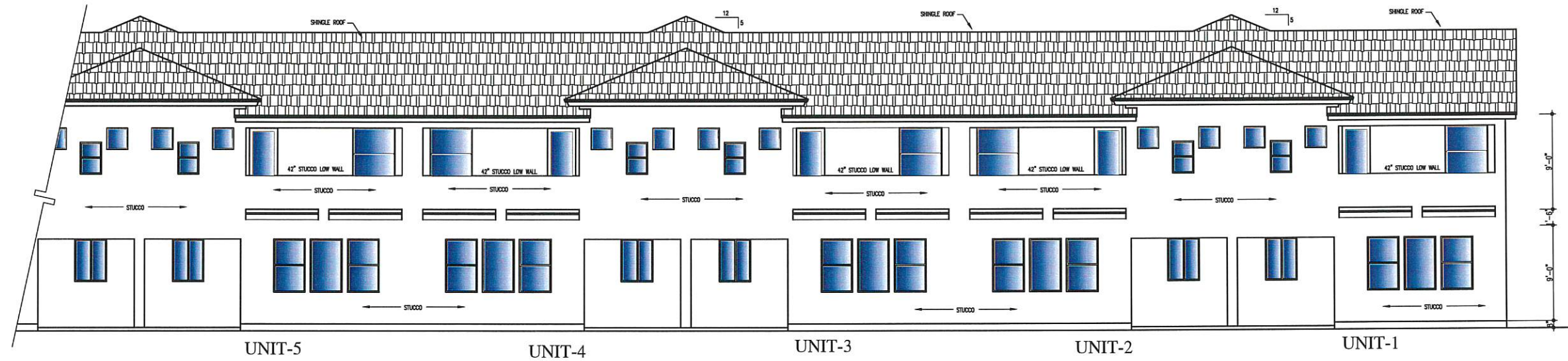
SHEET:

PLAN NO:

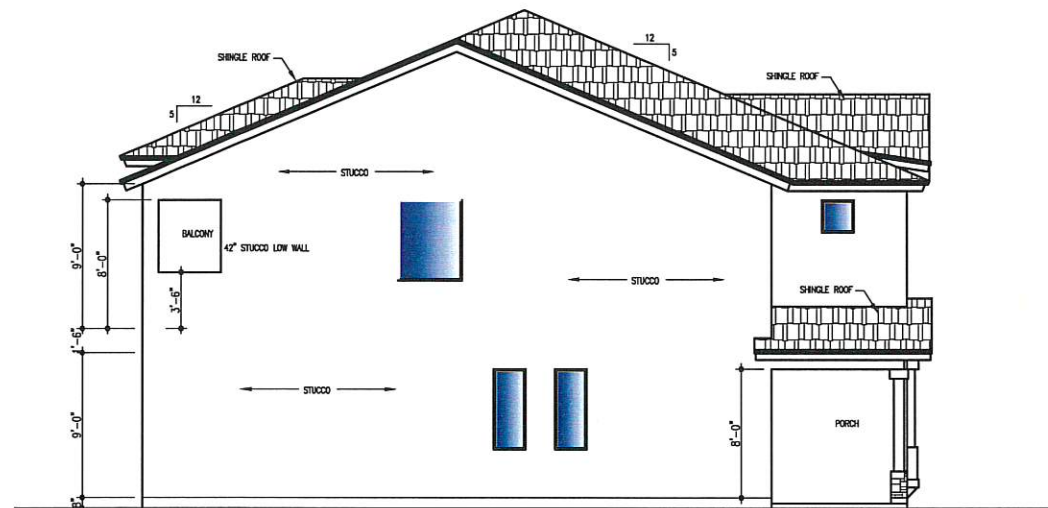




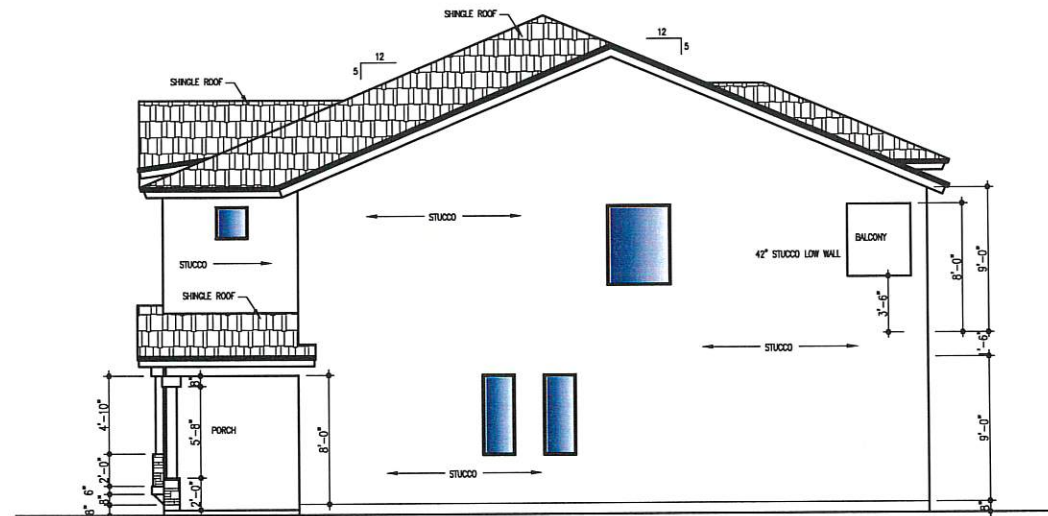
REAR ELEVATION SCALE: 3/16"



REAR ELEVATION SCALE: 3/16"



LEFT SIDE ELEVATION SCALE: 3/16"



RIGHT SIDE ELEVATION SCALE: 3/16"

TOWN HOMES
REAR AND SIDE ELEVATIONS

REVISEIONS:	4.	5.	6.	7.
1.				
2.				
3.				

DATE:
08-16-22
SHEET:

PLAN NO: