



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

September 22, 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. Discussion of updates to the General Plan Map
2. Discussion of updates to the public notice process
3. Discussion of short-term rentals in accessory dwellings, residential hosting, and commercial zones.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approx.. 29 N 1690 W from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, 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

2. A Zone Change Amendment request located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009.
3. A Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.

OLD BUSINESS

1. 2022-ZC-29 2022-PSP-36: Discussion and consideration of a Zone Change Amendment request located at approx.. 29 N 1690 W from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, 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. Richard & Kathleen Hinton Applicant.
2. 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.
3. 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

NEW BUSINESS

1. 2022-ZC-33 2022-PSP-41: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request for Steward Land Holdings located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brown Agent.
2. 2022-LUCA-08: Discussion and consideration of a Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.
3. 2022-PSP-39: Discussion and consideration of a possible approval of a preliminary site plan for Mountain View Apartments, a 31 unit apartment complex located at 60 S 925 W. Interstate Rock Products, Inc. Applicant. Chase Stratton Agent.
4. 2022-FSP-12 2022-CUP-21: Discussion and consideration of a possible approval of a final site plan and conditional use permit for Sunnie LLC, a triplex located at 217 W 100 S. Sunnie LLC Applicant. Scott Stratton Agent
5. 2022-PP-23: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bash Resorts, a 375 unit recreation resort development located north of Iron Bridge Blvd. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

6. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit recreation resort development located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
7. 2022-AFP-06: Discussion and consideration of a recommendation to the City Council on an amended final plat for Moccasin Flats Lot 18 & 19 located at approximately 4500 S 1100 W. Anish Bhatia Hidden Rock Development Group Applicant. Bush and Gudgell (Gregg Meyers) Agent.
8. 2022-AFP-07: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lots 26 and 26A located at 4400 W State St #26. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.
9. 2022-PSP-40: Discussion and consideration of a possible approval of a preliminary site plan for the American Conservation Experience, an office and warehouse building located at 333 N State St. American Conservation Experience Applicant. Jim Kuhn Agent.
10. 2022-PP-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Marla Phase 2, a nine unit recreation resort development located at approximately 1600 S Sand Hollow Road. Western Mortgage and Realty Company Applicant. Brent Moser Agent.
11. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for the Three Falls substation located at 1217 S 1150 W. Hurricane City Power Applicant.

Approval of Minutes:

1. August 12, 2021
2. August 11, 2022
3. August 25, 2022

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; and
- (3) Posted in at least three public locations within the City or on the City's official website;
- (4) Posted on the property; and
- (5) Mailed to:
 - (a) Each property owner whose land is directly affected by the change; and
 - (b) Each property owner within 350 feet of the proposed change;

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

- (3) ~~Posted on the property; and~~
~~(2)(4)~~ Posted on the Utah Public Notice Website at least 10 calendar days before the public hearing; and
~~(3)(5)~~ Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or Mmailed at least 10three 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 350 feet of the proposed changeEach 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.~~ A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement.

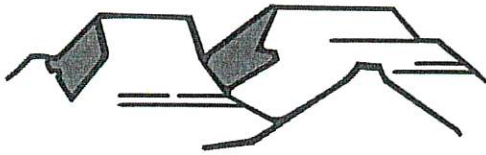
The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:

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; and
4. ~~Publishing notice in a newspaper of general circulation in the City; and~~
5. ~~Published on the City's official website until the public hearing concludes; and~~
- ~~5-6.~~ Publishing notice on the state public notice website.

BC. 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.



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:

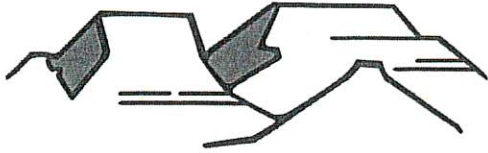
- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property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



STAFF COMMENTS

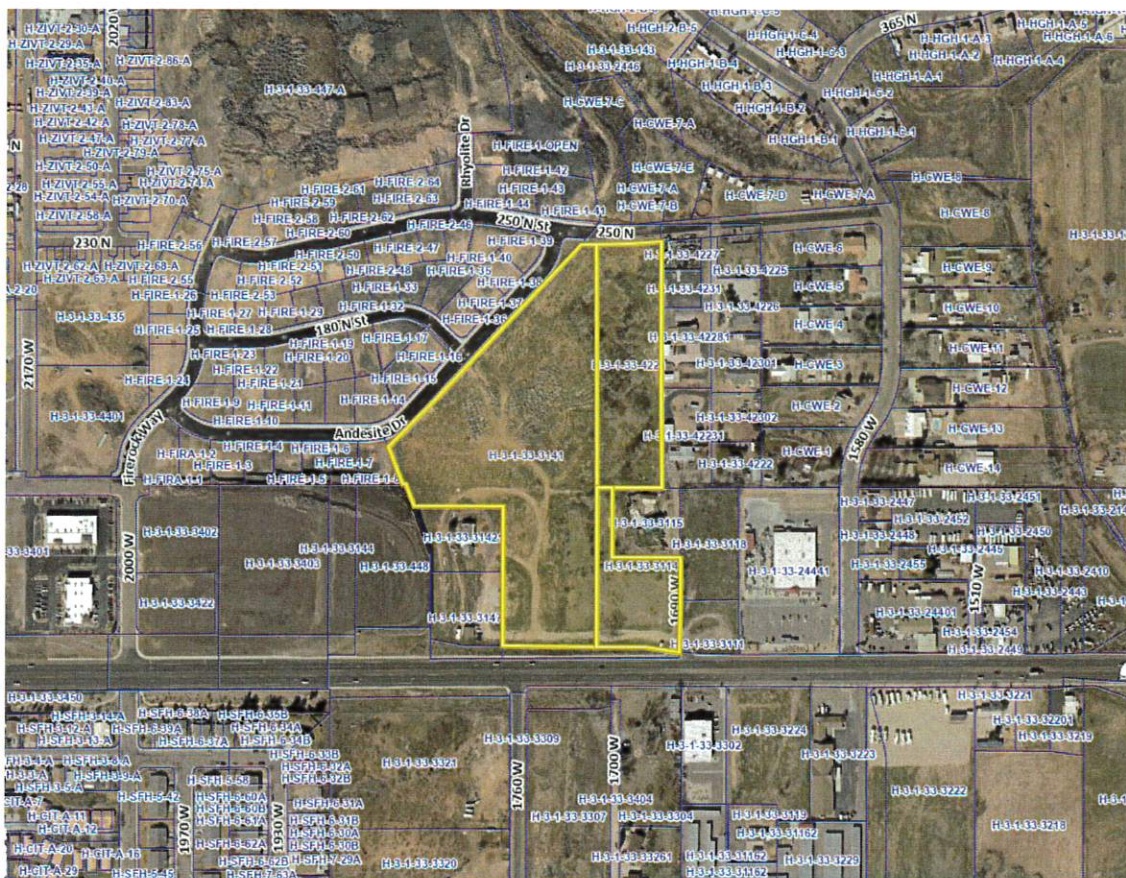
Agenda Date:	09/22/2022
Application Number:	2022-ZC-29 2022-PSP-25
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Hinton Holdings LLC
Agent:	Richard & Kathleen Hinton
Request:	A Zone Change from R1-10 and Highway Commercial to R1-8 PDO and Highway Commercial
Location:	Approximately 88 N 1690 W
Zoning:	R1-10 and Highway Commercial
General Plan Map:	Single Family

Update 9/22/2022: The Planning Commission continued this item to allow for more time for the applicant to apply for a density bonus and renotice the zone change. The applicant has turned in a more detailed site plan and an application for a density bonus. Their justification for a density bonus is preserving the wetland open space, amenities with clubhouses, pools, trails, pickleball courts and open space, and a design theme for the overall project. They are proposing 56 units over 10.24 acres for a density of 5.46 units per acre. The maximum density in R1-8 PDO is 4.4 units per acre: with the 20% density bonus that brings the maximum density up to 5.28 units per acre. Staff believes that this project, with its large amount of open space and amenities could be a very good development for the city and a density bonus is justified. However, the maximum number of units that can be approved is 54 units. If the applicant agrees to remove two units staff would recommend approval.

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



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

Zone Change Factors:

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

8/11/2022

2022-ZC-29
2022-PSP-25

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

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

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

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

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

Overall, while this application does not meet the standards of the General Plan Map staff believes this application is in line with many of the General Plan’s goals 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?

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.

CARLON ACRES

The purpose for the change to our site plan is the following:

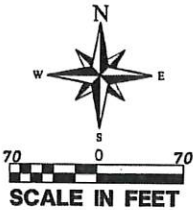
- There are two wetlands located on the site that are 0.35 acres and 0.48 acres in size that the owners are proposing to keep in open space and use for storm drainage retention areas.
- The plan is to zone change 10.24 acres in these wetland areas to R1-8 PD zone that will need to have 56 units of combined single family and multi-family residential with a club house, pool, trails, pickleball courts, and open space to give a twenty percent density bonus for the project.
- Our theme for this project will be: "Carlon Acres is a single and multi-family community with an enhanced outdoor experience that will feature preserved wetlands, open space with playground, trails, club house, pool, pickle ball courts, and amenities in a central part of Hurricane City."

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 TO THE POINT OF BEGINNING; THENCE S00°01'17"W 41.52 FEET; THENCE S89°52'40"W 131.78 FEET; THENCE N00°10'58"W 42.36 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE S89°45'32"E ALONG SAID LINE 131.93 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 5,530 SQUARE FEET OR 0.127 ACRES.

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

AREA CONTAINS 167,655 SQUARE FEET OR 3.849 ACRES.

OWNERS LEGEND:

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

ZONE LEGEND:

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



NOTICE:

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

EXISTING ZONE MAP FOR:
RICHARD & KATHLEEN HINTON

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

DATE: 06/08/2011
SCALE: 1"=10'

JOB NO:
699-001

SHEET NO:

1 OF 2

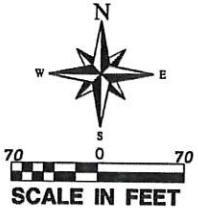
Page 41 of 271

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:

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-B 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, 333.00 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 TO THE POINT OF BEGINNING; THENCE S89°52'40"W 131.78 FEET; THENCE N00°10'58"W 42.36 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE S89°45'32"E ALONG SAID LINE 131.93 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 5,530 SQUARE FEET OR 0.127 ACRES.

HIGHWAY COMMERCIAL LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE N89°45'32"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 33, 506.07 FEET, THENCE S00°01'17"W 41.52 FEET TO THE POINT OF BEGINNING; THENCE S00°01'17"W 167.19 FEET; THENCE S89°45'32"E 203.07 FEET; THENCE S00°01'12"W 267.33 FEET; THENCE N80°16'29"W 50.50 FEET; THENCE N89°24'57"W 424.92 FEET; THENCE N00°11'35"E 421.86 FEET; THENCE N89°52'38"E 270.73 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 167,655 SQUARE FEET OR 3.849 ACRES.

OWNERS LEGEND:

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

ZONE LEGEND:

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



NOTICE:

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8897



PROPOSED ZONE MAP FOR:
RICHARD & KATHLEEN HINTON

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

DATE: 06/08/2022

SCALE: 1"=10'

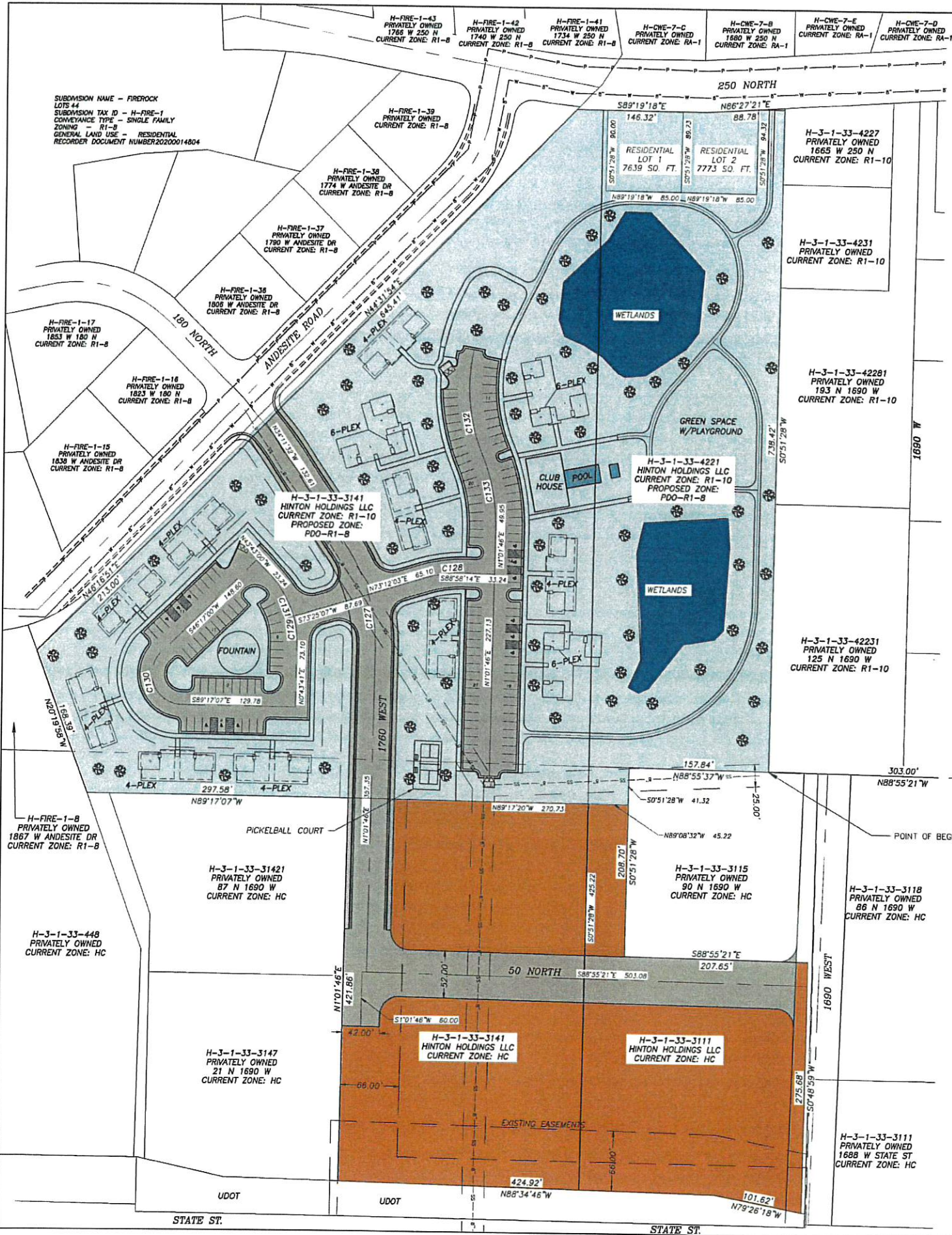
JOB NO:

699-001

SHEET NO:

2 OF 2

Page 42 of 271



ZONE CHANGE MAP FOR:
CARLON ACRES
LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

NARRATIVE

THE ZONE CHANGE IS INTENDED FOR PARCEL H-3-1-33-3141 AND H-3-1-33-4221 CURRENTLY ZONED R1-10 TO A PLANNED DEVELOPMENT OVERLAY ZONE ON AN R1-B ZONE.

SITE DATA:

TOTAL AREA	14.57 ACRES
AREA (R1-B PDO)	10.24 ACRES
AREA (HC-HIGHWAY COMMERCIAL)	4.38 ACRES
WETLANDS AREA	0.82 ACRES
TOTAL PARKING	134 STALLS
PROPOSED UNITS	56

LEGAL DESCRIPTION

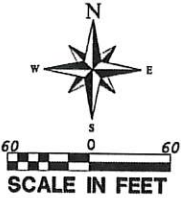
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°55'21"W 303.00 FEET TO THE POINT OF BEGINNING; THENCE N88°55'37"W 157.84 FEET; THENCE S00°51'28"W 41.32 FEET; THENCE N89°08'32"W 45.22 FEET; THENCE N89°17'20"W 270.73 FEET; THENCE N89°17'07"W 297.58 FEET; THENCE N20°20'12"W 168.34 FEET; THENCE N44°57'46"E 858.36 FEET; THENCE S89°19'18"E 146.32 FEET; THENCE N86°27'21"E 88.78 FEET; THENCE S00°51'28"W 738.42 FEET; TO THE POINT OF BEGINNING. AREA CONTAINS 447901 SQUARE FEET OR 10.282 ACRES.

CARLON ACRES THEME:

"CARLON ACRES IS A SINGLE AND MULTI-FAMILY COMMUNITY WITH AN ENHANCED OUTDOOR EXPERIENCE THAT WILL FEATURE PRESERVED WETLANDS, OPEN SPACE WITH PLAYGROUND, TRAILS, CLUB HOUSE, POOL, PICKLE BALL COURTS, AND AMENITIES IN A CENTRAL PART OF HURRICANE CITY."

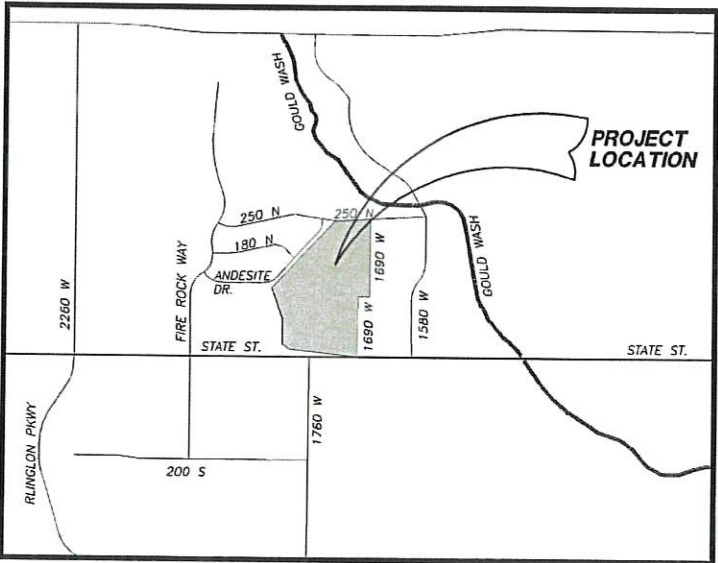
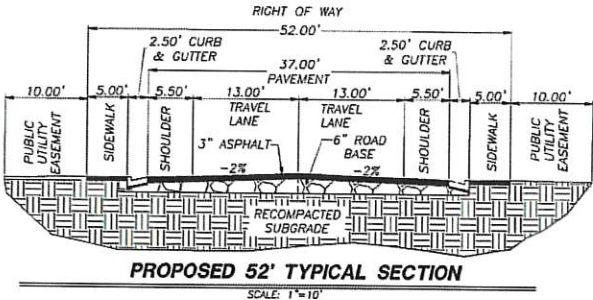
OWNERS:

HINTON HOLDINGS LLC
678 W STATE ST
HURRICANE, UT 84737



LEGEND

	PROPERTY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	PROPOSED POWER
	PROPOSED WATER
	EXISTING SEWER
	SEWER EASEMENT
	EXISTING R1-10 ZONE PROPOSED TO BECOME PDO-R1-B ZONE
	HC ZONE HIGHWAY COMMERCIAL TO REMAIN
	WETLANDS



VICINITY MAP
N.T.S.

REVISIONS	DATE	BY
NO.		
DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 648-8307



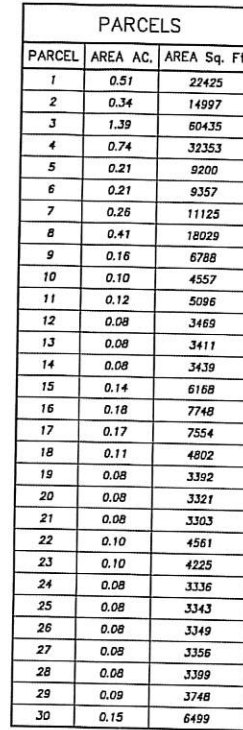
ZONE CHANGE MAP
699-001 CARLON ACRES

DATE: 9/1/2022
SCALE: 1"=60'
JOB NO. 699-001
SHEET NO. 1

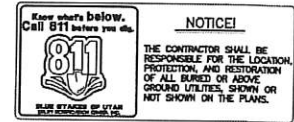
Submitted 9/7/22

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

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



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



PROPERTY LINE

ADJACENT PROPERTY LINE

SECTION LINE

WATER LINE

CONTOUR LINE - MAJOR

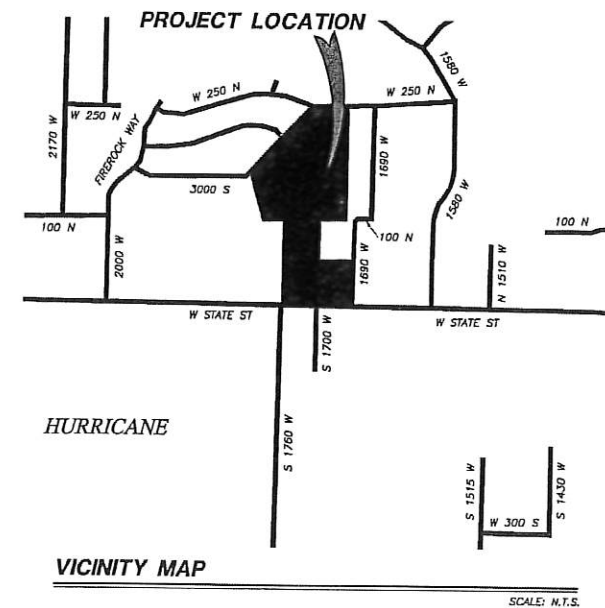
CONTOUR LINE - MINOR

SEWER LINE

POWER LINE

GAS LINE

SECTION CORNER AS DESCRIBED

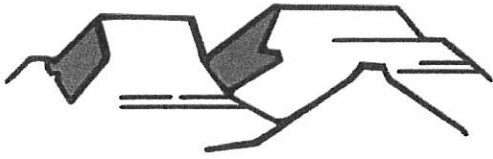
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 2500 West, Suite 1
Herriman City, Utah 84137
Phone: (435) 668-0307



PRELIMINARY SITE PLAN FOR:
RICHARD & KATHLEEN HINTON
LOCATED IN SECTION 33, T41S, R13W, S11E, #1M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 6/14/2022
SCALE: 1"=10'
JOB NO.
699-001
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:	09/22/2022
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

Update (9/16/2022): The applicant has updated the plat to help address the issues of the Frog Hollow Wash. Staff has attached an email sent to the Planning Department from the applicant that explains their motivation. Their argument is that it is very difficult and will require a large right-of-way dedication to accommodate the master plan road and the wash.

1. The new proposal does not align with the master plan roadway as shown on the transportation master plan. As staff met to discuss the new alignment there was general discussion about some real benefits about moving the roadway off the wash. However, there is also concern about moving a master plan roadway from the area, with no guarantee of future connections. Any major change of realignment would require a change in the Transportation Master Plan. Staff would recommend that an alternate master planned roadway be used in exchange for the future 2800 W.
2. The applicant is proposing to have the trail follow the wash. Planning staff generally like this idea, because it allows the trail to be located away from roadways and still provide better connections.
3. Staff has received concerns from adjacent property owners. The wash, which currently sits within the boundary of the subdivision, is being proposed to be moved north to have the center of the wash, placing some of the improvements and impact on adjacent property owners, which at the time of this report have not consented to this plan or indicated that they will. Lacking consent from the adjacent property owners, the full wash improvements will need to fall completely within the subdivision boundary.
4. The proposal should have the road right-of-way reach to the trail, to ensure that residents within this development and others will have access to the trail.
5. The applicant would need to put a water line in a dedicated “drainage way”, and have that water line traverse the neighboring properties to 1100 W.

The comments below still apply to development, excluding the master plan roadway alignment.

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

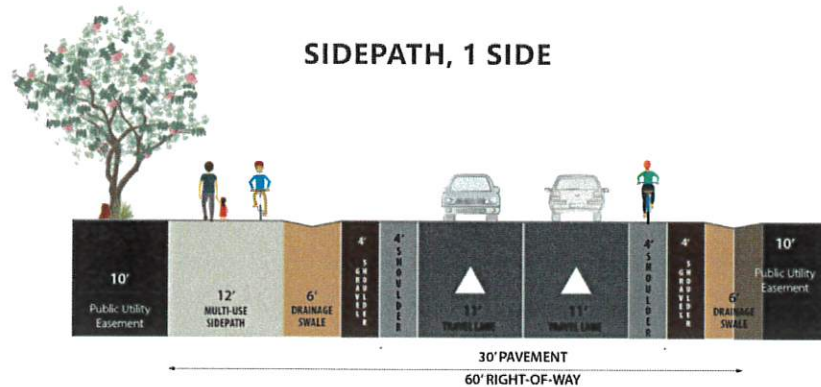
Fire: Dead end roads need turnarounds. hydrants must be spaced so no building is more than 250’ from hydrant.



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

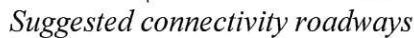


proposing to dedicate 37' of 2800 S on their northern border.

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.

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.*



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 tabling or denial of the preliminary plat subject to staff and JUC comments with the findings as listed below:

1. The applicant has not received a will serve letter
2. The applicant has not addressed connectivity within this report
3. The recommended change for the Master Plan Roadway is currently not supported by the Transportation and Active Transportation Master Plan.
4. The wash either needs to be completely placed within the boundary of the development or an agreement and easement be placed at the proposed location.

Stephen Nelson

From: Eric Mcfadden <premier.design_eric@yahoo.com>
Sent: Tuesday, August 30, 2022 3:17 PM
To: Stephen Nelson; FRED HURRICANE CITY; Luke Godfrey; David Eves
Subject: Fox Meadows Estates Revised Layout
Attachments: FOX MEADOWS REVISED 8-30-22.pdf

Stephen,

Please see the attached updated layout for Fox Meadows Estates, we believe that this layout is the best solution for this unique situation we have out there.

This Layout would require the city to abandon the idea of 2800 South as the east west connection between 1100 & 1500 and instead use the east west road within this layout as the connection. (Labeled on this plan as "Godfrey Way"). This allows Frog Hollow wash & the master planned trail to be constructed properly & without significant impact to all the adjacent property owners. We also believe this would make a nicer trail without the traffic next to it.

We are willing to dedicate 37' for these improvements, which leaves only 17' required from the North property owner (Half of the Frog Hollow wash improvements, 5' of the wash bottom and 12' of slope area for the wash to tie back at 3:1 slope)

We are showing the dedication of 45' of Right of Way for "Godfrey Way" running from 1100 West to the West property line. This 45' will be constructed to full improvements as part of this subdivision, and if the property owner to the south decides to develop or the city deems necessary to make the right of way wider in the future the additional 15' can be acquired from them. Future roadway connections from the south property can be made along "Godfrey Way" at any given location that works best for their development design.

There is also another 45' roadway stubbed to the west named "Mcfadden Lane" on this layout, placed at the 800' block length.

This layout will also require the same culinary water connection to the east back over to 1100 W, which we had shown on the original layout, this line can be put under the new 12' multi-use path or in the space between the path and the top of the frog hollow wash side slope whichever the city desires. Any maintenance to this portion of the waterline in the future can be accessed from the end of the cul-de-sac & or along the alignment of the path.

I would also like to re-iterate from our meeting we had a few weeks ago, that we have not shown any connections to the Iverson property at their request.

Please look this over and discuss internally on which direction city staff would like to proceed, we really need an answer back by Friday Sept 2nd so that we can prepare an updated Preliminary Plat for the Planning Commission Meeting on Sept 8th.

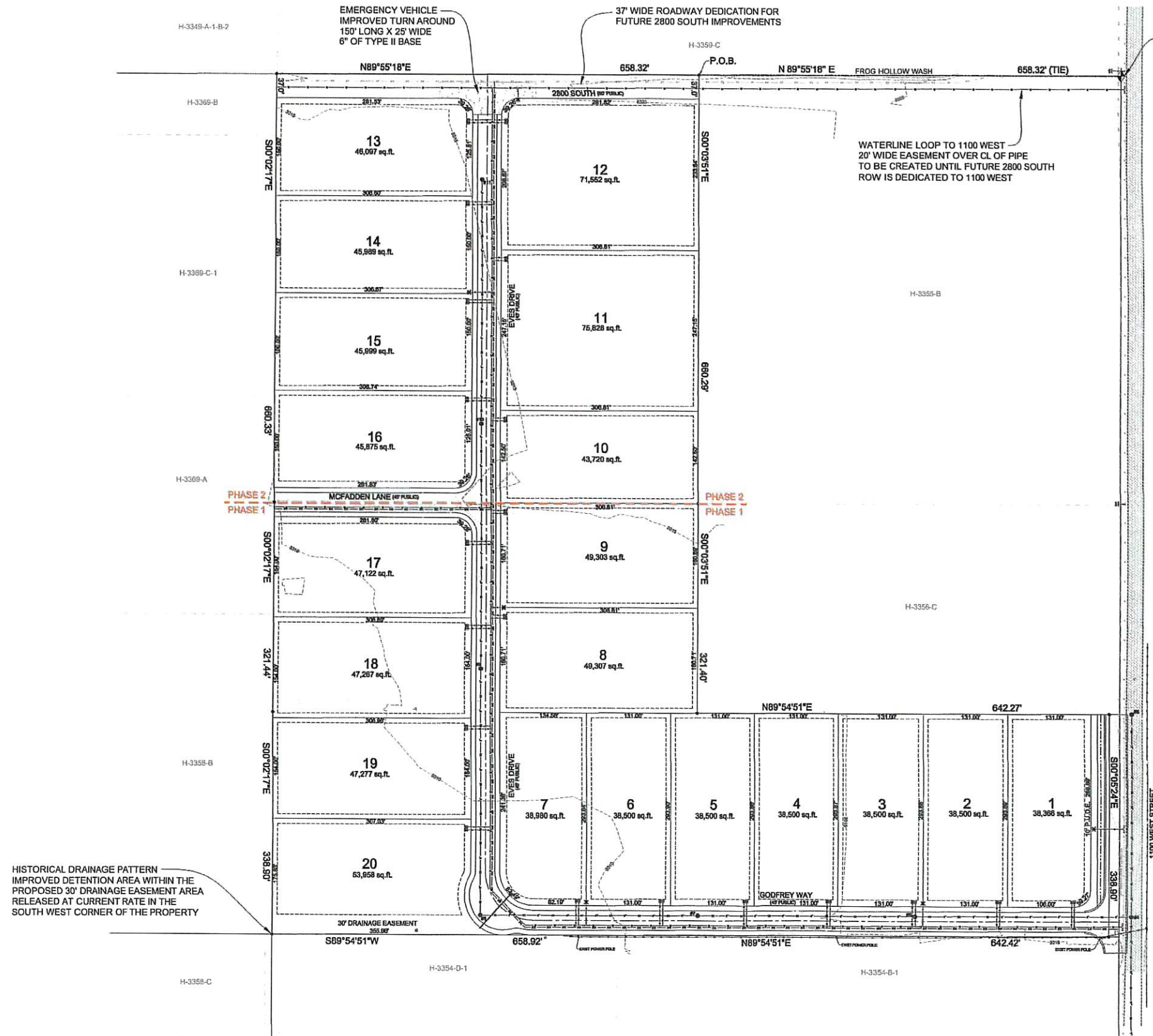
Please feel free to call me at 435-313-2267 with any questions or to discuss.

Sincerely,

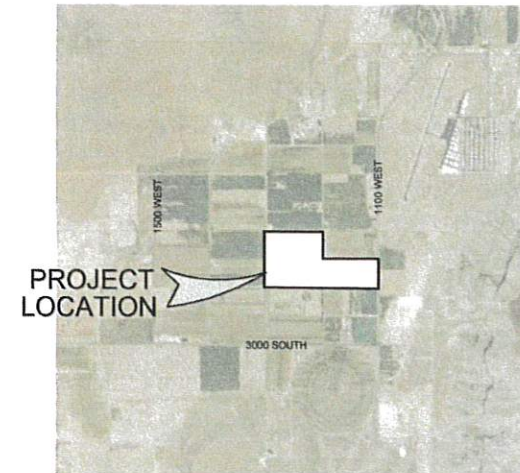
Eric
Premier Design & Engineering Inc.

FOX MEADOWS ESTATES

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



EAST QUARTER CORNER
SECTION 16, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SLB&M

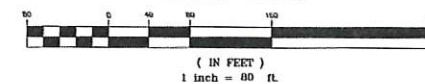


VICINITY MAP

N.T.S.



GRAPHIC SCALE



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
HURRICANE, UTAH 84737

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

PROPERTY ZONING = RA-1

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

OWNER / DEVELOPER

GAVIN GODFREY
830 E CANYON BREEZE LANE
DRAPER, UTAH 84020
(801) 671-4882
GAVINGODFREY55@GMAIL.COM

DAVID EVES
693 SOUTH 990 WEST
HURRICANE, UTAH 84737
(435) 229-3401
DAVE_EVESKI@YAHOO.COM

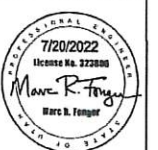
DATE: 3/14/2022
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: GG



SCALE: 1" = 80'

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 INNS, UTAH 84738 (435) 955-2267



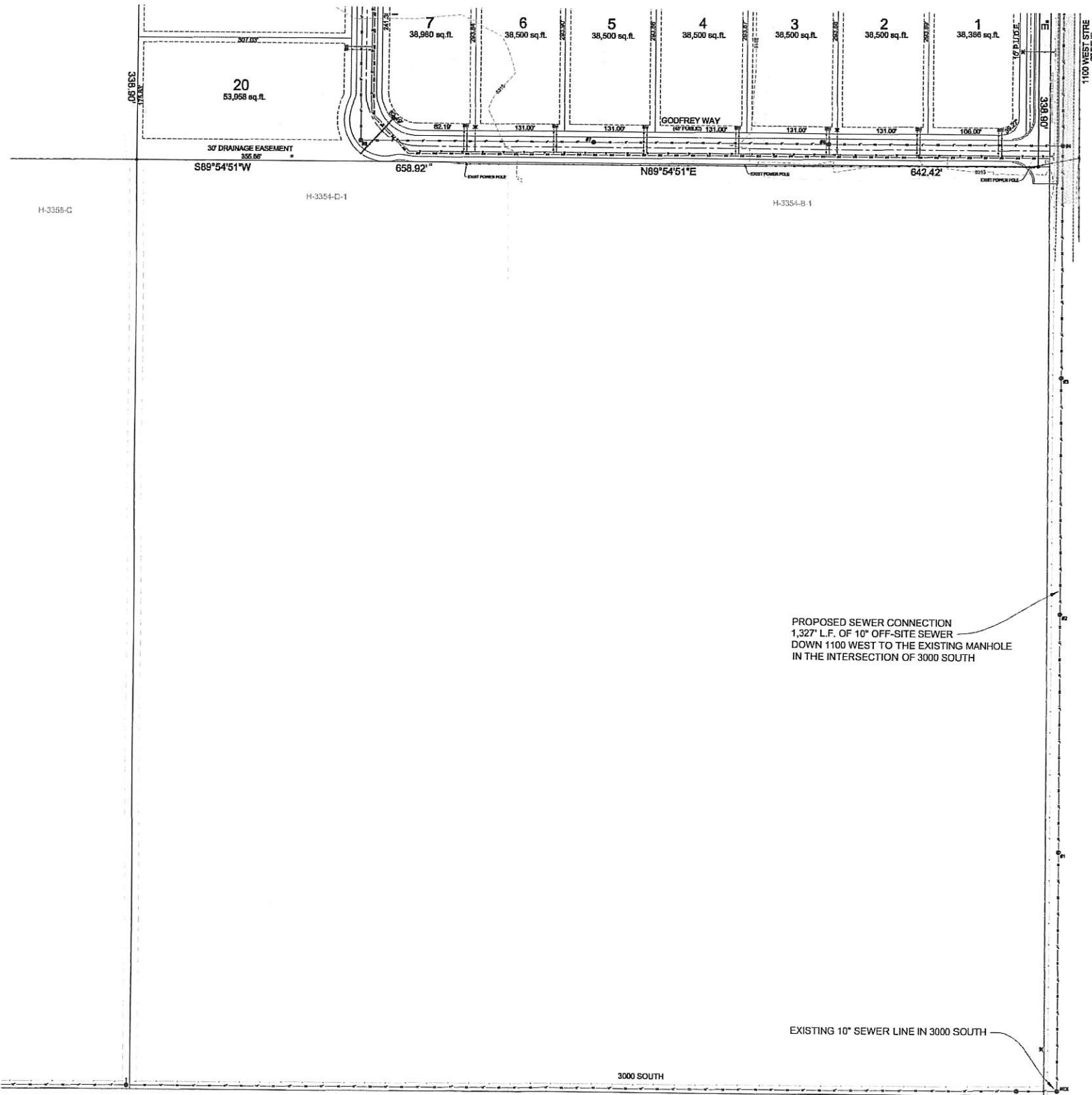
SHEET

PP-1

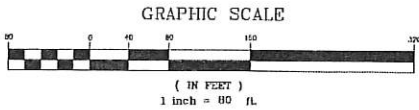
Submitted
7/24/22

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
ALL ENDS MEASURED TO CENTERLINE



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

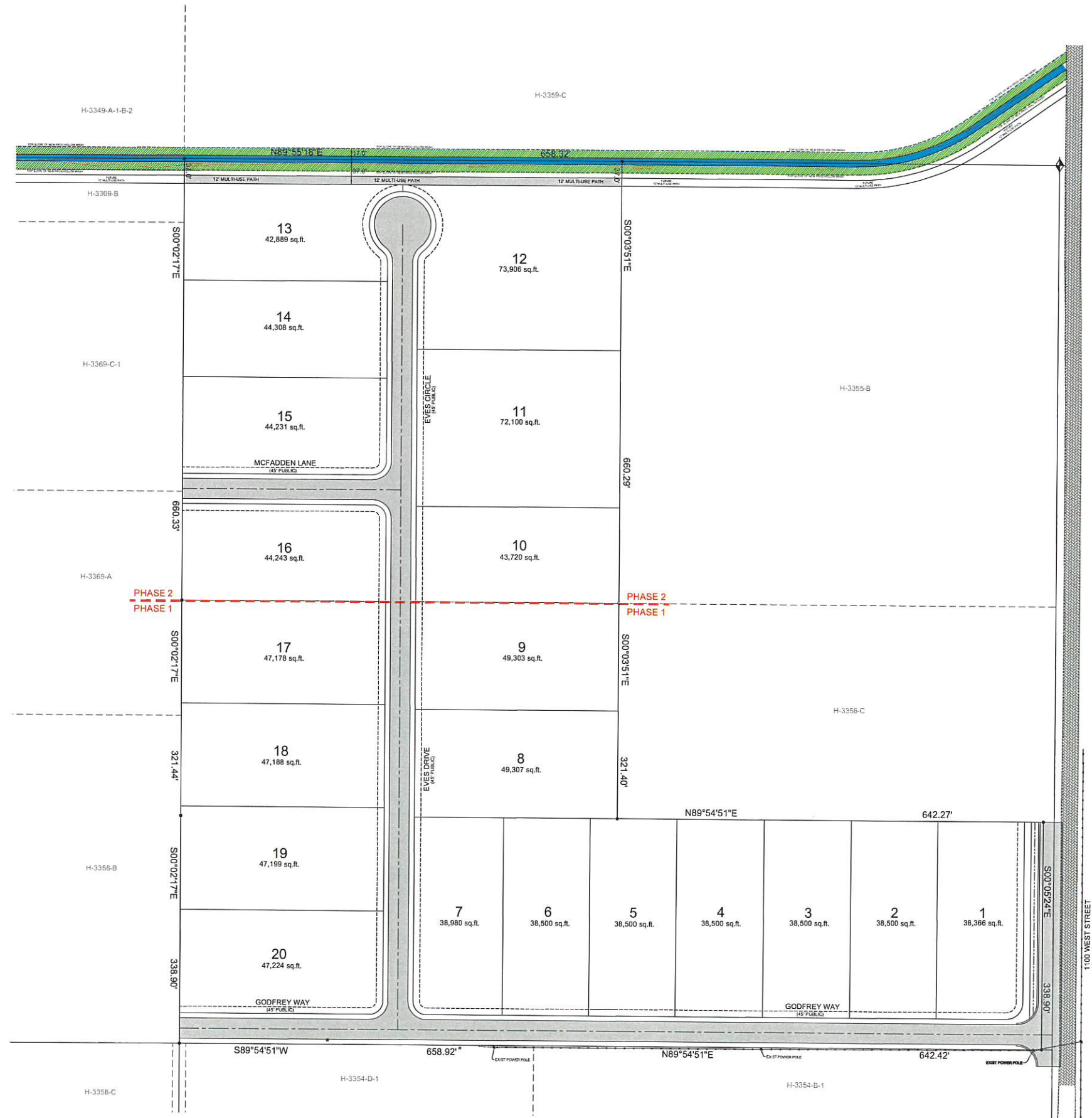
SCALE: 1" = 80'

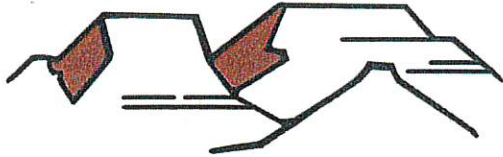
PRELIMINARY PLAT (OFF-SITE SEWER)
FOX MEADOWS ESTATES
PARCELS # H-3346-A, H-3356-B, H-3356-D & H-3355-A
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH WINE, UTAH 84738 (435) 983-2267

7/20/2022
License No. 272806
Marc R. Foy
Marc R. Foy
Professional Engineer

SHEET
PP-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-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

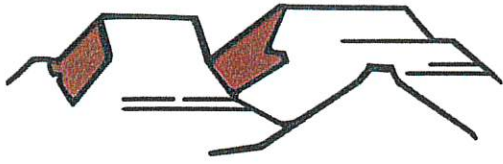
Address/Location of Subject Property: SE ¼ Section 29, T42S, R13W

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.



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-38

Receipt No. 8-160769

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): _____ Telephone: 435-673-2337

Address/Location of Subject Property: SE 1/4 Section 29, T42S, R13W

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

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
- ___ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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: _____



STAFF COMMENTS

Agenda Date:	09/22/2022
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

Update

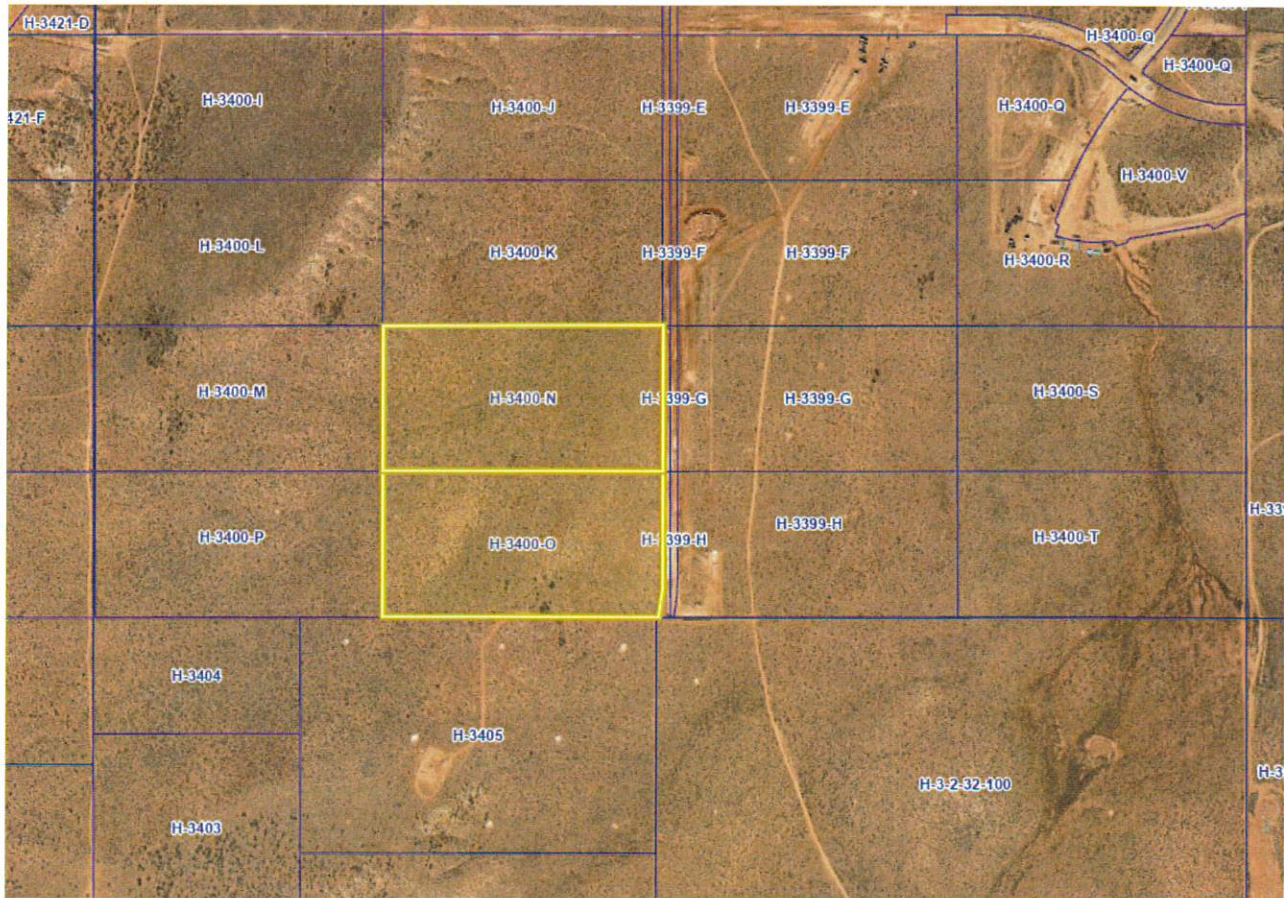
The Planning Commission continued this item at the last meeting for the items contained within this report. The application has provided an updated site plan and responses letter on Monday, Sept 19. This update has been included in the packet but is not reflected in the report below.

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



JUC Comments

The following items will need to be addressed:

1. **Public Works:** Must dedicate and improve 2600 W. Must obtain full ROW for 2600 W and utilities.
2. **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."
3. **Sewer:** No comments
4. **Street:** Do these units have garages? Driveways for parking? On street parking?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** It appears this development is located in the FH110 subbasin of the Hurricane Storm Drain Master Plan and stormwater from this development will eventually drain to the open channel along 2100 W. The drainage study for this development should elaborate on how. Avoid block lengths greater than 800' stub roadways accordingly. Verify corner lot driveways are out of sight distance triangles. 4300 S is a master-planned 84' ROW with trails on the north and

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 of 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:

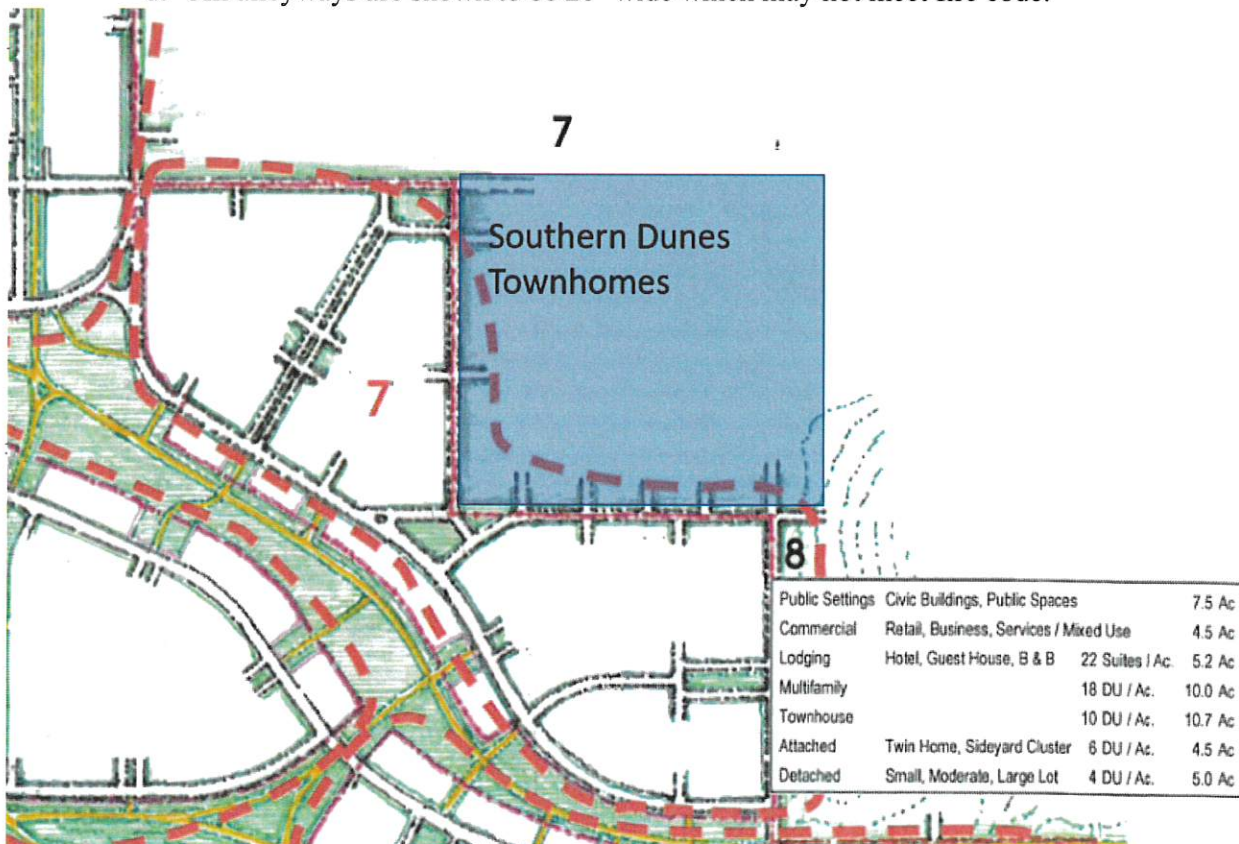
Sec. 10-39-11. - Subdivision streets and fencing.

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.*

A couple of recommendations would be to have Road B connect all the way through the project. Have Road F make a connection 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.



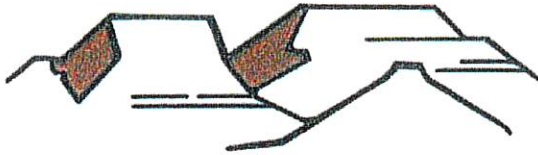
08/25/2022

2022-PP-20
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Southern Dunes Townhomes location superimposed on the approved Sand Hollow Mesa site plan

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.



HURRICANE CITY UTAH

Water Department
Ken Richins, Superintendent

July 29, 2022

To Whom It May Concern:

Rainlife Homes Cordero LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as Southern Dunes Vacation Townhomes, located at approximately 2600 W Cliff View Drive in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the city has adequate water to supply water to 345 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins

Water Department Superintendent



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

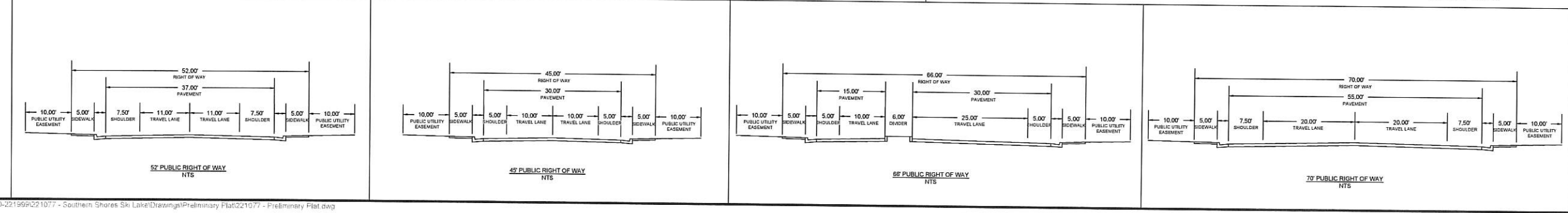
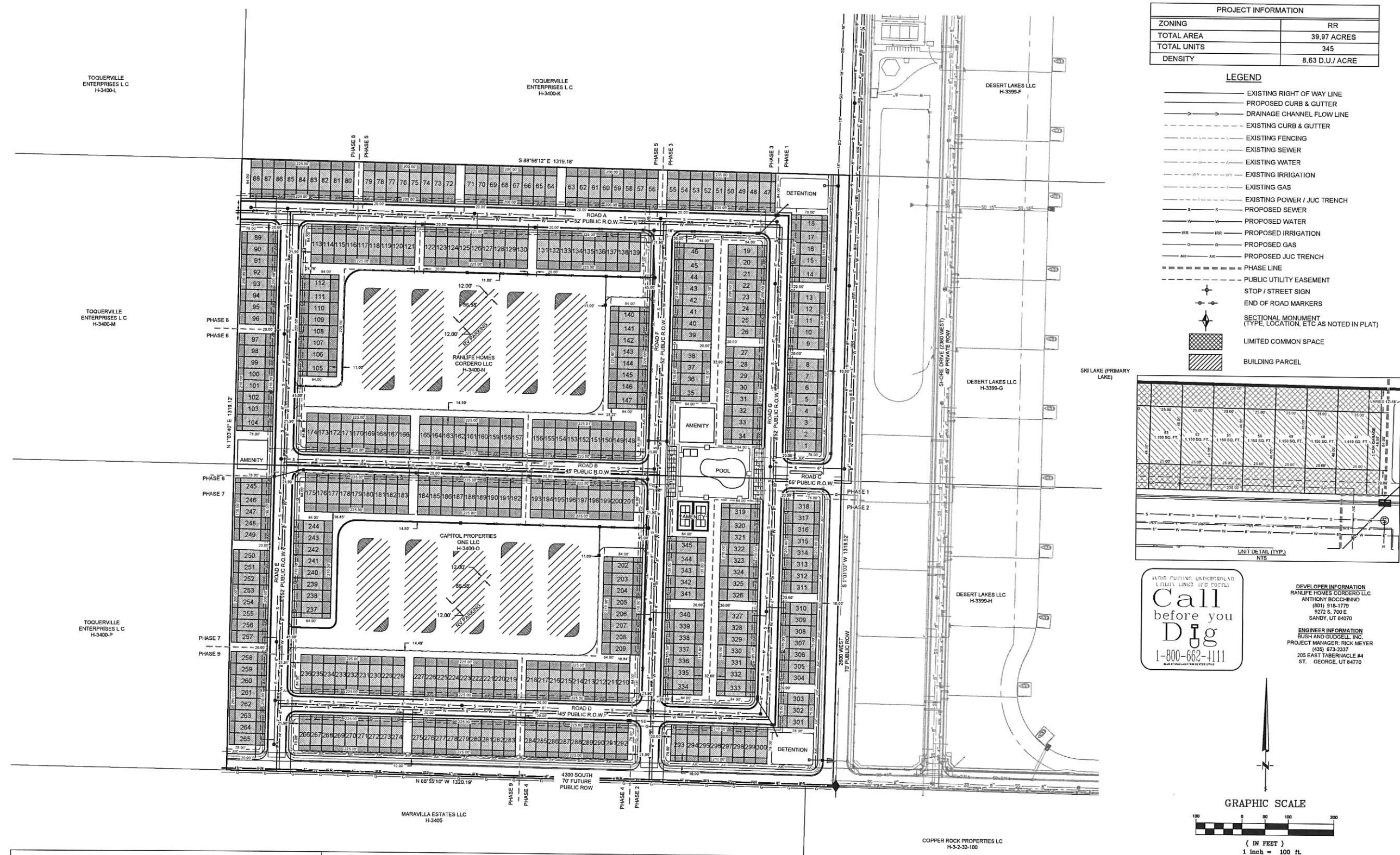
Stephen,

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.

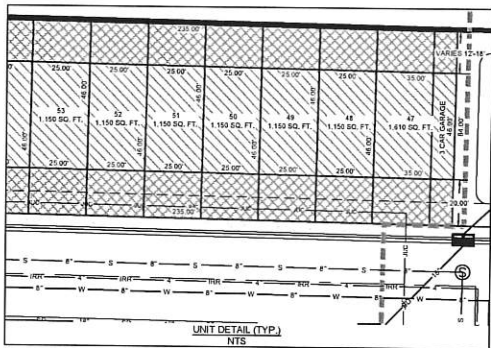
Sincerely,

Gary Wilcox
Inspections Department
Ash Creek Special Service District



PROJECT INFORMATION	
ZONING	RR
TOTAL AREA	39.97 ACRES
TOTAL UNITS	345
DENSITY	8.63 D.U./ ACRE

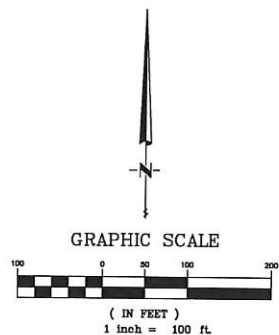
- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - PROPOSED CURB & GUTTER
 - DRAINAGE CHANNEL FLOW LINE
 - EXISTING CURB & GUTTER
 - EXISTING FENCING
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING IRRIGATION
 - EXISTING GAS
 - EXISTING POWER / JUC TRENCH
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED IRRIGATION
 - PROPOSED GAS
 - PROPOSED JUC TRENCH
 - PHASE LINE
 - PUBLIC UTILITY EASEMENT
 - STOP / STREET SIGN
 - END OF ROAD MARKERS
 - SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)
 - LIMITED COMMON SPACE
 - BUILDING PARCEL



Call before you Dig
1-800-662-4111

DEVELOPER INFORMATION
RANLIFE HOMES CORDERO LLC
ANTHONY BOCCINO
(801) 818-1779
9272 S. 700 E
SANDY, UT 84070

ENGINEER INFORMATION
BUSH & GUDGELL, INC.
PROJECT MANAGER: RICK MEYER
(435) 673-2337
205 EAST TABERNACLE #4
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



SITE & UTILITY PLAN
SOUTHERN DUNES TOWNHOMES
LOCATED IN HURRICANE, UTAH

SHEET 2 OF 4
DATE: 07/27/2022



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. 2622-2C-33
Receipt No. 7.699889

Name: Steward Land Holdings, Brad Brown Telephone: (801) 590-0980
Address: 1708 E 5550 S Ogden, UT 84403 Fax No. _____
Email: Brad@StewardLand.com Agent Email: _____
Agent (If Applicable): _____ Telephone: _____
Address/Location of Subject Property: 3000 w State Street, Hurricane, UT, 84737
Tax ID of Subject Property: H-3-1-31-3004 Existing Zone District: Highway Commercial (HC)
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Planned Commercial (PC)
The purpose for the requested zone change is to be able to do a mixed-use development more in line with the General Plan.

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

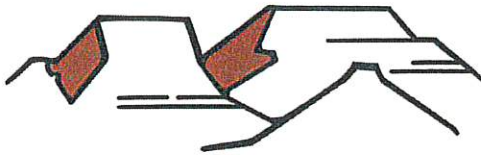
- ___a. The name and address of every person or company the applicant represents.
- ___b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ___c. All abutting properties showing present zoning classifications.
- ___d. An accurate legal description of the 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-41

Receipt No. 8-161797

Name: Steward Land Holdings, Brad Brown Telephone: 801-590-0980

Address: 1708 E. 5550 S., Ste 18, Ogden, UT 84403 Fax No. _____

Email: brad@StewardLand.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 3000 W State Street, Hurricane, UT 84737

Tax ID of Subject Property: H-3-1-31-3004 Zone District: _____

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
- ☒ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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: _____



STAFF COMMENTS

Agenda Date:	09/22/2022
Application Number:	2022-ZC-23 2022-PSP-41
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Steward Land Holdings
Agent:	Brad Brown
Request:	A Zone Change from Highway Commercial to Planned Commercial
Location:	3000 W State St
Zoning:	HC
General Plan Map:	Mixed Use, General Commercial and Single Family

Discussion: The applicant is seeking a zone change and preliminary site plan approval from Highway Commercial to Planned Commercial. The applicant is proposing a commercial center, high density residential, and medium density residential. This property is located on the north side of SR-9 to the east of Walmart. Hurricane City Water has two wells and a water tank in the vicinity of this property.

	Zoning	Adjacent Land Use
North	RM-1 PDO	Planned townhomes (Ridgeview townhomes)
East	HC, R1-10, R1-8	Undeveloped property
South	HC	SR-9 and undeveloped property
West	HC, RM-1	Planned townhomes and Walmart



Zone Change Factors:

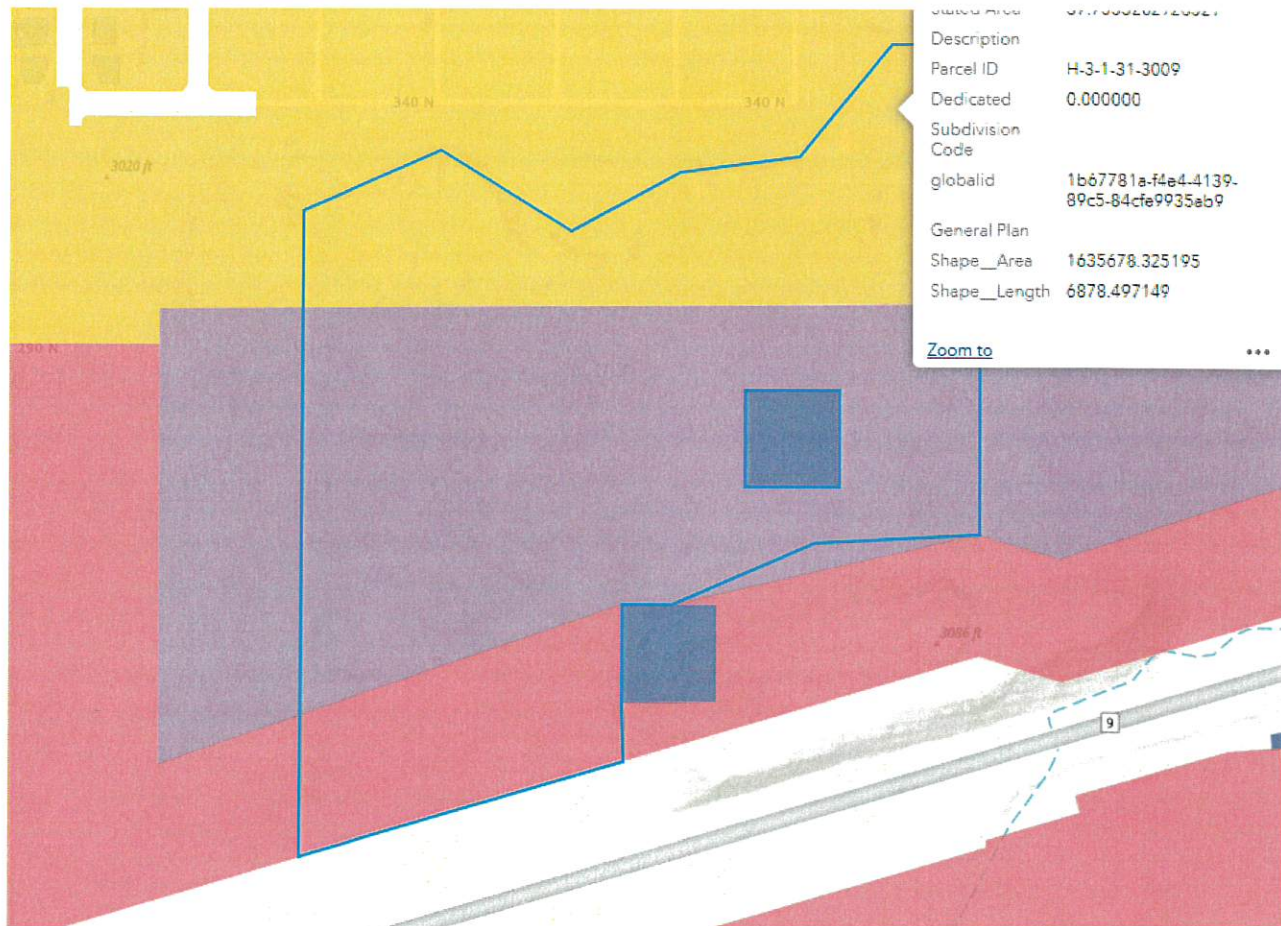
When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

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

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property; and*
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: This property has three designations on the General Plan Map



Hurricane City Future Land Use Map

GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors

MIXED USE: Mixed use areas should be developed as small districts or community centers offering a mix of retail, dining, entertainment, employment, and supporting residential. These developments should be easy and safe to navigate on foot and located in areas with access to major roads and surrounded with appropriate residential densities to support these uses.

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 applicant appears to have taken the General Plan into account in designing their plan by leaving in space a commercial area along the highway. Having more commercial and higher density residential in the middle area and medium density residential on the north end.

The General Plan also 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*” There are existing commercial uses in the area and planned schools and employment centers in the area

Overall staff believes this lines up with the spirit of the General Plan

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

Response: There are almost no developments currently in the vicinity. To the north is an approved townhome development that will provide road and utility access to this site and to further to the west is the Walmart development. This plan is largely harmonious with what is approved in the area.

3. Will the proposed amendment affect the adjacent property?

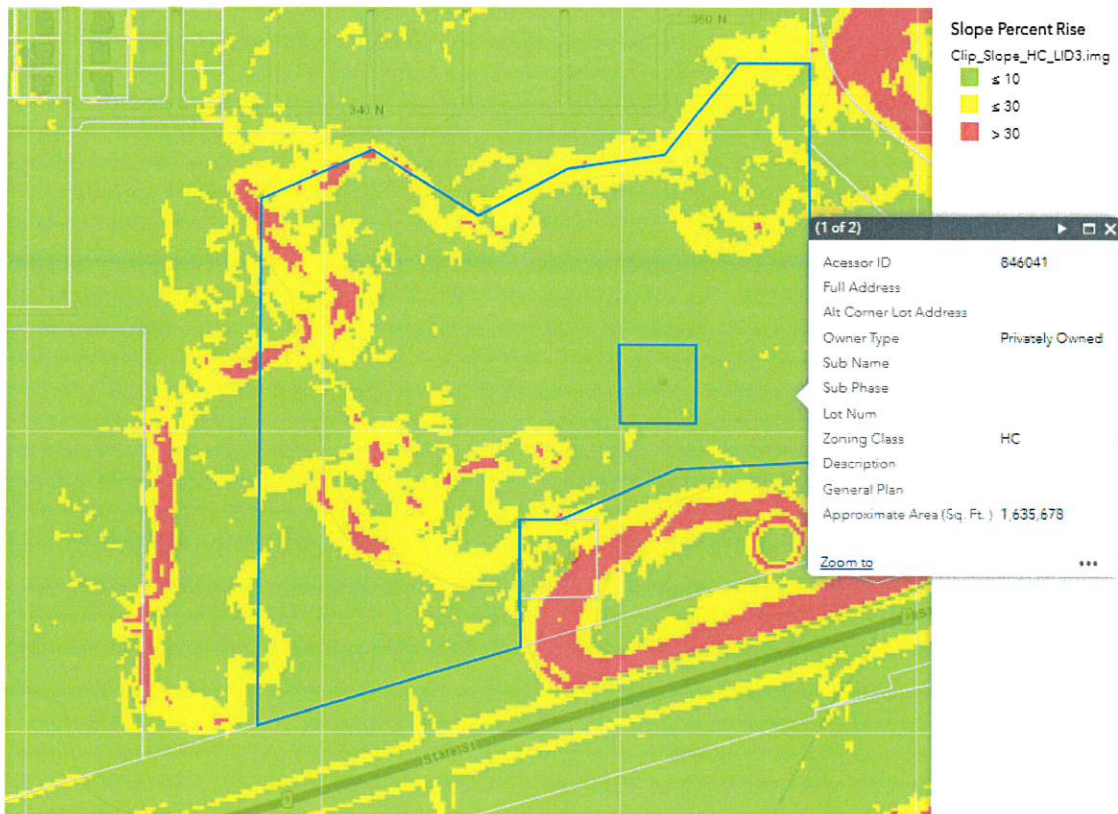
Response: Yes. Although the area is largely undeveloped currently. Commercial development in this area will be beneficial to the community.

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

Response: Public facilities and services are either planned to be brought to the property with the Villas at Lava Knolls development or are already at the property at the wells and water tanks. See JUC comments below.

Other Considerations:

This property is currently zoned Highway Commercial in an area of town where there is existing commercial development. The City in the past has expressed hesitation about commercial property being changed to residential when the City will eventually need more commercial space. However, there are several factors that may hinder commercial development on this property: the largest is poor access and visuals from SR-9. UDOT has declared that SR-9 will be a limited access corridor and no new intersections will be made west of the SR-7 interchange and all current stoplights will be turned into interchanges eventually. All access to this property will come from 290 N and eventually through the Walmart parking lot. There is also a large hill that the water tank is on that blocks visual of most of the property from SR-9 and steep topography throughout the property (shown below). Commercial developments are largely reliant on supporting residential uses. Staff believes that this plan will generate a better product on the commercial space being provided within the plan.



JUC Comments

The following items will need to be addressed:

1. **Public Works:** Account for well protection zone.
2. **Sewer:** Possible manhole connection to 10" sewer line on the southeast corner of the Walmart property.
3. **Water:** Full water model and information about streets required.
4. **Fire:** No comments
5. **Engineering:** The Villas at Lava Knolls has planned subs to this property. Contact Interstate Rock to coordinate connections to roadways and utilities. Future Road M11 is a planned 84' ROW (77' probable) 12' trail on both sides or on the east side only. connects up to 3000 W and Sky Valley. The ActiveTransportation Master Plan indicates the trail goes all the way through to State St, may not be feasible with the hill. It appears water has been discharged from the production well site and the pump station site. Is the practice necessary and must it continue? Coordination with Hurricane City Water needed. It appears an existing easement does not cover all existing water lines. A frontage road will need to be on private property. A 30" storm drain pipe is shown along the southern property line on sheet 35 of the Hurricane Storm Drain Master Plan. Please account for this in the drainage study. Future Road M10 is a planned 77' ROW, 12' trail on the south side. Stubs from Villas at Lava Knolls will follow a slightly different alignment than what's on the plan.
6. **Streets:** No comments
7. **Power:** Upgrade existing powerline and put power underground. Rocky Mountain power easement crosses the middle of this property

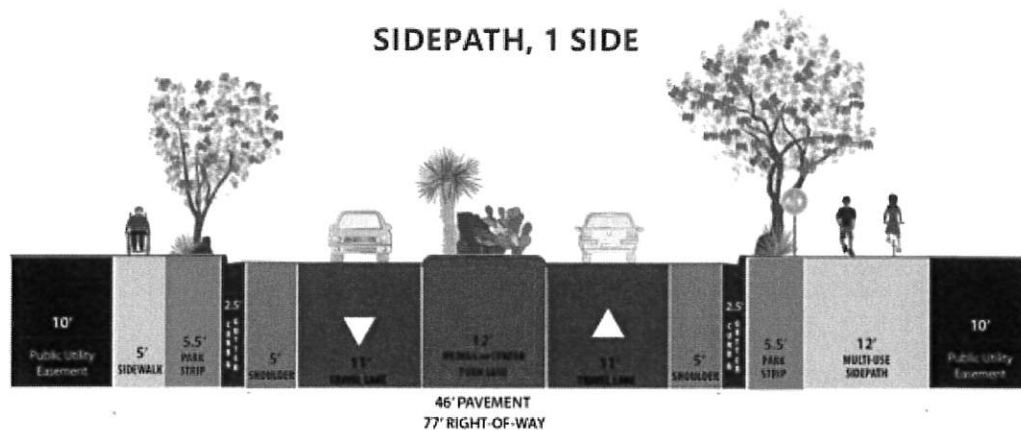
9/22/2022

2022-ZC-23
2022-PSP-41

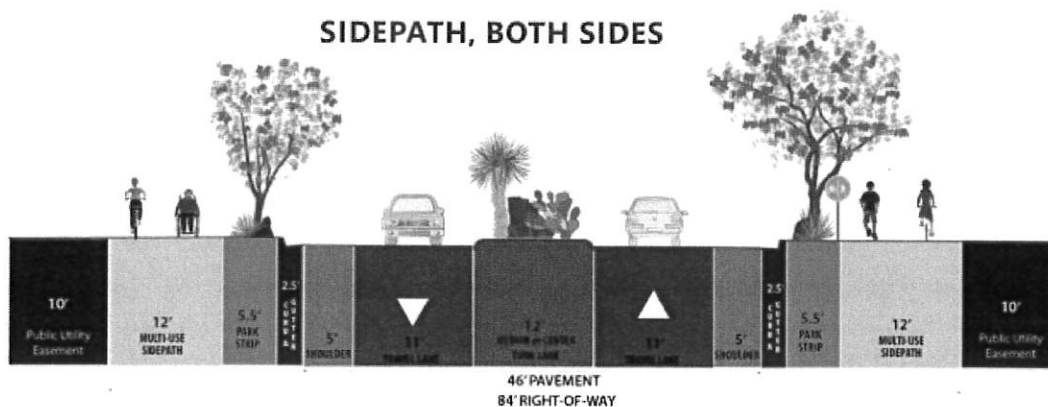
8. **Phone:** No comment

Staff Comments: Preliminary Site Plan

1. The newly passed Planned Commercial ordinance caps residential density at 15 units an acre unless 40% of the area is commercial or 10% of the units are affordable housing, in which case they can get a density bonus of up to 20 units per acre. The site plan indicates that the overall density in the residential area will not exceed 15 units an acre. The maximum number of units that could be developed in this property is 457 units.
 - a. 20% of the property is designated for future commercial use
 - b. Staff would prefer a more detailed site plan that shows what densities are going in which area
 - c. More detailed site plans will be required for each phase at the preliminary plat phase.
2. Appropriate well protection zones will be needed for the two wells onsite
3. The two roads depicted connecting this site to Walmart do not currently exist and are conceptual. There are no development plans submitted on the property in between this one and Walmart. These are logical placements for roadways however.
4. Future Road M10 on the site plan (290 Nish) is a planned 77' ROW with a sidepath on the south side



5. Future Road M11 on the site plan (3000 W) is a planned 84' ROW with a sidepath on both sides



6. There are some steep slopes on the property that will need to be accounted for in the design. Sensitive lands applications will most likely be needed at the preliminary plat stage

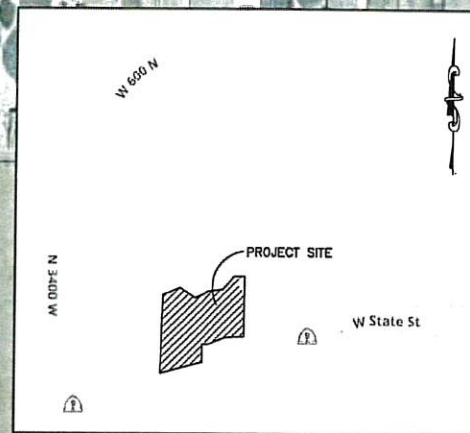
Hurricane City slope map

Findings:

Staff makes the following findings:

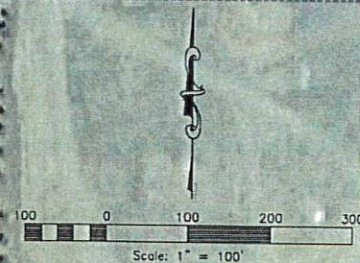
1. The proposed zone change broadly meets the standards of the General Plan Map and goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but there is no development currently in the area.
4. Services are adequate or planned to become adequate for the area.
5. A preliminary site plan has been provided that shows how this property could be developed

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff is generally supportive of this plan and would recommend approval subject to the four considerations and staff and JUC comments.



VICINITY MAP
SCALE: NONE

Proposed Zone	Acres
Planned Commercial	38.14
Total	38.14



Parcel H-3-1-31-3009

Washington County, Utah

REVISED
12:28 pm, Sep 09, 2022

Developer:
Steward Development
Sky Hazlehurst
1708 E. 5550 S.
South Ogden, UT. 84405
(801) 837-2020



REVISIONS	DESCRIPTION
DATE	

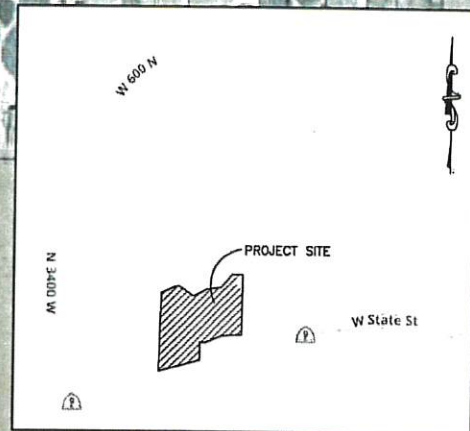
Parcel H-3-1-31-3009
PART OF THE SW 1/4 OF SECTION 31 T.41S., R.13W., S.L.B. & M., U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Proposed Zoning Exhibit

Project Info.
Engineer: N. Reeve
Planner: C. Cove
Designer: N. Peterson
Date: 8-25-22
Name:
Number: 7152-26

Sheet	2
1	Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP
SCALE: NONE

PROPOSED ZONES	
COMMERCIAL	Acres
Planned Commercial	7.6
RESIDENTIAL	Acres
Planned Residential (High Density)	14.6
Planned Residential (Medium Density)	15.9
Blended Density of 15 Units / Acre	30.5
Total Acreage	38.14

Parcel H-3-1-31-3009

Washington County, Utah

REVISED
12:28 pm, Sep 09, 2022

Developer:
Steward Development
Sky Hazlehurst
1708 E. 5550 S.
South Ogden, UT. 84405
(801) 837-2020



REVISIONS	DESCRIPTION
DATE	

Parcel H-3-1-31-3009
PART OF THE SW 1/4 OF SECTION 31 T.41S., R.13W., S.L.B. & M., U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Site Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cove
Designer: N. Peterson
Date: 8-25-22
Name: _____
Number: 7152-26

Sheet **2** of 2
2 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Sec. 10-14-4. Development standards.

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

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

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

Notes

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

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(Supp. 1, Update 3)

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

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

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

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

i. If the City or other government entity acquires property for future roadway development, that area may be counted towards the gross density of the underlying development, provided the applicant was the owner at time of acquisition.

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

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

e. All other applicable zoning standards shall still apply.

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

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

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

B. *Authority.*

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

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

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

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

Metal building in commercial and residential zones.

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

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

Animals and fowl for recreation and family food production.

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

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

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

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

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

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

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

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

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

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

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

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

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

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

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

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

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

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

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

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

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

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

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

a. *Standards for a reception center.*

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

(2) Parking must be provided.

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

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

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

(6) Reception Center use must be secondary to any agricultural use on the property

Sec. 10-12-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-12-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential uses:					
Assisted living facility	P	P	P	P	N

Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Guesthouse for family members and non-paying guests	P	P	P	P	P
Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Short term rental	N	N	N	N	P
Public and civic uses:					
Auditorium or stadium	N	N	N	N	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P

Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	<u>CN</u>	<u>CN</u>	<u>CN</u>	<u>CN</u>	<u>CN</u>
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Garden center	P	P	P	P	P
Kennel, residential	P	P	P	P	P
Licensed family child care ²	P	P	P	P	P

Media service	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	N
Residential certificate child care facility ²	P	P	P	P	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				

Notes

1. See chapter 46 of this title.

2. See chapter 42 of this title.

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

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

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

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

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

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

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

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

Household pets.

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

Nurseries and greenhouses.

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

Produce stands.

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

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

Sec. 10-14-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-14-1

PERMITTED AND CONDITIONAL USES ALLOWED IN

RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5

Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P

Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Short term rental ⁴	P	P
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P

Protective service	P	P
Reception center	<u>CN</u>	<u>CN</u>
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Garden center	N	N
Kennel, residential	P	P
Licensed family child care ²	P	P
Media service	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Produce stand	P	P
Recreational vehicle park	N	N

Residential certificate child care facility ²	P	P
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.

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

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

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

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

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

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

Household pets.

Nurseries and greenhouses.

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

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

CHAPTER 21. AGRICULTURE PROTECTION OVERLAY ZONE

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

- A. To protect and preserve the existing agricultural areas within the City from the encroachment of development, and to allow the ongoing agricultural operations to proceed without unreasonable restriction unless there is a direct relationship to public health or safety.
- B. An agriculture protection overlay zone is established which shall be an overlay zone of the zoning classification in this title.

Sec. 10-21-2. Definitions.

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

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

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

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

Crops, livestock and livestock products means:

- A. Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including forages and sod crops; grains and feed crops; livestock; trees and fruits; or vegetables, nursery, floral and ornamental stock; or
- B. Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

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

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

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

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

- A. *Filing.* Any owner of land in agricultural production may file a proposal for creation of an agricultural protection area with the Planning Commission.
- B. *Content.* The proposal shall identify:
 - 1. The land in agricultural production that the proposal sponsors wish to become part of an agriculture protection area;
 - 2. Any limits on the types of agriculture production to be allowed within the agriculture protection area; and

-
3. For each parcel of land:
- The owners of the land contained within the parcel;
 - The tax parcel number or account number of each parcel; and
 - The number or account number of acres as listed on the parcel tax records.
- C. *Documents required.* The proposal shall include:
- A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.
 - Application fee as outlined on the City fee schedule, available from the City Recorder/Clerk.
 - Minimum acreage. A minimum area of five contiguous acres shall be included in an agriculture protection area. The City Council may approve smaller areas under the following conditions
 - At least a single contiguous area is a minimum of five acres
 - The parcel or area that is not contiguous supports the agricultural/agriculture use for the larger area.
 - The noncontiguous area/isolated area is a minimum of .5 acres
 - The noncontiguous area/isolated area shall be within Hurricane City municipal boundaries one mile of.

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

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

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

- A. *Required.* After 15 days from the date of the notice, the Planning Commission shall refer the proposal and any proposed modifications and objections to the proposal to the Advisory Board for their review, comments and recommendations.
- B. *Report; recommendation.*
- Within 45 days after receipt of the proposal, the Planning Commission shall submit a report to the City Council that:
 - Identifies the effect of the creation of the proposed area on the City's planning policies and objectives;
 - Analyzes and evaluates the proposal by applying the criteria contained in section 10-21-6 of this chapter;
 - Recommends any modifications to the proposal;
 - Recommends any limits on the types of agriculture production to be allowed in the agriculture protection area;
 - Analyzes and evaluates any objections to the proposal; and
 - Includes a recommendation to the City Council to either accept, accept and modify, or reject the proposal.
 - Within 45 days after receipt of the proposal, the Advisory Board shall submit a report to the City Council that:
 - Recommends any modifications to the proposal;
 - Recommends any limits on the types of agriculture production to be allowed in the agriculture protection area;
 - Analyzes and evaluates the proposal by applying the criteria contained in section 10-21-6 of this chapter;

-
- d. Analyzes and evaluates any objections to the proposal; and
 - e. Includes a recommendation to the City Council to either accept, accept and modify, or reject the proposal.
 - C. *Failure to submit report.* If the Planning Commission or the Advisory Board fail to submit a report within 45 days, the City Council shall consider their failure to report as an approval of the proposal.

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

- A. *Procedure.* City Council review and procedures are the same as for a zone change as set forth in section 10-7-7 of this title.
- B. *Filing executed documents.* In order to give constructive notice of the existence of an agriculture protection area to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to an agriculture protection area, within ten days of the creation of an agriculture protection area, the City Council shall file an executed document containing a legal description of the agriculture protection area with the county recorder of deeds and the Planning Commission.
- C. *Written notice.* Within ten days of the recording of an agriculture protection area, the City Council shall send written notification to the [state] commissioner of agriculture that the agriculture protection area has been created. The following shall be included in the notification:
 - 1. The number of landowners owning land within the agriculture protection area;
 - 2. The total acreage of the area;
 - 3. The date of approval of the area; and
 - 4. The date of recording.

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

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

- A. *Use of land.* Whether or not the land is currently being used for agriculture production;
- B. *Zoning.* Whether or not the land is zoned for agricultural use;
- C. *Viability.* Whether or not the land is viable for agricultural production;
- D. *Improvements.* The extent and nature of existing or proposed farm improvements; and
- E. *Trends anticipated.* Anticipated trends in agricultural and technological conditions.

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

- A. *Adding.*
 - 1. Any owner may add land to an existing agriculture protection area by:
 - a. Filing a proposal with the City Council; and
 - b. Obtaining approval of the City Council for the addition of the land to the area.
 - 2. The City Council shall comply with the provisions for creating an agriculture protection area in determining whether or not to accept the proposal.
- B. *Removal.*

-
1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the City Council;
 2. The City Council shall:
 - a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by this chapter as the minimum; and
 - b. In order to give constructive notice of the removal to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the county recorder of deeds and the Planning Commission.
 - c. The remaining land in the agriculture protection area is still an agriculture protection area.

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

- A. *Required.* The City Council shall review any agriculture protection area created under the authority of this chapter in the twentieth calendar year after it is created.
- B. *Action.*
 1. In the twentieth year, the City Council shall:
 - a. Request the Planning Commission and Advisory Board to submit recommendations about whether the agriculture protection area should be continued, modified or terminated;
 - b. At least 120 days before the end of the calendar year, hold a public hearing to discuss whether the agriculture protection area should be continued, modified or terminated;
 - c. Give notice of the hearing using the same procedures required by subsection 10-21-5B of this chapter; and
 - d. After the public hearing, continue, modify or terminate the agriculture protection area.
 2. If the City Council modifies or terminates the agriculture protection area, it shall file an executed document containing the legal description of the agriculture protection area with the county recorder of deeds.
- C. *Failure to act.* If the City Council fails to affirmatively continue, modify or terminate the agriculture protection area in the twentieth calendar year, the agriculture protection area is considered to be reauthorized for another 20 years.

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

- A. *Property taxes.* Any land placed in an agriculture protection area shall be subject to the provisions of Utah Code Annotated title 59, chapter 2, part 5, Farmland Assessment Act.
- B. *Limitations on local regulations.*
 1. It shall be the policy of the City to encourage the continuity, development and viability of agriculture within the area by not enacting local laws, ordinances or regulations that would unreasonably restrict farm structures or farm practices within the area unless those laws, ordinances or regulations bear a direct relationship to public health or safety.
 2. The City Council may not change the zoning designation of land within an agriculture protection area unless it receives written approval for the change from all the landowners within the agriculture protection area.

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(Supp. 1, Update 3)

C. *Nuisances.*

1. To the extent deemed necessary or desirable, the City Council shall ensure that any of its laws or ordinances that define or prohibit a public nuisance exclude from the definition or prohibition any agricultural activity or operation within an agriculture protection area conducted using normal farming methods unless that activity or operation bears a direct relationship to public health or safety.
2. In a civil action for nuisance involving agriculture activities, it is a complete defense if:
 - a. The agriculture activities were conducted within an agriculture protection area; and
 - b. The agriculture activities were not in violation of any federal, state or local law or regulation relating to the alleged nuisance, and were conducted according to sound agricultural practices.
3. For each new subdivision development located in whole or in part within 300 feet of the boundary of an agriculture protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

Agriculture protection area

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

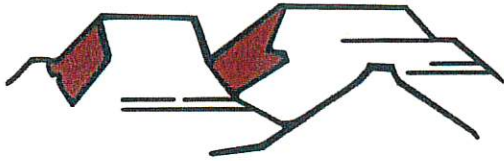
D. *Eminent domain restrictions.*

1. *Approval required.* A political subdivision having or exercising eminent domain powers may not condemn for any purpose any land within an agriculture protection area that is being used for agriculture production unless it has obtained approval of the City Council and the Advisory Board according to the procedures and requirements of this section.
2. *Notice.* Any condemner wishing to condemn property within an agriculture protection area shall file a notice of condemnation with the City Council and the agriculture protection area's Advisory Board at least 30 days before filing an eminent domain complaint.
3. *Actions required of council and board.* The City Council and the Advisory Board shall:
 - a. Hold a joint public hearing on the proposed condemnation;
 - b. Publish notice of the time, date, place and purpose of the public hearing in a newspaper of general circulation within the City; and
 - c. Post notice of the time, date, place and purpose of the public hearing in three conspicuous public places within the City.
4. *Approval conditions.*
 - a. If the condemnation is for highway purposes or for the disposal of solid or liquid waste materials, the City Council and the Advisory Board may approve the condemnation only if there is no reasonable and prudent alternative to the use of the land within the agriculture protection area for the project.
 - b. If the condemnation is for any other purpose, the City Council and the Advisory Board may approve the condemnation only if:
 - (1) The proposed condemnation would not have an unreasonably adverse effect upon the preservation and enhancement of agriculture within the agriculture protection area; or

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(Supp. 1, Update 3)

-
- (2) There is no reasonable and prudent alternative to the use of the land within the agriculture protection area for the project.
5. *Decision; failure to act.*
- a. Within 60 days of receipt of the notice of condemnation, the City Council and the Advisory Board shall approve or reject the proposed condemnation.
- b. If the City Council and the Advisory Board fail to act within the 60 days, the condemnation shall be considered approved.
6. *Violations prohibited; action to enjoin.* The City Council or the Advisory Board may request the City Attorney to bring an action to enjoin any condemner from violating any provisions of this subsection.
- E. *Restrictions on state development projects.*
1. Each state agency that plans any development project that might affect land within an agriculture protection area shall submit its development plan to the state commissioner of agriculture and the agriculture protection area's Advisory Board for their review.
2. The state commissioner of agriculture and the agriculture protection area's Advisory Board shall:
- a. Review the state agency's proposed development plan; and
- b. Recommend any modifications to the development project that would protect the integrity of the agriculture protection area or that would protect the agriculture protection area from nonfarm encroachment.



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-39
Receipt No. 8-161 500

Name: Interstate Rock Products, Inc. Telephone: 435-635-2628

Address: 42 S 850 W, Hurricane, UT 84737 Fax No. _____

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

Agent (If Applicable): Chase Stratton Telephone: _____

Address/Location of Subject Property: 60 S 925 W

Tax ID of Subject Property: H-3-1-34-32391 Zone District: RM-3

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Build a 31 unit apartment complex consisting of 3 buildings.

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
- ☒ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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: _____



STAFF COMMENTS

Agenda Date:	9/22/2022
Application Number:	2022-PSP-39
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Interstate Rock Products, Inc
Agent:	Chase Stratton
Request:	Approval of a Preliminary Site Plan
Location:	60 S 925 W
Zoning:	RM-3
General Plan Map:	Single Family

Discussion: The applicant is proposing a 31 unit apartment complex located behind the Jiffy Lube on SR-9 and to the east of the Pecan Plaza development. A zone change for this property to RM-3 was approved in late 2019. The property is effectively landlocked so access will be the biggest issue with this development.



JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need dedicated access from 850 W to property line
2. **Streets:** Connectivity through existing parking lots may be an issue. Not sure what other options are available
3. **Power:** Must move current power equipment. Must upgrade sections of infrastructure.
4. **Fire:** Verify turning radius. Verify access width. Hydrant locations seem okay, possible sprinklers for apartments
5. **Phone:** Existing utilities across property will require ROW or easements. Need PUE access to property. Add internet notes for construction drawings
6. **Water:** Water line will need to be looped on the north end to State St
7. **Engineering:** Hurricane City GIS indicates that storm drain manholes depicted on the north end are actually sewer lines. Existing fire hydrant at the end of the water main, water loop will be required. Parcel H-3-1-34-3205 is not depicted on the site plan. Hurricane City standards indicate 11-50 units should be served by a 45' ROW. It appears an existing access easement from State Street is only 24' wide and there isn't an existing easement across Pecan Plaza Phase 2. The nearest base flood elevation is 3213.9. Existing water and sewer pass through Pecan Meadows common areas (not a public ROW). The low spot of the parcel is the southwest corner, how will drainage be addressed?
8. **Sewer:** Move existing sewer lines. Buildings should not be located in the public utility easement

Staff Comments: Preliminary Site Plan

1. **Density:** The applicant is proposing 31 units on 2.1 acres for a density of 14.75 units per acre. RM-3 caps density at 15 units per acre.

2. **Parking:** The applicant is proposing 61 parking spaces. Hurricane City Code requires 2 spaces per multifamily unit with 2 or more units and 1.5 spaces per multifamily unit with one bedroom or studio. For 31 units then at least 2 of these units will need to be single bedroom or studio apartments. Or the applicant can add one space to their plans.
 - a. The Notes section of the plan says there is 64 parking stalls, the actual plans only show 61
3. **Open Space and Amenities:** The site plan indicates that 43% of the property will be landscaped space, this complies with the required 20% open space.
 - a. The site plan indicates a playground area, swimming pool, and sport court will be provided, this is sufficient for a 31 unit multifamily development
4. Lighting and landscaping plans will be approved with the Final Site Plan
5. A pedestrian circulation plan has not been provided. Per HCC 10-33-5 (H) a pedestrian circulation plan is required that shows:
 - a. *Location of walkways;*
 - b. *Width of walkways;*
 - c. *Connection points between adjacent properties;*
 - d. *Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;*
 - e. *Connections between residential buildings and amenities; and*
 - f. *Street crossings and crosswalks which shall be clearly marked.*
6. The requirement to provide a pedestrian circulation plan was passed after this application was turned in so staff is willing to accept a pedestrian circulation plan with the final site plan. Staff has the following recommendations:
 - a. A trail connection to the open space in Pecan Meadows
 - b. A sidewalk or path connection to 850 W
7. **Access:** The parcel is currently landlocked with no connections to a public street. There exists a 24' access and utility easement on the north side and the applicant will almost certainly be required to *at minimum* provide an access and utility easement across Pecan Plaza Phase 2, also owned by the applicant. HCC 10-37-13 states that:

The Zoning Administrator shall not authorize a building permit for a dwelling located on a lot accessed only by a private right-of-way except under one of the following conditions:

A. Nonconforming lot. The lot was legally created and recorded prior to the effective date of this title; or

B. Variance. A variance is granted by the Appeals Board.

This ordinance was passed in 2003. The following is a timeline, as best as staff can tell, of this parcel:

- 1997: First record of this specific parcel is created
- 2003: Survey recorded showing this parcel consisting of the current property and the property to the north (where the Jiffy Lube and offices currently)
- 2008: Hurricane City approves West State Street Office Condominiums plat with a 24' access and utility easement at the location of the Mountain View Apartments north access. This subdivision, approved by the City, landlocks this piece of property from a public right of way
- 2019: Interstate Rock Products applies for and receives both a general plan amendment and a zone change amendment for this property. During the process it is accepted that the property will

be developed as a multifamily apartment project. The City believed that this was a good space with multifamily already in the area and location near SR-9

- During the zone change process it was mentioned that the parcel on the northwest corner, then owned by SITLA, could be used as a roadway access. As of September 2022 this property no longer belongs to SITLA.

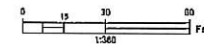
Overall staff believes that this property does qualify for an exemption as:

- a. The lot was created before 2003
- b. The City facilitated and approved the landlocking of the parcel
- c. The City approved zoning for the property to develop as presented in the site plan

Staff believes the exact specifics of how access to the property can be worked out with the applicant in construction drawings.

Recommendation: Staff recommends the Planning Commission review this application based on the standards with Hurricane City Code. Staff recommends approval of this application subject to the staff and JUC comments and a pedestrian circulation plan being provided with the final site plan.

SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH



GENERAL NOTES:

1. THIS SITE PLAN ILLUSTRATES THE OVERALL LAYOUT OF THE PROPOSED DEVELOPMENT. MINOR ADJUSTMENTS TO LOT DIMENSIONS MAY BE NECESSARY DURING CONSTRUCTION. ALL ADJUSTMENTS WILL BE INCLUDED ON THE FINAL BOUNDARY ALIGNMENTS AND DIMENSIONS AS ESTABLISHED WITH THE RECORDED PLAT.
2. SITE INCLUDES THREE RESIDENTIAL APARTMENT BUILDINGS; TWO 12-UNIT STRUCTURES, AND ONE 8-UNIT STRUCTURE. A TOTAL OF 64 PARKING STALLS ARE PROVIDED.
3. ACCESS WILL BE PROVIDED TO 850 WEST AND STATE ROUTE 9 VIA RECORDED EASEMENTS.
4. EXISTING BLOCK WALLS ALONG THE WEST, SOUTH, AND SOUTHEAST PROPERTY LINES WILL REMAIN IN PLACE. ADDITIONAL WALLS WILL BE ADDED ALONG THE NORTH AND EAST PROPERTY LINES TO ENCLOSE THE SITE.
5. UTILITIES ALREADY ESTABLISHED ON THE SITE.
 - 5.1. AN EXISTING 8-INCH SANITARY SEWER LINE PARALLELS THE NORTH AND EAST PROPERTY LINES. ALIGNMENT ALONG THE EAST PROPERTY LINE WILL BE RELOCATED TO THE FRONT OF THE BUILDINGS WITHIN THE PARKING LOT.
 - 5.2. AN EXISTING 24-INCH STORM DRAIN FLOWS TO 850 WEST.
 - 5.3. POWER IS LOCATED AT THE NORTH PROPERTY LINE. AN EXISTING SERVICE BISECTING THE NORTHEAST CORNER OF THE SITE WILL BE RELOCATED ALONG THE BACK OF CURB IN THIS AREA.
 - 5.4. A TELEPHONE BOX IS ADJACENT TO THE POWER AT THE NORTH PROPERTY LINE.

TOTAL ACREAGE	2.10 ACRES
PRIVATE PARKING AREA	
BUILDING FOOTPRINT AREA	15894 SF
TOTAL BUILDING FLOOR AREA	26490 SF
# OF PARKING SPACES PROVIDED	61 EA
# OF RESIDENTIAL UNITS	31 EA
UNIT DENSITY	15 UNITS/ACRE
TOTAL HARDSCAPE AREA (INCLUDING BUILDINGS)	51530 SF
TOTAL LANDSCAPE AREA	40000 SF

HURRICANE CITY ZONING	
CLASSIFICATION	COLOR
HC: HIGHWAY COMMERCIAL	
MH/RV: MOBILE HOME/RV	
RM-2: RESIDENTIAL 6 UNIT/ACRE	
RM-3: RESIDENTIAL 10 UNIT/ACRE	

INTERSTATE ROCK PRODUCTS, INC.
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84757
P: 435.635.2625 | F: 435.635.2177

DESIGNED BY TLA
DRAWN BY ---
CHECKED BY ---

INTERSTATE ROCK PRODUCTS, INC.

PRELIMINARY SITE PLAN

MOUNTAIN VIEW APARTMENTS

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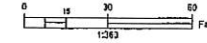
DATE 8/18/2022

SCALE
1 IN. = 30 FT

DRAWING NUMBER

C1

SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH



1. THIS SITE PLAN ILLUSTRATES THE OVERALL LAYOUT OF THE PROPOSED DEVELOPMENT. MINOR ADJUSTMENTS TO LOT DIMENSIONS MAY BE NECESSARY DURING CONSTRUCTION. ALL ADJUSTMENTS WILL BE INCLUDED ON THE FINAL BOUNDARY ALIGNMENTS AND DIMENSIONS AS ESTABLISHED WITH THE RECORDED PLAT.
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HURRICANE CITY ZONING	
CLASSIFICATION	COLOR
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DESIGNED BY T.A.
DRAWN BY —
CHECKED BY —

INTERSTATE ROCK PRODUCTS, INC.

PRELIMINARY SITE PLAN

MOUNTAIN VIEW APARTMENTS

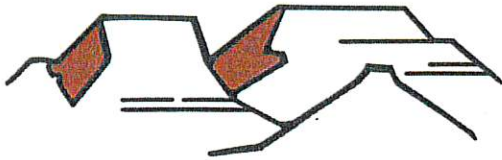
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DATE 8/18/2022

SCALE 1 IN = 30 FT

DRAWING NUMBER

C1



PLANNING & ZONING
HURRICANE CITY
UTAH

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

FINAL SITE PLAN APPLICATION

For office use only: \$250.00 Fee

File No. 2022-F&P-12

Receipt No. 8-161580

Name: Sunnie LLC Telephone: 435-467-4966
Address: 365 W Center, LaVerkin, UT 84745 Fax No. _____
Agent (If Applicable): Scott Stratton Telephone: 435-467-4966
Email: scottstratton4966@gmail.com Agent Email: scottstratton4966@gmail.com
Address/Location of Subject Property: 122 S. 200 W. Hurricane, UT 84737
Tax ID of Subject Property: H-92-A-1-A-1 Zone District: GC
Proposed Use: (Describe, use extra sheet if necessary) Build 3 plex unit.

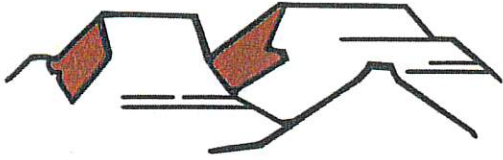
Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- 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:

- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ☒ c) Project name, North arrow, and tie to a section monument.
- ☒ d) The boundary lines of the project site with bearings and distances.
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.



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-21
Receipt No. 8-161580

APPLICATION & SUBMITTAL CHECKLIST

Name: Sunnie LLC Telephone: 435-467-4966
Address: 365 W Center, Laverkin, UT 84745 Fax No. _____
Email: scottstratton4966@gmail.com Agent Email: scottstratton4966@gmail.com
Agent (If applicable): Scott Stratton Agent's Phone: 435-467-4966
Address of Subject Property: 122 S. 200 W., Hurricane, UT 84737
Tax ID of Subject Property: H-92-A-1-A-1 Zone District: GC
Proposed Conditional Use: (Describe, use extra sheet if necessary) Build 3 Plex Unit

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: _____

JUC Comments

The JUC has signed off on the construction drawings except for the Planning Department because the applicant has not received a conditional use permit.

Staff Comments: Final Site Plan

1. The applicant has met the setback, utility plans, building rendering, and landscaping as required.
2. The applicant has three units, which comply with RM-3 density standards.
3. Applicant does not intend to subdivide the property
4. The applicant has requested that the Planning Commission consider allowing the development as a mix-use. The request is to allow for the units to be used either as long-term or short-term rentals. Hurricane City code allows a mix-use development in criteria number 3 listed below.

k. In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

- 1. No habitable building has been on the parcel for the previous three years.*
- 2. The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.*
- 3. Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.*
- 4. Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.*
- 5. Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.*

The staff's main concern is that short-term rentals are not defined as a use within the Commercial Code. Generally, short-term rentals have been allowed within commercial zones because of the nature of the use, especially for single units. The City has allowed short-term rental complexes within commercial areas as a motel/hotel, requiring onsite management for all recent projects. Staff's reservations are 1) it is not specifically allowed within the code and requires a broad interpretation to allow it, 2) the nature of changing the use from long term to short term based on the desire of the applicant throughout the time of its use, and 3) it was not the intent of the code to allow an expansion of short-term rental complexes. Hurricane City Commercial Land Use Table states:

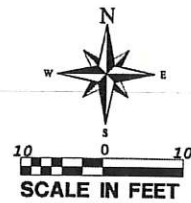
Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

The City has allowed short-term rentals in commercial zones within single family homes under this interpretation of the code listed above.

Staff recommendations for the conditions that would comply with the current code:

- 1) The applicant can use all three for long-term occupancy or may use up to two of the units as short-term rentals.
- 2) If the applicant uses two for the rentals, the third must be occupied by someone who is designated as the on-site management
- 3) That the property owner needs to designate which units will be used for the short-term and what will be used for long-term occupancy.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff would recommend that the Planning Commission review the application based on the standards within the City Code.



LANDSCAPE PLAN FOR:
SUNNIE LLC 3 PLEX
HURRICANE, UTAH 84737
LOCATED IN SECTION 34, T41S, R13W, S.L.B.M.

LEGEND

	PROPERTY LINE
	EXISTING SIDEWALK, CURB & GUTTER
	CENTERLINE
	PROPOSED SIDEWALK, CURB & GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED GRASS AREA
	PROPOSED LANDSCAPED AREA

LANDSCAPE NOTES:

1. AT LEAST ONE TREE AND THREE SHRUBS SHALL BE PLANTED FOR EVERY 35 FEET OF STREET FRONTAGE IN A REQUIRED LANDSCAPED AREA. SUCH TREES AND SHRUBS MAY BE CLUSTERED, PROVIDED THAT NO TREE SHALL BE WITHIN FIVE FEET OF ANOTHER.
2. LANDSCAPE ROCK IN DRAINAGE AREA TO BE GREATER THAN 3"φ.

PLANT SCHEDULE

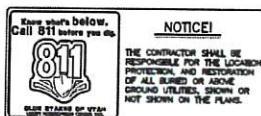
CODE	QUANTITY	TYPE	SIZE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	SIZE (W)
TC	5	TREE-1	2" CAL.		CHINESE PISTACHE	PISTACHIA CHINENSIS	25'-35'	25'-35'
SC	4	TREE-2	2" CAL.		SOUTHERN LIVE OAK	QUERCUS VIRGINIA	50'	80'
BS	4	SHRUB-1	5 GAL.		BIG SAGEBRUSH	ARTEMESIA TRIDENTATA	36"	48"
CE	3	SHRUB-2	1 GAL.		COTONEASTER	COTONEASTER SP.	24"	12"
DS	20	SHRUB-3	5 GAL.		DORR SAGE	SALVIA DORII	36"	24"
FB	9	SHRUB-4	5 GAL.		FERNBUSH	CHAMEBATARIA MILLEFOLIUM	48"	36"
FI	3	SHRUB-5	5 GAL.		FREMONT INDIGO BUSH	DALEA PULCHRA	36"	36"
MS	7	SHRUB-6	1 GAL.		MEXICAN BUSH SAGE	SALVIA LEUCANTHA	24"	36"

EXISTING HOME

INSTALL CMU PRIVACY WALL

INSTALL CMU PRIVACY WALL

EXISTING HOME



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
220 South 200 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 644-1827



LANDSCAPE PLAN FOR:
SUNNIE LLC 3 PLEX
122 SOUTH 200 WEST
HURRICANE, UTAH 84737
LOCATED IN SECTION 34, T41S, R13W, S.L.B.M.

DATE: 8/27/2017
SCALE: 1"=10'

JOB NO.
135-014

SHEET NO.
L1



TRIPLEX
PLANS
CONSTRUCTION DOCUMENTATION
BUILDING INFORMATION MODELING

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ENGINEER AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS ARE SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS SITE PLAN WAS PROVIDED BY THE OWNER. FIELD SURVEY OR VERIFICATION WAS NOT MADE.

OWNER: SCOTT STRATTON
PROJECT ADDRESS: 122 SOUTH 200 WEST
HURRICANE, UT 84737
JURISDICTION ZONING: WASHINGTON COUNTY
RESIDENTIAL
PERMIT #:
FIRE DISTRICT: HURRICANE VALLEY FIRE DEPT.
WATER: HURRICANE CITY
SEWAGE DISPOSAL: ASH CREEK SEWER DIST.

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE STUCCO, HARDI, TIN, OR BRICK OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT TILE OVER 30# FELT, 7/16" PLYWOOD/OSB.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE (MIN U VALUE 0.6). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATING AND WEATHER STRIPPED.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

INTERIOR DOORS TO BE SOLID CORE. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATION BUILDING CODES AND LOCAL CODES.
FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED B A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.
DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.
WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.
LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MIN. OF 40.CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MIN. OF .60 CCA.
ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.
EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.
PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.
ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.
FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

BUILDING AREA:

MAIN FLOOR: UNIT 1 - 843 SQ. FT. UNIT 2 - 843 SQ. FT. UNIT 3 - 837 SQ.FT.
SECOND FLOOR: 958 SQ. FT. EACH UNIT
GARAGE: 466 SQ. FT. EACH UNIT
FIRE RISER: 20 SQ. FT.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.
LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOACTION. ATTICS WITH A MAX. VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

VENTILATION

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT PER 150 SQ. FT OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE VOERED WITH GALVANIZED WIRE SCREE. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FT. PER 150 SQ. FT OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
STAIRWAYS SHALL HAVE AT LEAST ON HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.
36" MIN. HEIGHT GUARDRAILS SHALL E PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GENERAL FIRE ASSEMBLY NOTES:

METALLIC OUTLET BOXES ARE PERMITTED TO BE INSTALLED PROVIDED THE SURFACE AREA OF INDIVIDUAL BOXES DOES NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FEET. BOXES LOCATED ON OPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF 24". APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED ONLY AS ALLOWED BY A LOCAL CODE.
WATER RESISTANT GYPSUM BACKING BOARD MAY BE INSTALLED OVER OR AS PART OF THE FIRE RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. THE GYPSUM BOARD RATING SHALL BE BROUGHT DOWN TO THE FLOOR BEHIND THE FIXTURES.
MINERAL FIBER OR CLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH MAY BE ADDED WITHIN THE STUD CAVITY WITHOUT DEGRADING THE FIRE RESISTANCE RATING.
ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE ON NON-COMBUSTIBLE MATERIAL THAT EXTENDS AT LEAST 6" FROM THE FACE OF THE ASSEMBLY. THE MEMBRANES ON EACH SIDE OF THE ASSEMBLY AND THE FULL THICKNESS OF THE PENETRATION SHALL BE SEALED WITH A FIRE RESISTIVE SEALANT SO THAT HOT GASSES CANNOT PASS THROUGH. IN THE EVENT OF A CENTRAL VACUUM SYSTEM THE PIPE SHALL BE METALLIC FROM THE MACHINE THROUGH THE DRYWALL. SEAL AROUND THE PIPE PENETRATION.

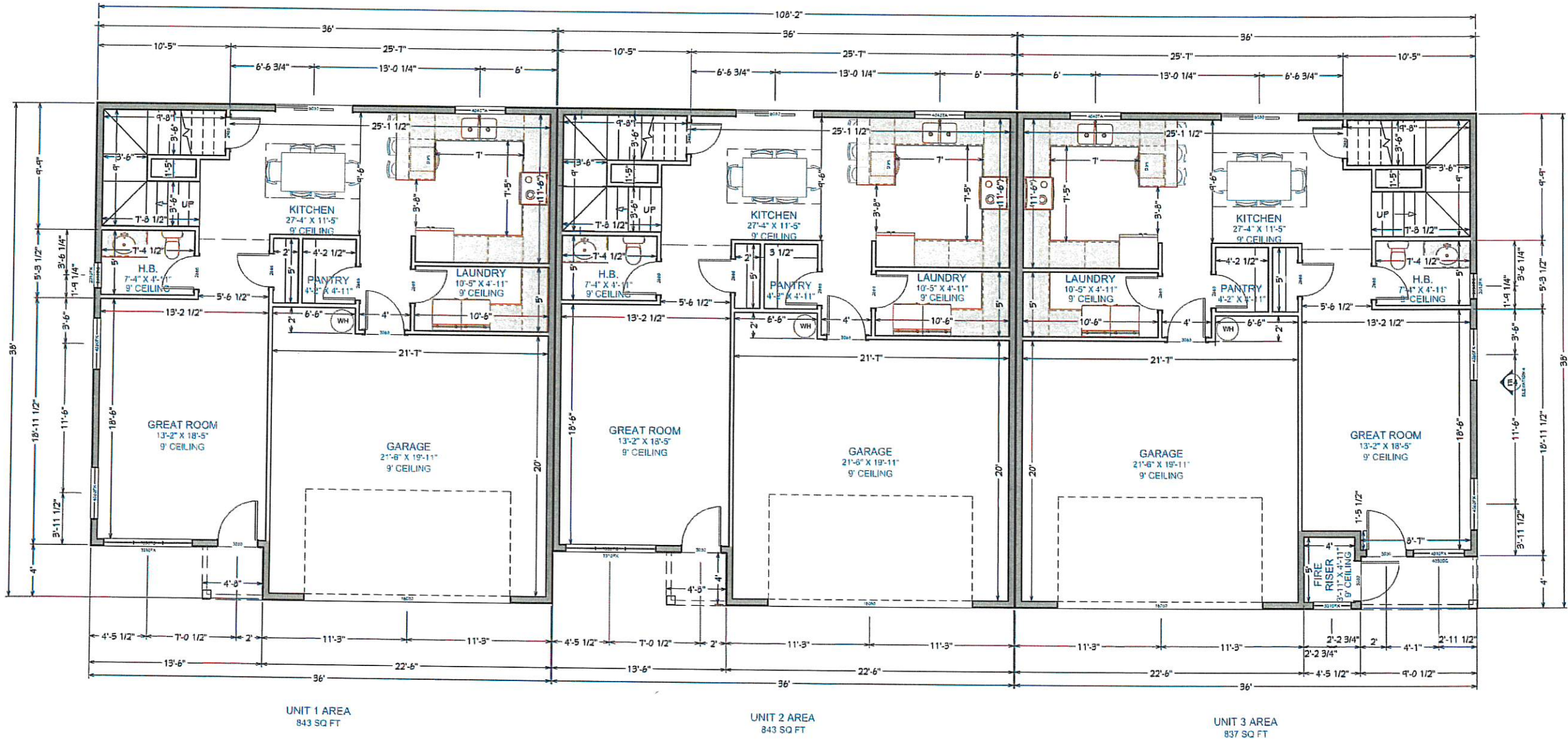
SHEET NUMBER
A1

SCALE: SEE VIEW
06-23-2022
DRAWING BY: K.R.

PRESENTATION VIEWS/
GENERAL NOTES

TRIPLEX

PROVALUE ENGINEERING, INC.
20 South 850 West #1, Hurricane, UT 84737
435-666-9307
www.pv-eng.com



MAIN FLOOR PLAN

1/4" = 1'

NOTE: EXTERIOR WALLS ARE 2" X 6"

SHEET NUMBER
A2

SCALE: SEE VIEW
08-23-2022
DRAWING BY: K.R.

FLOOR PLAN

TRIPLEX

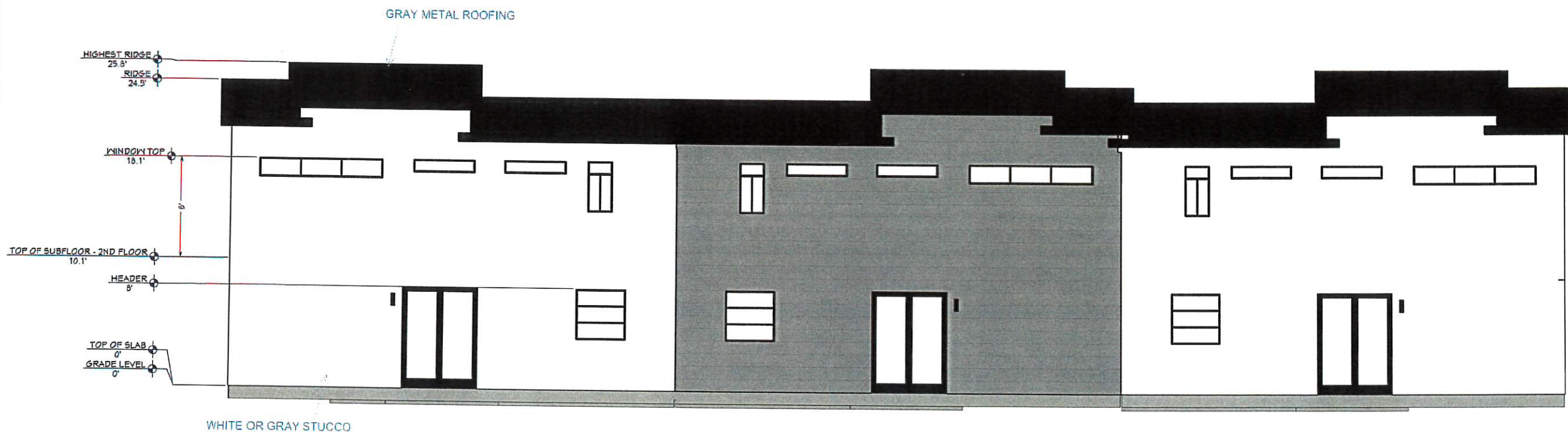
PROVALUE ENGINEERING, INC.

20 South 850 West #11, Hurricane, UT 84737
435-668-8307
www.pv-eng.com





FRONT ELEVATION
1/4" = 1'



REAR ELEVATION
1/4" = 1'

SHEET NUMBER
A5

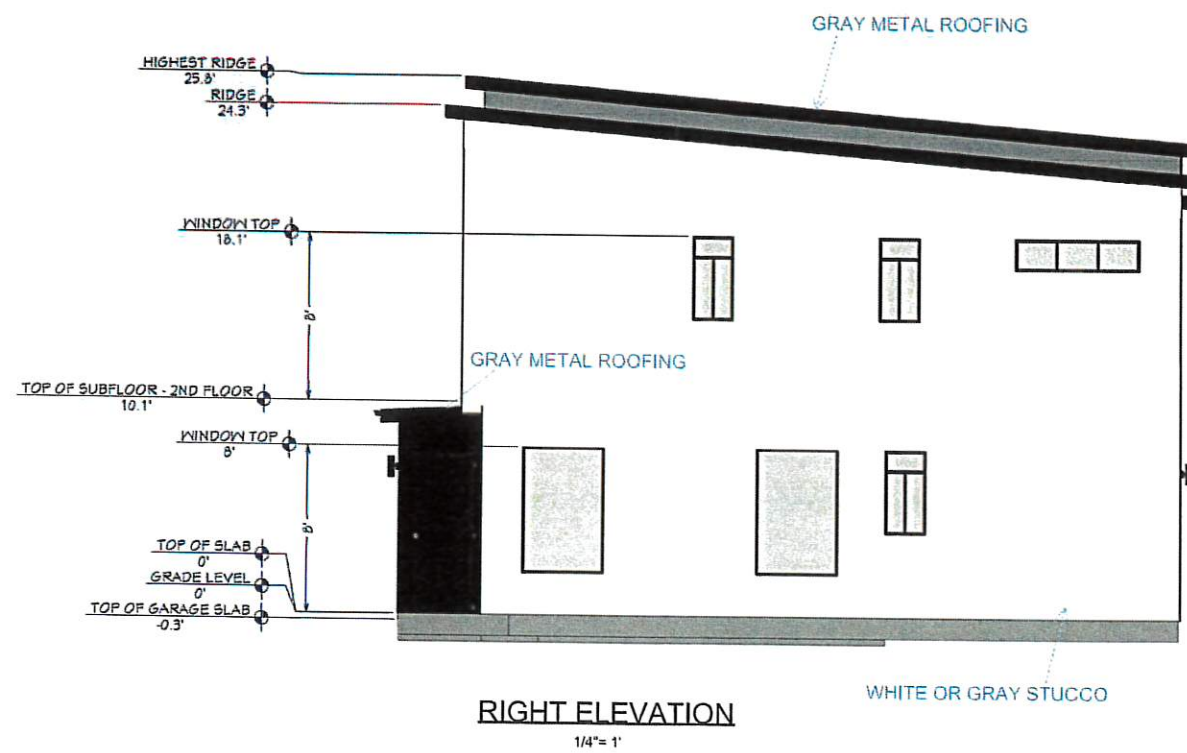
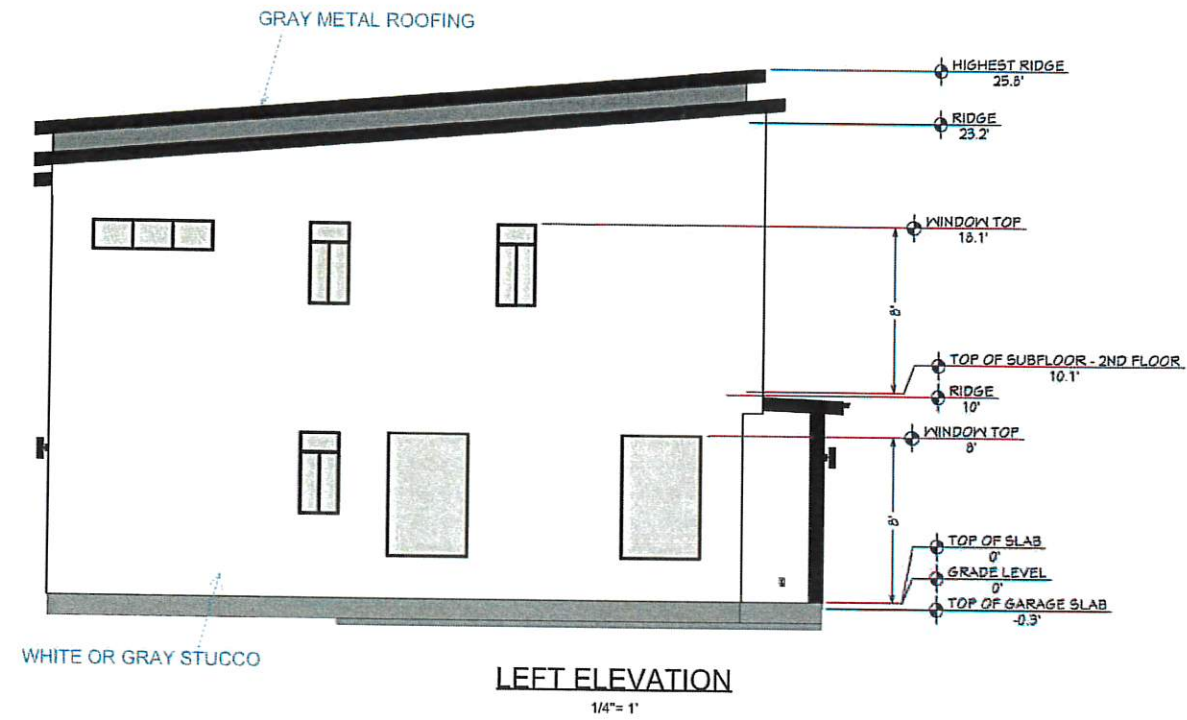
SCALE: SEE VIEW
08-23-2022
DRAWING BY: K.R.

EXTERIOR
ELEVATIONS

TRIPLEX

PROVALUE ENGINEERING, INC.
20 South 850 West #1, Hurricane, UT 84737
435-666-5507
www.pv-eng.com





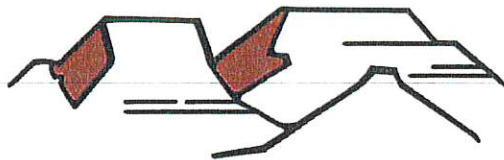
SHEET NUMBER
A6

SCALE: SEE VIEW
08-23-2022
DRAWING BY: K.R.

**EXTERIOR
ELEVATIONS**

TRIPLEX

PROVALUE ENGINEERING, INC.
 20 South 850 West #1, Hurricane, UT 84737
 435-668-5507
www.pv-eng.com



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-23

Receipt No. 8-161566

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: North of Iron Bridge Blvd.

Tax ID of Subject Property: H-4-2-11-126, H-4-2-12-1113-GS1 Zone District: NC, RL, R1-C

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 375 lots, North of Iron Bridge Blvd., Condos, Retreat Centers, Hotel

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:	09/22/2022
Application Number:	2022-PP-23
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	North of Iron Bridge Blvd
Zoning:	Recreation Resort
General Plan Map:	Planned Community, and Neighborhood Commercial

Discussion:

The applicant has filed a preliminary plat for Bash Resorts, a 372 unit recreation resort development located within the Sand Hollow Gateway PID. The plan consists of 10 resort condo buildings, a hotel, and retreat centers. A preliminary site plan for this location, with a modified layout, was approved in 2020.

map is 25.77 acres which would be a maximum unit count of 386 units which is still less than what is being proposed

- b. The property on the site plan appears to be extending into the NC, Neighborhood Commercial, zoning. Staff is generally fine with this as the applicant is not requesting additional units.
2. All streets within the development are planned to be private.
3. **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. The site plan indicates that 1206 parking spaces are required and 1228 spaces are provided
 - b. RV/trailer spaces are also required at a rate of one space per five units. 75 spaces are required and approximately 184 are provided
 - c. Phase 6 is shown as being a hotel and clubhouse area. Per HCC Table 10-34-1, hotels require, *"2 spaces plus 1 space per living or sleeping unit"* It is not entirely clear that this requirement was accounted for in their parking plan since they show 42 required spaces for 31,606 sq ft hotel.
 - d. It appears the parking lot on the northwest corner stretches into the Neighborhood Commercial zone. Staff has decided to count this as off-site parking because of the different zone and Planning Commission will need to approve it. The standards are as follows:
 - e. *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.*
- f. Staff finds this parking plan to be acceptable.
- 4. **Amenities:** Per HCC 10-26-4: two clubhouses of at least 2,000 sq ft of nonoffice space and 4 pool areas of at least 2,000 sq ft are required. Upon speaking with the applicant they would like to propose a larger pool amenity in the center of the development as an exception to the four pool areas requirement. HCC 10-26-4 states: *"Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission."* Staff believes this is a good place for this exception.
- 5. **Block lengths and connectivity:** HCC 10-39-11 states: *"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."*
 - a. Staff would recommend that Windsor Parkway connect through. This would also eliminate the 1100 foot block length on Iron Bridge Blvd
 - b. Bash Parkway is a master planned roadway so block lengths can be longer on that road. Staff would recommend pedestrian connectivity to Bash Parkway.
- 6. All park strips will need to be landscaped and have the proper improvements.
- 7. The affidavit within the submitted application is from an owner that does not own the property depicted on the plat. The preliminary plat application requires evidence that the applicant has control over the property. This will be required before approval can be granted.
- 8. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided
- 9. A note indicating whether or not the property is in a tortoise take area has been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments provided that they provide proof of consent from the owner and sufficient buildout of the Gateway to Sand Hollow PID.

09/22/2022

2022-PP-23

LEGEND

PROPERTY LINE	PROPOSED SEWER MANHOLE	METAL END SECTION
ADJACENT PROPERTY LINE	EXISTING SEWER MANHOLE	CATCH BASIN INLET
CENTER LINE	PROPOSED WATERLINE	
EASEMENT LINE	EXISTING WATERLINE	PHASE LINE
PROPOSED CURB AND GUTTER	STORM DRAIN PIPE	BASH PARKWAY ROAD ROW
PROPOSED ASPHALT	CURB INLET	EXISTING SEWER LINE
PROPOSED SIDEWALK	STORM MANHOLE	PROPOSED SEWER LINE

LEGAL DESCRIPTION FOR GATEWAY RESORTS:

BEGINNING AT WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'18"E 423.76 FEET; THENCE N01°29'14"E 104.68 FEET TO THE POINT OF BEGINNING; THENCE N39°05'10"W 48.33 FEET; THENCE N39°05'10"W 48.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 64°18'49" (LONG CHORD BEARS: N41°14'34"W 189.96 FEET); THENCE N43°23'59"W 388.85 FEET; THENCE NORTHERLY ALONG THE ARC OF A 473.46 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 484.61 FEET, THROUGH A CENTRAL ANGLE OF 58°38'42" (LONG CHORD BEARS: N14°04'38"W 453.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 1495.20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 138.29 FEET, THROUGH A CENTRAL ANGLE OF 05°17'52" (LONG CHORD BEARS: N17°53'42"E 138.24 FEET); CENTER POINT LIES S74°45'17"E THROUGH A CENTRAL ANGLE OF 55°13'05" A DISTANCE OF 138.29 FEET; THENCE N57°51'25"W 109.90 FEET; THENCE N00°57'36"E 527.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S24°31'34"W, A DISTANCE OF 210.66 FEET, THROUGH A CENTRAL ANGLE OF 05°34'16" (LONG CHORD BEARS: S62°41'19"E 210.58 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S49°56'25"E 749.66 FEET); CENTER POINT LIES S30°05'49"W THROUGH A CENTRAL ANGLE OF 19°55'32" A DISTANCE OF 753.45 FEET; THENCE EASTERLY ALONG THE ARC OF A 434.82 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S67°35'12"E 403.02 FEET); CENTER POINT LIES N50°01'21"E THROUGH A CENTRAL ANGLE OF 55°13'05" A DISTANCE OF 419.05 FEET; THENCE N84°49'05"E 108.26 FEET; THENCE S00°01'24"E 179.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 462.77 FEET, THROUGH A CENTRAL ANGLE OF 40°34'38" (LONG CHORD BEARS: S26°39'50"W 453.16 FEET); THENCE S46°57'09"W 627.22 FEET TO THE POINT OF BEGINNING.

TOTAL AREA 12,12,416.8 SQ. FT. = 27.83 AC

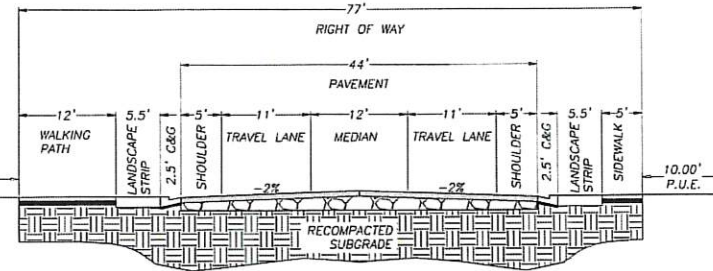
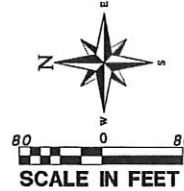
PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS	PROVIDED TRAILER
PH1	108	142	16
PH2	108	70	0
PH3	90	38	0
PH4	24	125	13
PH5	126	244	31
PH6	42	0	0
PH7	126	353	124
PH8	126	31	0
PH9	126	0	0
PH10	126	0	0
PH11	90	94	0
PH12	90	131	0
PH13	24	0	0
TOTAL	1206	1228	184

PHASES	NEEDED STALLS	PROVIDED STALLS
PH1 TO PH5	456	619
PH6 TO PH9	420	384
POST PHASE 9 TOTAL	876	1003
PH10 TO PH13	330	225
POST PHASE 13 TOTAL	1206	1228

PRE PLAT FOR: BASH RESORTS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



BASH PARKWAY
SCALE: N.T.S.

LAND USE SUMMARY

TOTAL GROSS ACREAGE:	12,12,416.8 SQ. FT.
SQ. FT. OF BUILDING FOOTPRINT:	3,74,488.07 SQ. FT.
NUMBER OF ADA PARKING STALLS:	38
MIN. POOL AREA REQUIRED:	2000 SQ. FT.
TOTAL LOTS ALLOWED:	403 (15/ACRE)
CONDOS UNITS:	372 (1116 BEDROOM)
GROUP RETREAT CENTER:	2
HOTEL/DAY SPA:	1
TOTAL LOTS:	375 LOTS

OBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (OBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (OBV) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED AGAR/38AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995); IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TAMPONAR CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

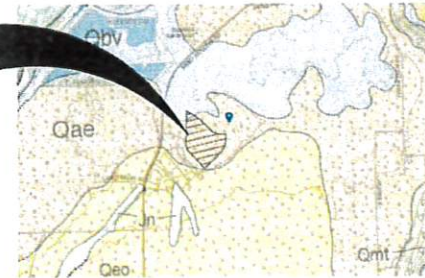
QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAE) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

WELL-SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAIBERA FORMATION; LOCALLY FORMS SMALL DUNES PARTIALLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALICIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

PROJECT LOCATION



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO "HIGH" CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEFOUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED; AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH-HIGH; MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.66'	2166.55'	210.58'	S62°41'19"E	5°34'16"
C2	753.45'	2166.55'	749.66'	S49°56'25"E	19°55'32"
C3	419.05'	434.82'	403.02'	S67°35'12"E	55°13'05"
C4	462.77'	653.44'	453.16'	S26°39'50"W	40°34'38"
C5	484.61'	473.46'	463.73'	N14°04'38"W	58°38'42"
C6	138.29'	1495.20'	138.24'	N17°53'42"E	5°17'57"
C7	109.91'	2588.50'	109.90'	N57°51'25"W	2°25'58"
C8	47.99'	100.00'	47.54'	N14°52'22"E	27°29'56"
C9	87.30'	149.98'	86.07'	N72°15'44"W	33°21'01"
C10	37.40'	60.00'	36.79'	S18°59'23"W	35°42'37"
C11	50.87'	60.00'	49.36'	S23°09'06"E	48°34'22"
C12	43.38'	60.00'	42.45'	S21°50'50"W	41°25'45"
C13	7.09'	80.00'	7.09'	N44°53'57"W	5°04'40"
C14	67.30'	120.00'	66.43'	S58°25'41"E	32°08'07"
C15	97.58'	545.94'	97.45'	S12°05'54"W	10°14'28"
C16	119.64'	615.94'	119.45'	S12°07'54"W	11°07'43"
C17	319.64'	615.94'	316.07'	S32°05'08"W	29°44'01"
C18	283.32'	545.94'	280.15'	S32°05'08"W	29°44'01"
C19	115.66'	150.00'	112.82'	S20°57'27"E	44°10'49"
C20	14.92'	100.00'	14.90'	N84°36'11"W	8°32'50"
C21	190.00'	2523.75'	189.96'	N41°14'34"W	4°18'49"

OWNERS:

BASH RESORTS LLC
CONTACT: BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL: enhancedhomesofutah@gmail.com

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK. THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

VICINITY MAP



THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 950 West, Suite 1
Hurricane City, Utah 84037
Phone: (435) 668-5501



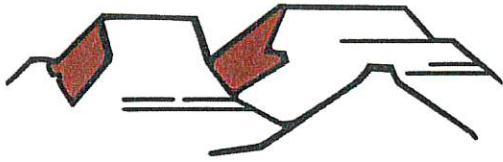
PRE PLAT PLAN:
BASH RESORTS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/22/2022
SCALE: 1"=80'

JCB NO
281-010

SHEET NO:

1 OF 1



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-24

Receipt No. 8-161567

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: So. of Sand Hollow Rd. West of 3700 W, East of Resort Drive
H-4-2-1-1111-GS1, H-4-2-1-235-GS1, H-4-2-1-1108-GS1

Tax ID of Subject Property: H-4-2-1-234-GS1, H-4-2-1-236-GS1 Zone District: RM-3, RR

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:	09/22/2022
Application Number:	2022-PP-24
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	South of Sand Hollow Road and West of 3700 W
Zoning:	Recreation Resort and RM-3
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit 69.09 acre recreation resort development located within the Sand Hollow Gateway PID. The plan consists of condos, hotels, and amenities. In 2020 the City Council approved 59 acres of Recreation Resort zoning in this area which at max density is 885 units. Where there is this large discrepancy between what is proposed and what zoning allows on this property our analysis within this report will be incomplete.

should use a standard engineer scale for more detailed sheets 1"=60' is the largest standard scale. Legal description is incorrect. Block lengths exceed 800' additional public ROW are needed to reduce block size, provide additional fire access, and provide locations for water looping. Some buildings in phase 13 will be hard to access because of grades. Proposed cross-sections do not match standard cross-sections and it is not clear which roads these are for. It appears greater consideration for existing grades should be given: several roads will be over 10% grade, Phase 31 building will require over 30' of fill in order to work.

7. **Fire:** Not enough info provided. Full fire code analysis will be done with construction drawings.
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 which has a max density of 15 units/acre. The applicant is proposing 945 units over 69.09 acres for a density of 13.67 units per acre
 - a. The approved zone change map for this area shows 59 acres of Recreation Resort which would be 885 units. Part of the property being depicted on this site plan stretches into the RM-3 zone to the west.
 - b. The applicant has indicated to staff that they are simply transferring density from the RM-3 portion into the RR portion. Where there are different approved and proposed uses between RM-3 and RR, namely short-term rentals, staff believes a greater level of oversight is required.
 - c. A zone change will be necessary if they want to develop as presented, as the City has required for several other developments in this area. The applicant has been made aware of this on multiple occasions in the past.
2. **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. The site plan indicates that parking spaces 3091 are required and 3091 spaces are provided in a mix of outdoor parking and indoor garage parking.
 - b. RV/trailer spaces are also required at a rate of one space per five units. 189 trailer parking stalls are required. The applicant has told staff that they intend to provide these parking spaces in an area offsite closer to Sand Hollow Reservoir. The Planning Commission does have authority under HCC 10-34 to approve off-site parking or modified parking requirements. Without a specific plan of where the parking will be located, how many spaces are provided, and how people will get from the offsite location to the site, staff does not recommend the approval of the parking plan as presented.
 - c. HCC 10-34-5 states:
 - . *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.*

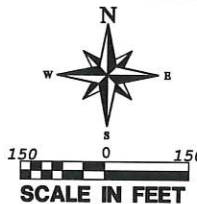
3. **Amenities:** Per HCC 10-26-4: *Developments over 700 units must supply adequate and proportional amenities based on the table above.* Using the basic formula in the table of requiring an additional clubhouse and pool every 200 units over 300 units then this development will require 4 clubhouses of about 5,500 sq ft total non-office space and 6 pools of at least 4,000 sq ft total. The site plan provides for ten pools and one “temporary clubhouse/retreat center” measuring about 7800 sq ft. The applicant has informed staff that clubhouse-like amenities will be provided within each condo building and within the hotel. This is not indicated on the site plan and should be required.
4. The affidavit within the submitted application is from an owner that does not own all, or even most, of the property depicted on the plat. The preliminary plat application requires evidence that the applicant has control over the property.
5. All park strips will need to be landscaped and have the proper improvements.
6. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided

7. A note indicating whether or not the property is in a tortoise take area has been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Due to the issues of zoning, parking, change in property ownership, lacking of will serve letters, and amenities, staff recommends denial of this preliminary plat.

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, S1B.M
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT LINE
- SECTION CORNER AS DESCRIBED

LAND USE SUMMARY (SITE DATA)

TOTAL DEVELOPMENT AREA = 3,009,525 SQ.FT. (69.09 AC)
TOTAL UNITS = 945 (849 3 BED UNITS 96 4 BED UNITS)
TOTAL ALLOWED UNITS = 1036 (15 UNITSx69.09 ACRES)
TOTAL HOTEL UNITS = 130
TOTAL REQUIRED PARKING = 3,091 (8 STAFF, 20 RETREAT CENTER, 132 HOTEL, 2931 CONDO)
TOTAL REQUIRED TRAILER PARKING = 189 OF THE 3091 PARKING
PHASE 1 PROVIDED = 396 + 12 (ADA - 8 REGULAR, 4 VAN)
PHASE 2 PROVIDED = 98 + 3 (ADA - 2 REGULAR, 1 VAN)
PHASE 3 PROVIDED = 145 + 9 (ADA - 6 REGULAR, 3 VAN)
PHASE 4-27 PROVIDED = 855

TOTAL OUTDOOR PARKING PROVIDED = 1518 NOS
TOTAL INDOOR GARAGE PARKING PROVIDED = 1573 NOS
TOTAL TRAILER/RV PARKING STALLS TO BE SUPPLIED OFF SITE = 189
TOTAL REQUIRED POOL AREA = 4500 SQ.FT. (4 POOLS)
TOTAL REQUIRED CLUB HOUSE AREA = 4000 SQ.FT. (NON-OFFICE SPACE).

LANDSCAPING REQUIRED: 1 TREE AND 2 SHRUBS FOR EACH UNIT

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

NOTE: FOR CURVE TABLE & ROW CROSS-SECTIONS, SEE NEXT SHEET

GEOLOGICAL SURVEY REPORT

QBQ: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBQ) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBQ) SOUTHWEST OF HURRICANE, DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 49.4 ± 0.28 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 MA AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW. MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS FLOW BASALT AT ITS BASE. THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAD) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM $\geq 3\%$
EXPANSIVE SOIL	ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSEFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PAES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

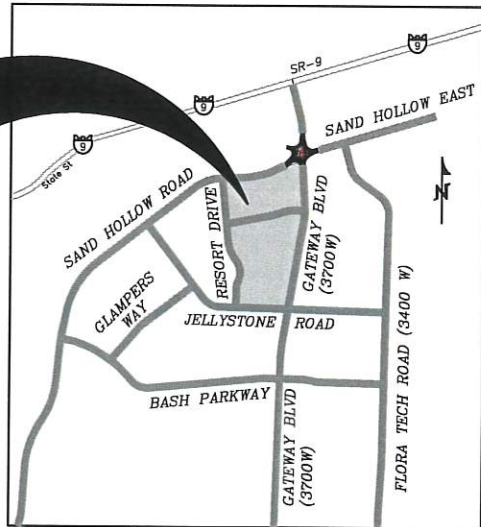
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

LEGAL DESCRIPTION FOR GATEWAY AT SAND HOLLOW:

COMMENCING AT THE THENCE S88°26'39"E 1704.68 FEET; TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED S88°26'39"E ALONG THE SECTION LINE 1704.68 FEET AND WEST FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S12°46'00"E 74.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 973.05 FEET, THROUGH A CENTRAL ANGLE OF 22°18'02" (LONG CHORD BEARS: S01°36'59"E 966.92 FEET); THENCE S09°32'02"W 1608.61 FEET; THENCE N88°17'53"W 785.59 FEET; THENCE N88°46'40"W 168.73 FEET; THENCE N07°08'48"E 348.30 FEET; THENCE NORTHERLY ALONG THE ARC OF A 299.98 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 132.81 FEET, THROUGH A CENTRAL ANGLE OF 28°22'00" (LONG CHORD BEARS: N13°49'48"E 131.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 311.89 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N08°00'40"W 353.53 FEET); CENTER POINT LIES N53°29'12"W THROUGH A CENTRAL ANGLE OF 69°02'57" A DISTANCE OF 375.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 415.60 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N24°01'18"W 263.94 FEET); CENTER POINT LIES N47°27'51"E THROUGH A CENTRAL ANGLE OF 37°01'41" A DISTANCE OF 268.59 FEET; THENCE N05°29'46"W 754.47 FEET; THENCE N07°10'04"W 23.16 FEET; THENCE N08°50'58"W 426.80 FEET; THENCE N87°00'03"E 318.60 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1915.60 FEET AND A RADIAL BEARING OF N01°11'09"W, A DISTANCE OF 315.64 FEET, THROUGH A CENTRAL ANGLE OF 09°29'27" (LONG CHORD BEARS: N84°05'37"E 315.29 FEET); THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1841.31 FEET AND A RADIAL BEARING OF N17°21'56"W, A DISTANCE OF 208.05 FEET, THROUGH A CENTRAL ANGLE OF 06°30'18" (LONG CHORD BEARS: N75°28'20"E 208.94 FEET); THENCE N72°08'58"E 170.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 567.04 FEET AND A RADIAL BEARING OF N17°21'56"W, A DISTANCE OF 598.16 FEET, THROUGH A CENTRAL ANGLE OF 60°28'28" (LONG CHORD BEARS: M22°24'51"E 570.81 FEET); THENCE S12°46'00"E 245.92 FEET

PROJECT LOCATION



VICINITY MAP

N.T.S.

OWNERS:

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL:
ENHANCEDHOMESOFUTAH@GMAIL.COM
THEBEACHATSANDHOLLOW@GMAIL.COM

PRELIMINARY PLAT FOR:

GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, S1B.M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 09/01/2022
SCALE: 1"=50'

JOB NO.
281-012

SHEET NO.

1 OF 3

**LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 850 West, Suite 1
Herriman City, Utah 84131
Phone: (435) 662-2507



PRELIMINARY FLAT FOR:
GATEWAY AT SAND HOLLOW RESORT
LOCATED IN SECTION 1, T42S, R44W, S1E4PT,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 09/07/2022
SCALE: 1"=80'

JOB NO.
281-012

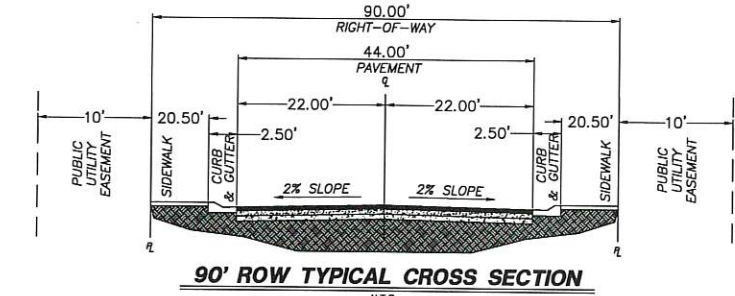
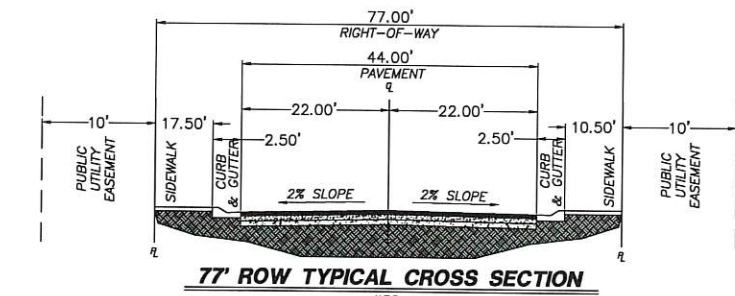
SHEET NO:
3 OF 3

— SS — 6" —	PROPOSED SEWER LINE	SCALE IN FEET
— ADJACENT PROPERTY LINE	PROPOSED VALVE	
— SECTION LINE	PROPOSED HYDRANT	
— STREET CENTERLINE	WATER METER	
— 10' PUBLIC UTILITY EASEMENT LINE	THREE WAY CLUSTER VALVE	
— PROPOSED WATERLINE (SIZE AS SHOWN)	SECTION CORNER AS DESCRIBED	
— SS — EXISTING SEWER MAIN INSTALLED WITH PID ROADS	PROPOSED MANHOLE	

EXISTING STRUCTURE INSTALLED WITH PID ROADS

 EXISTING WATERLINE INSTALLED WITH OTHER PID ROAD (SIZE AS SHOWN)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C48	79.48'	150.00'	78.56'	S44°58'44"E	30°21'39"
C49	21.59'	100.00'	21.55'	S53°58'29"E	12°22'08"
C50	16.50'	100.00'	16.48'	S52°30'59"E	9°27'08"
C51	56.16'	100.00'	55.43'	S73°19'56"E	32°10'46"
C52	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"
C52	67.78'	100.00'	66.49'	N71°09'35"E	38°50'13"
C53	36.69'	50.00'	35.88'	N80°57'19"E	42°02'50"
C54	32.78'	100.00'	32.64'	S88°34'38"E	18°47'00"
C55	30.55'	100.00'	30.43'	S89°13'03"E	17°30'10"
C56	23.88'	15.00'	21.30'	N55°34'57"E	90°27'50"
C57	23.59'	15.00'	21.24'	N34°07'26"W	90°07'23"
C58	23.53'	15.00'	21.19'	N55°52'34"E	89°52'37"
C59	199.24'	127.50'	179.58'	S34°25'03"E	89°32'10"
C60	40.11'	34.00'	37.82'	S23°26'45"E	67°35'35"
C61	27.22'	165.00'	27.19'	S52°30'59"E	9°27'08"
C62	30.03'	36.00'	29.16'	S23°53'43"E	47°47'25"
C63	61.69'	65.00'	59.40'	S32°12'05"E	54°22'56"
C64	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C65	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C66	23.55'	15.00'	21.21'	N43°18'53"W	89°58'02"
C67	16.47'	100.00'	16.45'	S6°25'15"W	9°26'17"
C68	23.57'	15.00'	21.22'	N46°41'07"E	90°01'58"

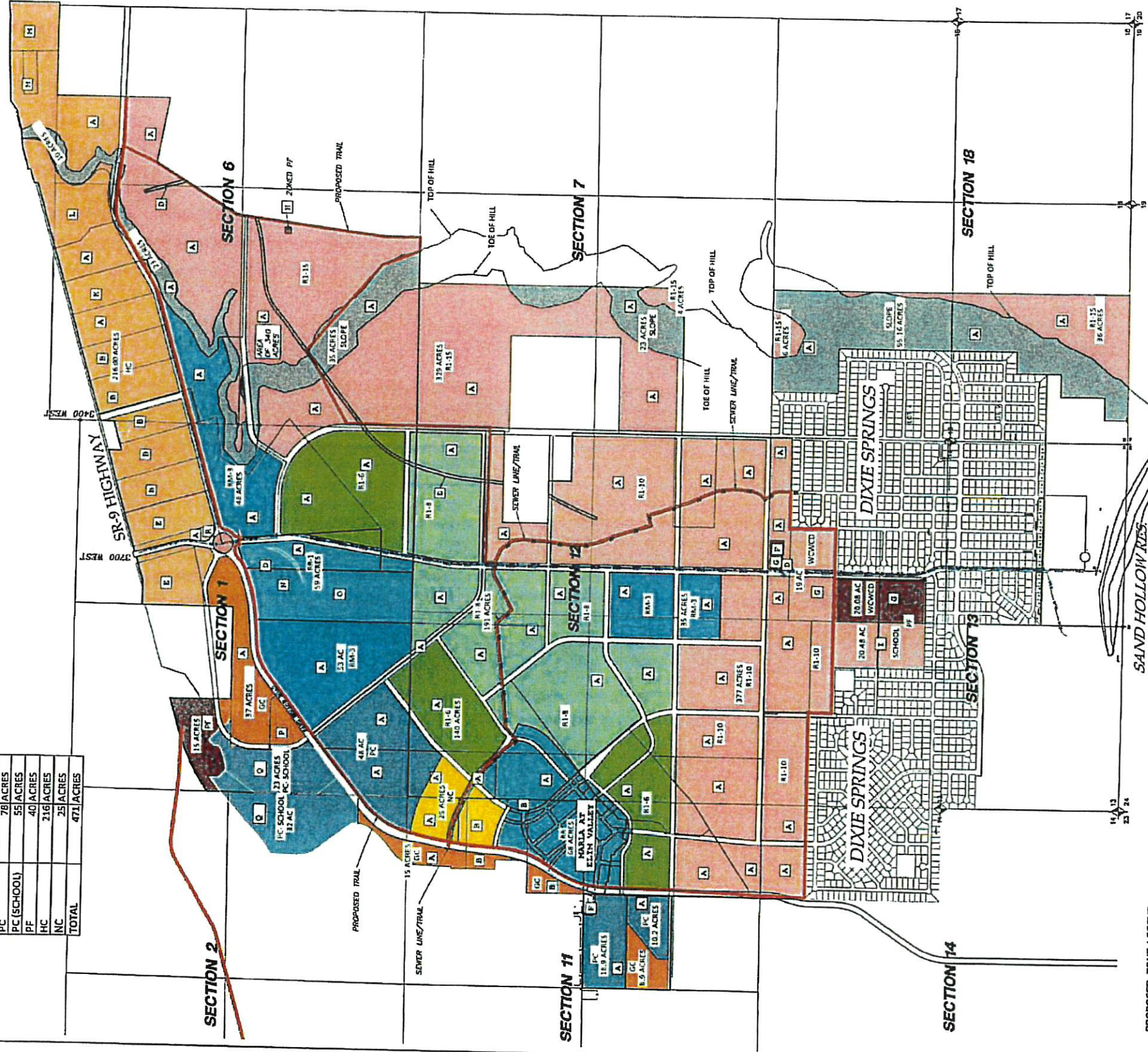
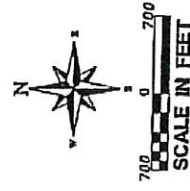


DENSITY CALCULATION:

ZONE	ACRES	UNITS
RR-1	59	885
RR-MARLA	68	387
RM-3	139	2085
R1-6	140	813
R1-8	191	832
R1-10	363	1265
R1-15	375	870
TOTAL	1335	7137
GC	57	ACRES
PC	78	ACRES
PC(SCHOOL)	55	ACRES
PF	40	ACRES
HC	216	ACRES
NC	25	ACRES
TOTAL	471	ACRES

ZONE CHANGE MAP FOR:
ELIM VALLEY

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH



PROPOSED ZONE LEGEND:

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

WESTERN MORTG & REALTY CO. PARCELS:	
H-4-2-1-1103	H-4-2-12-1103
H-4-1-36-2008	H-3-2-7-4403
H-3-2-6-1402	H-4-2-12-130
H-4-2-1-1109	H-4-2-13-1409
H-4-2-1-1125	H-4-2-13-2114
H-4-2-1-1109	H-4-2-14-1101
H-4-2-1-1113	H-4-2-11-3103
H-4-2-1-1121	H-4-2-11-3103
H-4-2-12-1113	H-4-2-11-241
H-4-2-2-2302	H-3-2-18-1109

OWNERS LEGEND:

WESTERN MORTGAGE & REALTY COMPANY - 20 PARCELS - SEE PARCEL NUMBERS IN TABLE TO THE LEFT
ELIM VALLEY PLANNING & REALTY COMPANY - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403, 1404, 1405 & H-4-2-1-126, 127&128.
WESTERN MORTGAGE & REALTY COMPANY - PARCELS H-3-2-6-1408 & H-4-2-1-4263
DIXIE ESCALANTE RURAL ELECTRIC - PARCELS H-4-2-1-1104 & H-4-2-1-1107.
WASHINGTON CO. WATER CONSERVANCY DISTRICT - PARCELS H-4-2-13-1407-S&1, H-4-2-1-1107.
HURRICANE CITY - PARCELS H-3-2-6-3100 & H-3-2-6-3101.
ELIM VALLEY PLANNING & REALTY COMPANY - PARCELS H-4-2-13-1405 & H-4-2-13-1491.
DO NOT USE
DO NOT INVEST 1 UP, PERRY J. FALK, ET AL - PARCEL H-3-2-6-1407.
DOS ROS LC - PARCEL H-3-2-6-1409.
VIRTUS INVESTMENTS 1 - PARCELS H-3-1-31-220 & H-3-1-31-221.
SMF EASEMENT LLC - PARCEL H-4-2-1-1108
SECURE PRIVATE FUND LLC - PARCEL H-4-2-1-234.
SECURE PRIVATE FUND LLC - PARCEL H-4-2-1-240.
SECURE PRIVATE FUND LLC - PARCELS H-4-2-2-120012 & H-4-2-1-1114.
QUESTAR GAS - PARCEL H-4-2-1-1131

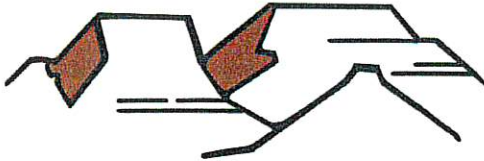
1 OF 1

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



PROVALLE ENGINEERING, INC.
Engineers, Land Surveyors, and Planners
22 South 200 East, Suite 200
Hurricane, UT 84757
Phone: (435) 844-8877
Fax: (435) 844-8877

NO.	REVISIONS	DATE	BY



HURRICANE CITY UTAH

147 N 870 W Hurricane UT 84737

PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2022-AEP-06

Receipt No. 8-161585

Name: Anish Bhatia
Hidden Rock Development Group Telephone: 240-994-3385

Address: 100 Norfolk St. Apt 6B, New York, NY 100023 Fax No. _____

Email: anish@room9.com Agent Email: gmeyers@bushandgudgell.com

Agent (If Applicable): Bush and Gudgell (Gregg Meyers) Telephone: 801-631-0742

Address/Location of Subject Property: Aprox 4500 S 1100 W

Tax ID of Subject Property: H-MOF-18 & H-MOF-19 Number of Lots: 2

Subdivision Name: Moccasin Flats Partial Amendment A Phase: N/A

Submittal Requirements: 1-large paper copy, 1-11 X 17, and 1 disk in 2004 or newer Auto-Cad format

1. The final plat shall show:

- X a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- X b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- X c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- X d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- N/A e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
- N/A f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- X g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County or other official monuments.
- N/A h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).



STAFF COMMENTS

Agenda Date:	09/22/2022
Application Number:	2022-AFP-06
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Anish Bhatia, Hidden Rock Development Group
Agent:	Bush & Gudgell (Gregg Meyers)
Request:	Approval of an Amended Final Plat
Location:	Approximately 4500 S 1100 W
Zoning:	RA-1
General Plan Map:	Natural Open Space

Discussion: The applicant has applied to amend the final plat for Moccasin Flats to divide Lot 18 and 19 into three separate parcels creating a new Lot 20. This property was under consideration for a zone change earlier this year but that application was withdrawn. Moccasin Flats is zoned for one acre lots so they can subdivide without having to go through a zone change process. Since the subdivision was already recorded an amended final plat is required for any further subdivisions.

Staff Comments

1. The plat does not meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. The plat does not describe the differences between from the original plat.
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The staff of the flag lot, Lot 20, is approximately 600 feet long. HCC 10-37-10 states, "*The max length of a staff shall be 500 feet*" the staff portion of Lot 20 is approximately 600 feet long, this will need to be shortened.
 - a. The staff portion is approximately 60 feet wide which meets standards
 - b. Lot 20 will have to meet all other development standards within HCC 10-37-10
4. Lots 18 and 19 appear to meet development standards
5. Notes from the approved plat for Moccasin Flats subdivision plat that should be added or adapted to this plat
 - a. *6. Lot owners should consult a professional geologist before constructing homes relative to the approximate Hurricane Fault Line shown hereon*
 - b. *8. A fault study was performed by AGECE (revised date of June 27, 2019) for this subdivision. The findings for the buildable area represented in this report are shown heron by its most east line.*
6. The plat shows the approximate Hurricane Fault Line location but should also show the buildable area line and the rock fall hazard line from the original plat
7. In other subdivisions, where further subdivisions have occurred, additional roadway improvements have been required. On the City's Transportation Master Plan 1100 W is a 77' ROW with a sidepath on the east side. Dedicating the property and putting in the improvements for 450' of frontage on 1100 W may be outside the impact of a subdivision creating one additional lot.
 - a. The City Council approved the existing cross-section due to it matching the overall area.
8. The property is zoned RA-1, the three lots will all be well over one acre in size.

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend continuing this item to allow the applicant to address staff concerns.

LEGEND

SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).

ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

BOUNDARY LINE
LOT LINE
ADJOINING LOT LINE
STREET CENTER LINE
SECTION LINE

MOCCASIN FLATS PARTIAL AMENDMENT A (AMENDING LOT 18 & LOT 19)

LOCATED IN
SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770, 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 PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOCCASIN FLATS PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MOCCASIN FLATS PARTIAL AMENDMENT A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 08/24/2022
BUSH AND GUDGELL INC.



D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17, MOCCASIN FLATS SUBDIVISION, RECORD DOCUMENT NO. 20190035165 OFFICIAL RECORDS WASHINGTON COUNTY, SAID CORNER ALSO BEING THE EAST RIGHT-OF-WAY LINE OF ARIZONA STRIP ROAD, AND RUNNING THENCE SOUTH 88°54'08" EAST ALONG THE SOUTH LINE SAID LOT 17, 1251.49 FEET TO THE SOUTHEAST CORNER SAID LOT 17, THENCE ALONG SAID EAST AND SOUTH LINE SAID MOCCASIN FLATS SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°56'17" WEST 1437.83 FEET AND 2) NORTH 88°56'50" WEST 1319.59 FEET TO THE WEST QUARTER CORNER SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER ALSO BEING THE SOUTHWEST CORNER SAID MOCCASIN FLATS SUBDIVISION, THENCE NORTH 01°01'19" EAST ALONG THE SECTION LINE AND WEST SUBDIVISION LINE 997.71 FEET TO THE RIGHT-OF-WAY LINE OF SAID ARIZONA STRIP ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°12'35" EAST 81.78 FEET; 2) NORTHERLY ALONG A 335.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 13°59'15" EAST A DISTANCE OF 144.82 FEET), CENTER POINT LIES NORTH 63°31'47" WEST THROUGH A CENTRAL ANGLE OF 24°57'55" A DISTANCE OF 145.97 FEET AND 3) NORTH 01°01'19" EAST 225.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,672,457 SQUARE FEET OR 42.99 ACRES.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS MOCCASIN FLATS PARTIAL AMENDMENT A, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE EASEMENTS AS SHOWN.

LOT 19 MOCCASIN FLATS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: ANISH BHATIA
ITS: MANAGER

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED ANISH BHATIA PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC

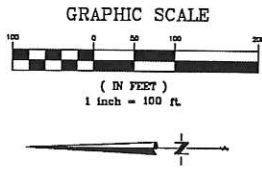
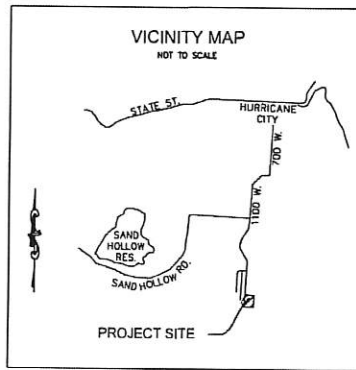
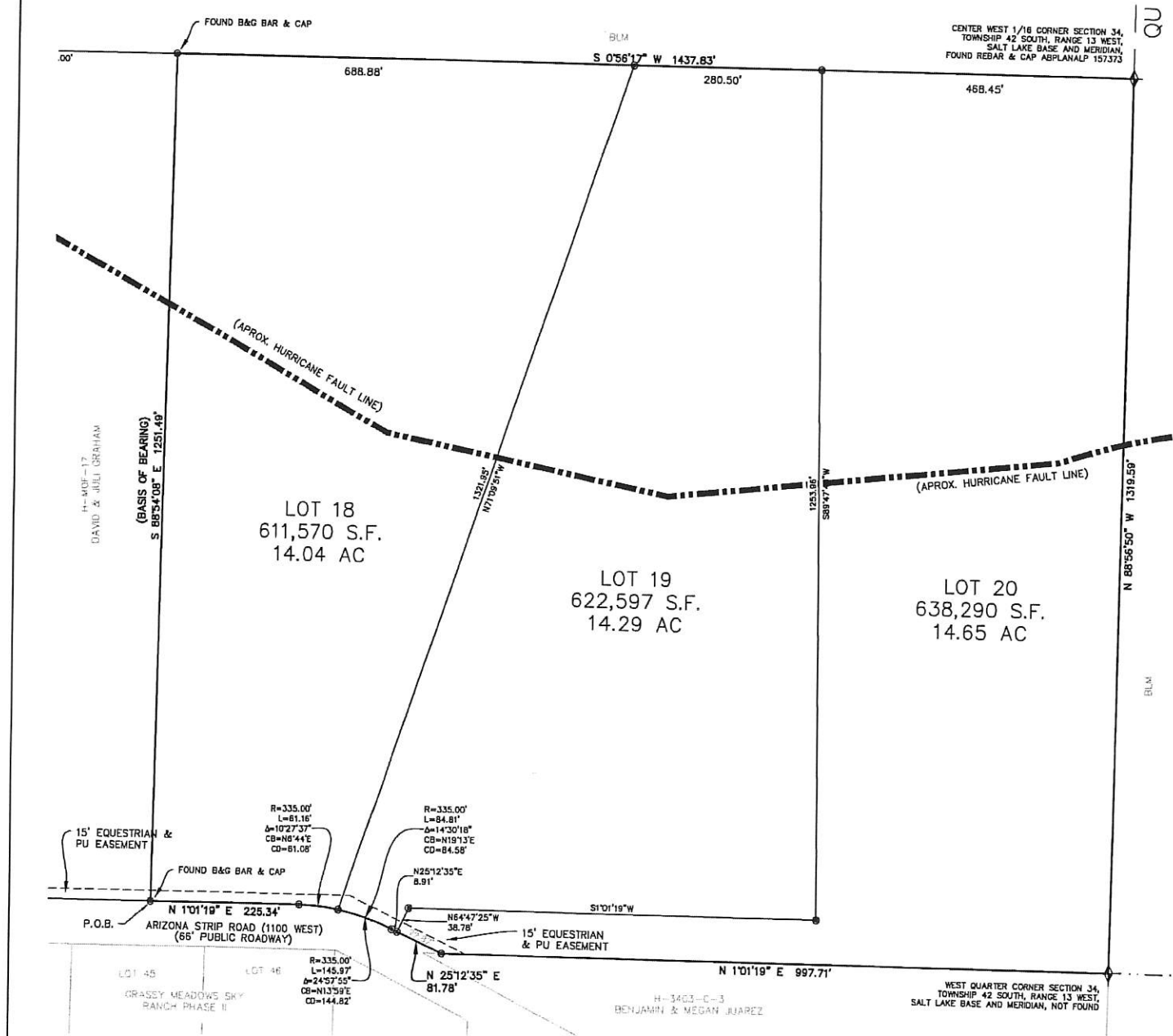
COMMISSION OR NUMBER: _____

NOTES

- FOR EVERY 1,000 SQ. FT. OF IMPROVED LOT, THE PURCHASER WILL PROVIDE 45.5 CUBIC FOOT OF DETENTION POND.
- PLANS FOR GRADING WILL BE SUBMITTED TO THE HURRICANE CITY ENGINEER FOR APPROVAL.
- AT THE TIME OF CONSTRUCTION A CULVERT SHALL BE INSTALLED BY THE PURCHASER WHERE THE DRIVEWAY CROSSES THE DRAINAGE DITCH AT 1100 WEST STREET. SIZING OF SAID CULVERT FOR EACH LOT IS SPECIFIED IN THE TABLE SHOWN ON ORIGINAL PLAT CALLED "CULVERT CROSSING SIZE CHART".
- ALL LOT CORNERS TO BE SET WITH 5/8" REBAR WITH CAP STAMPED BUSH AND GUDGELL.
- A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT AND A 15.00 FOOT EQUESTRIAN EASEMENT ALONG THE PUBLIC STREET AS SHOWN HEREON TO BE CONVEYED BY THIS PLAT.

MOCCASIN FLATS PARTIAL AMENDMENT "A"

LOCATED IN
WEST 1/2 OF SECTION 27 & NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN



ASH CREEK SPECIAL SERVICE DISTRICT THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D. 20____. SUPERINTENDENT ASH CREEK S.S.D.	ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D. 20____. ENGINEER, CITY OF HURRICANE	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE _____ DAY OF _____ A.D. 20____. CITY ATTORNEY, CITY OF HURRICANE	APPROVAL OF THE PLANNING COMMISSION ON THIS THE _____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF HURRICANE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF HURRICANE, UT. CHAIRMAN PLANNING COMMISSION CITY OF HURRICANE UTAH	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF HURRICANE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. ATTEST: CITY RECORDER, CITY OF HURRICANE MAYOR, CITY OF HURRICANE	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	RECORDED No. WASHINGTON COUNTY RECORDER
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BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
208 East Duane, Suite 41
St. George, Utah 84770
Phone (435) 675-2337 / Fax (435) 675-3181
www.bushandgudgell.com



Drawn: JRS/AGM Date: 07/14/2022
Email: _____
Checked: GA
Approved: GA
Scale: 1"=100'
Job No.: 22146

MOCCASIN FLATS PARTIAL AMENDMENT A
LOCATED IN
SOUTHWEST 1/4 SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

SHEET
1
1
SHEETS
FILE: 221146 FP

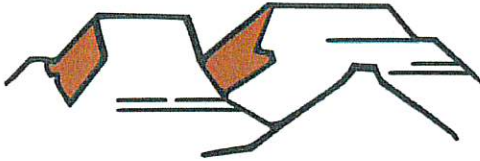
LEGEND

WASHINGTON COUNTY RECORDER

WEST 1/2 OF SECTION 27 & NORTHWEST 1/4 SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

SHEET
1
1
SHEETS

FILE: 171065



HURRICANE CITY

UTAH

147 N 870 W Hurricane UT 84737

PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2022-AFP-07

Receipt No. 8-161632

Name: DARRELL & CHRISTINE LEIGH Telephone: 520-678-0900
Address: 4400 W STATE STREET #26, HURRICANE Fax No. _____
Email: DLEIGH117@MSN.COM Agent Email: RYANSCHOLES@ALPHAENGINEERING.COM
Agent (If Applicable): RYAN SCHOLES/ALPHA ENGINEERING Telephone: 435-628-6500
Address/Location of Subject Property: 4400 W STATE STREET #26, HURRICANE

Tax ID of Subject Property: H-QLE-26, H-QLE-26A Number of Lots: 1
Subdivision Name: QUAIL LAKE ESTATES PUD PART. AMD. A Phase: _____

Submittal Requirements: 1-large paper copy, 1-11 X 17, and 1 disk in 2004 or newer Auto-Cad format

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
- ☒ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ☒ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County or other official monuments.
- ☐ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).



STAFF COMMENTS

Agenda Date:	09/22/2022
Application Number:	2022-AFP-07
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Darrell and Christine Leigh
Agent:	Ryan Scholes/Alpha Engineering
Request:	Approval of an Amended Final Plat
Location:	4400 W State St #26
Zoning:	MH/RV
General Plan Map:	Multifamily

Discussion: The applicant has applied to amend the final plat for Quail Lake Estates to combine Lots 26 and 26A into one lot. Combining lots within a recorded subdivision requires an amended final plat.



JUC Comments

1. **Public Works:** Make sure utilities are on the correct lot
2. **Power:** Lines may have to be terminated. Impact fees will still be accounted for. Will have to de-energize the line to the old pedestal.
3. **Water:** No comments
4. **Streets:** No issues
5. **Sewer:** Verify location of laterals. Utilize the lateral that works best for the project. Cut and cap/abandon the other existing lateral.
6. **Engineering:** Should "Amended #5" be added to the title? It appears Quail Lake Estates has been amended five times before now. The latest plat on file with the Recorder's office is Quail Lake Estates Planned Unit Development Amended #5. This is amending Lot 26 not Lot 8. The legend doesn't specify monuments will be set, check survey details.
7. **Fire:** No issues
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

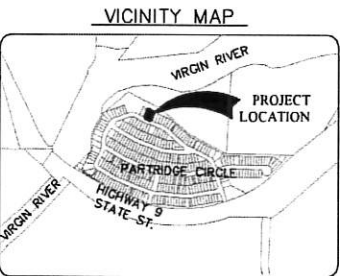
Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT
PARTIAL AMENDMENT "A"
(LOT 26)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT PARTIAL
AMENDMENT "A" (LOT 8)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A LOT AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25, QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5, AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 024879, SAID POINT BEING NORTH NORTH 89°52'48" EAST 568.23 FEET ALONG THE CENTER SECTION LINE AND NORTH 307.84 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 69°42'33" WEST 4.84 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF QUAIL CREEK DRIVE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.89 FEET; THENCE NORTHWESTERLY 49.65 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°24'33" TO THE SOUTHEAST CORNER OF LOT 27A; THENCE NORTH 20°17'27" EAST 80.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 27A; THENCE SOUTH 61°19'39" EAST 55.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 20°17'27" WEST 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.804 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE AND BACK LOT LINES AS SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°52'48" EAST, BETWEEN THE CENTER 1/4 CORNER AND THE NW CORNER OF THE NE1/4, SE1/4, OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 26 AND 26A OF QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 AS RECORDED AS DOCUMENT NO. 024879 AND CREATE A NEW OVERALL LOT 26. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE INTENDED WITH THIS AMENDED PLAT.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT PARTIAL
AMENDMENT "A" (LOT 8)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY, AND DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE CITY OF HURRICANE, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____, 2022.

BY: DARRELL D. LEIGH BY: CHRISTINE L. LEIGH

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, A.D. 2022, PERSONALLY APPEARED DARRELL D. LEIGH AND CHRISTINE L. LEIGH, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NO STAMP REQUIRED
(UTAH CODE 46-1-16(6))

NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

FINAL PLAT OF

QUAIL LAKE ESTATES PLANNED UNIT
DEVELOPMENT PARTIAL AMENDMENT "A"
(LOT 8)

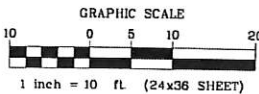
LEGEND

⊙ SPECIES PROPERTY CORNER
--- CENTERLINE
--- EASEMENT LINE

1887-01 SVY.DWG (AUGUST 2022)



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of ____, 2022.

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

ENGINEER'S APPROVAL

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of ____, 2022.

City Engineer
City of Hurricane

APPROVAL AS TO FORM

Approved as to Form, this the ____ day of ____, A.D. 2022.

City Attorney
City of Hurricane

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

We, the City of Hurricane, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.

Mayor
City of Hurricane

Attest: City Recorder
City of Hurricane

TREASURER APPROVAL

I, Washington County Treasurer, certify on this day of ____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Washington County Recorder

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee \$200.00

For Office Use Only:
File No. 2022-PSP-40
Receipt No. 8-162168

Name: AMERICAN CONSERVATION EXPERIENCE Telephone: 928-226-6960

Address: 2900 N. FORT VALLEY RD, FULSTAFF AZ 86001 Fax No. _____

Agent (If applicable): JIM KUHN Agent's Phone: 928-699-1823

Email: _____ Agent Email: JKUHN@USA CONSERVATION.ORG

Address/Location of Subject Property: 333 N. STATE ST. HURRICANE UT 84737

Tax ID of Subject Property: _____ Zone District: HIGHWAY COMMERCIAL

Proposed Use: (Describe, use extra sheet if necessary) OFFICE / WAREHOUSE

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.

Date Received: 8/30/22 (Office Use Only)
Received by: Brienna Spencer



STAFF COMMENTS

Agenda Date:	09/22/2022
Application Number:	2022-PSP-40
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	American Conservation Experience
Agent:	Jim Kuhn
Request:	Approval of a Preliminary Site Plan
Location:	333 N State St
Zoning:	HC
General Plan Map:	Commercial

Discussion:

The applicant has filed a preliminary site plan for office and warehouse space for the American Conservation Experience. This project is located north of 300 N after the curve on SR-9.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need to show water service.
2. **Power:** Requires design of primary line. Power on State St
3. **Water:** No comments at this time
4. **Street:** No comment
5. **Sewer:** Easement needed for sewer lateral. If existing home remains a new lateral will need to be installed
6. **Engineering:** Hurricane City's GIS map suggests that two sewer laterals were stubbed to the Cherry Park subdivision, Lot 24. Even if an extra lateral isn't available, it seems existing conditions are more favorable toward discharging sewage to the sewer main in 350 N over discharging in 300 N. 10' minimum landscaping strip. Is cross access to H-295-A intended? Cross access should be encouraged.
7. **Fire:** Code analysis needed to see if sprinklers are needed, possible hydrants.
8. **Phone:** No comment
9. **Gas:** No comment

Staff Comments: Preliminary Site Plan

1. The proposed use is office and warehouse space, these are permitted uses in the Highway Commercial zoning.
2. Parking Requirements: The site plan indicates that 22 parking spaces are provided and 21 are required.
3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The landscaping plan has been provided but the exact space isn't called out.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
4. The lot is flat and the staff does not have any concerns about slopes on the property.
5. The accesses shown onto SR-9 are currently existing and will most likely not require major upgrades. Any changes to the driveway access or intersection will have to be approved by UDOT.
6. Staff would encourage connectivity between the neighboring properties in this area.
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan subject to JUC and staff comments.

GENERAL NOTES:

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

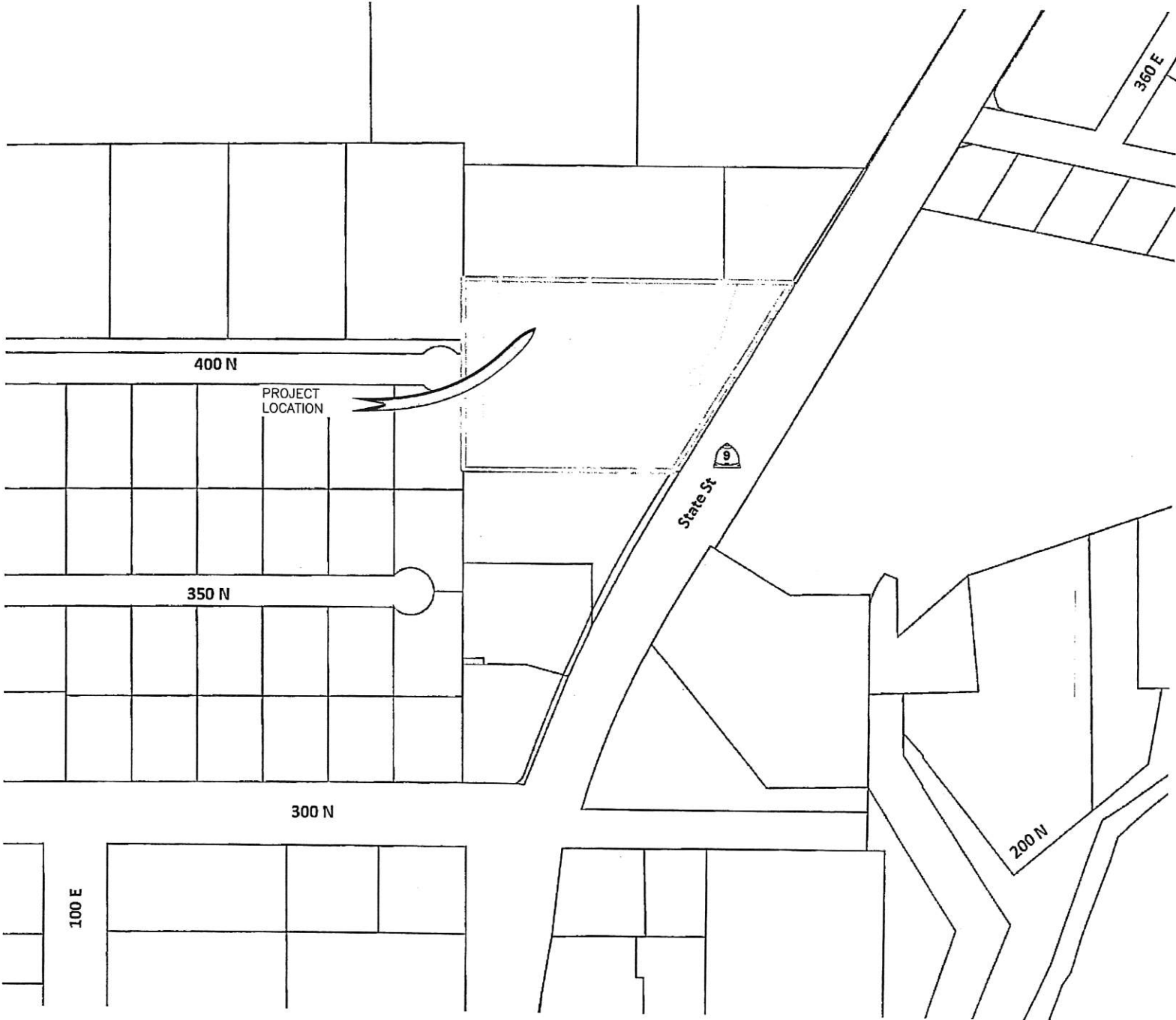
FIRE DEPARTMENT NOTES:

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
- PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

SHEET INDEX

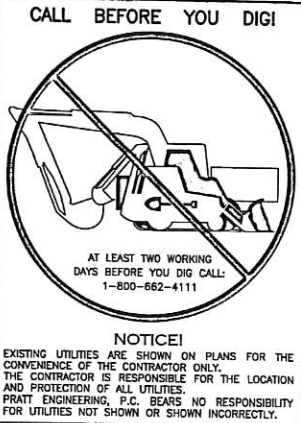
SHEET	DESCRIPTION
C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	UTILITIES PLAN
C3	LANDSCAPE PLAN
	SITE & DIMENSION PLAN (SEE ARCHITECTURAL)

AMERICAN CONSERVATION EXPERIENCE
CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH



HURRICANE CITY APPROVAL

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



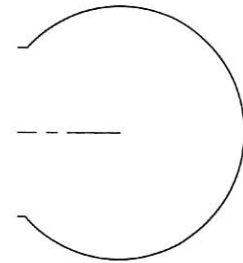
REVISIONS

NO.	DATE	APPROVED BY	REMARKS

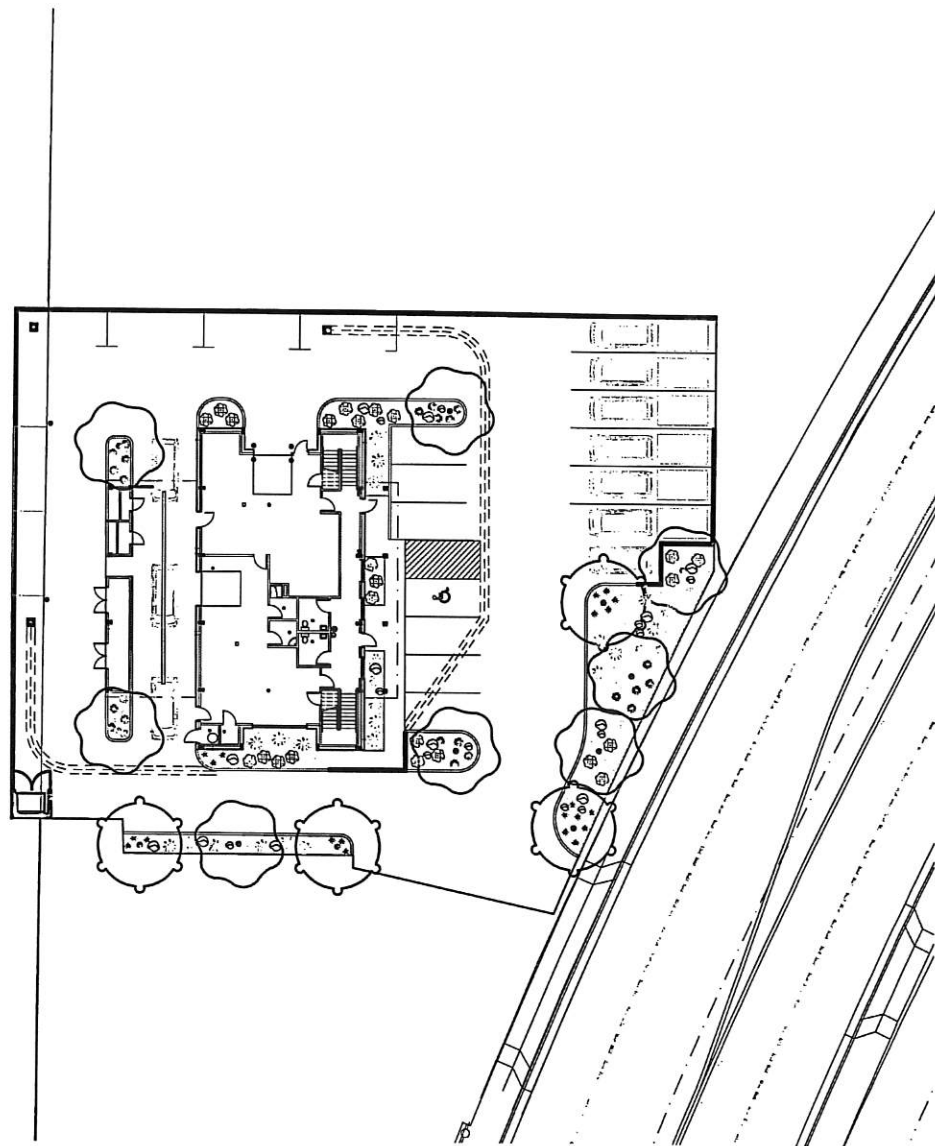
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5765

COVER FOR
AMERICAN CONSERVATION EXPERIENCE
FOR
AMERICAN CONSERVATION EXPERIENCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
333 NORTH STATE STREET

JOB/CLIENT NO.:
FILE NAME:
2/25/2021
DATE:
SCALE:
1"=20'
SHEET
C1
OF 4



CHERRY PARK
SUBDIVISION

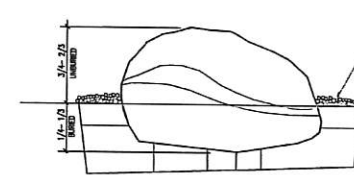


PARKS DEPARTMENT NOTES

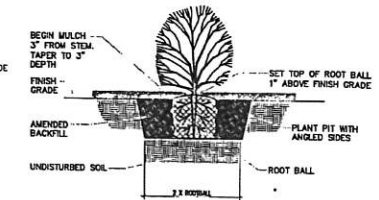
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

LANDSCAPE NOTES

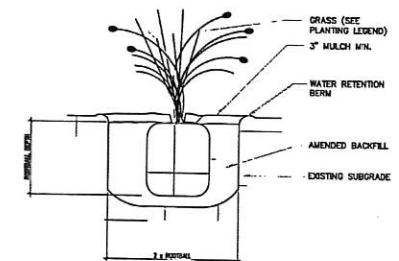
1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES. TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.



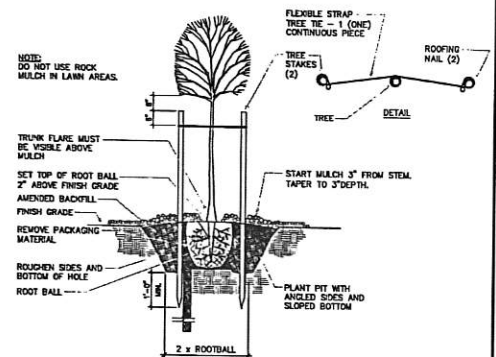
BOULDER PLACEMENT
DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



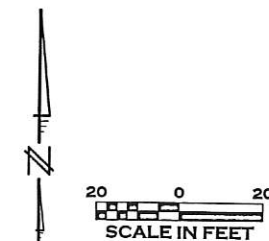
ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



TREE PLANTING AND STAKING
NOT TO SCALE

PLANTING LEGEND

	EASTERN REDBUD CERCIS CANADENSIS	24" BOX
	'RED PUSH' PISTACHE PISTACHIA X 'RED PUSH'	24" BOX
	'PINKIE' INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'	5 GAL
	MEXICAN FEATHER GRASS	1 GAL
	'REGAL MIST' PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL
	RED YUCCA RED HESPERALOE	5 GAL
	BOULDER	2'-4' DIAMETER



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

IRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
TEL: (435) 635-5785 FAX: (435) 635-5785

LANDSCAPE PLAN
FOR
AMERICAN CONSERVATION EXPERIENCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
333 NORTH STATE STREET

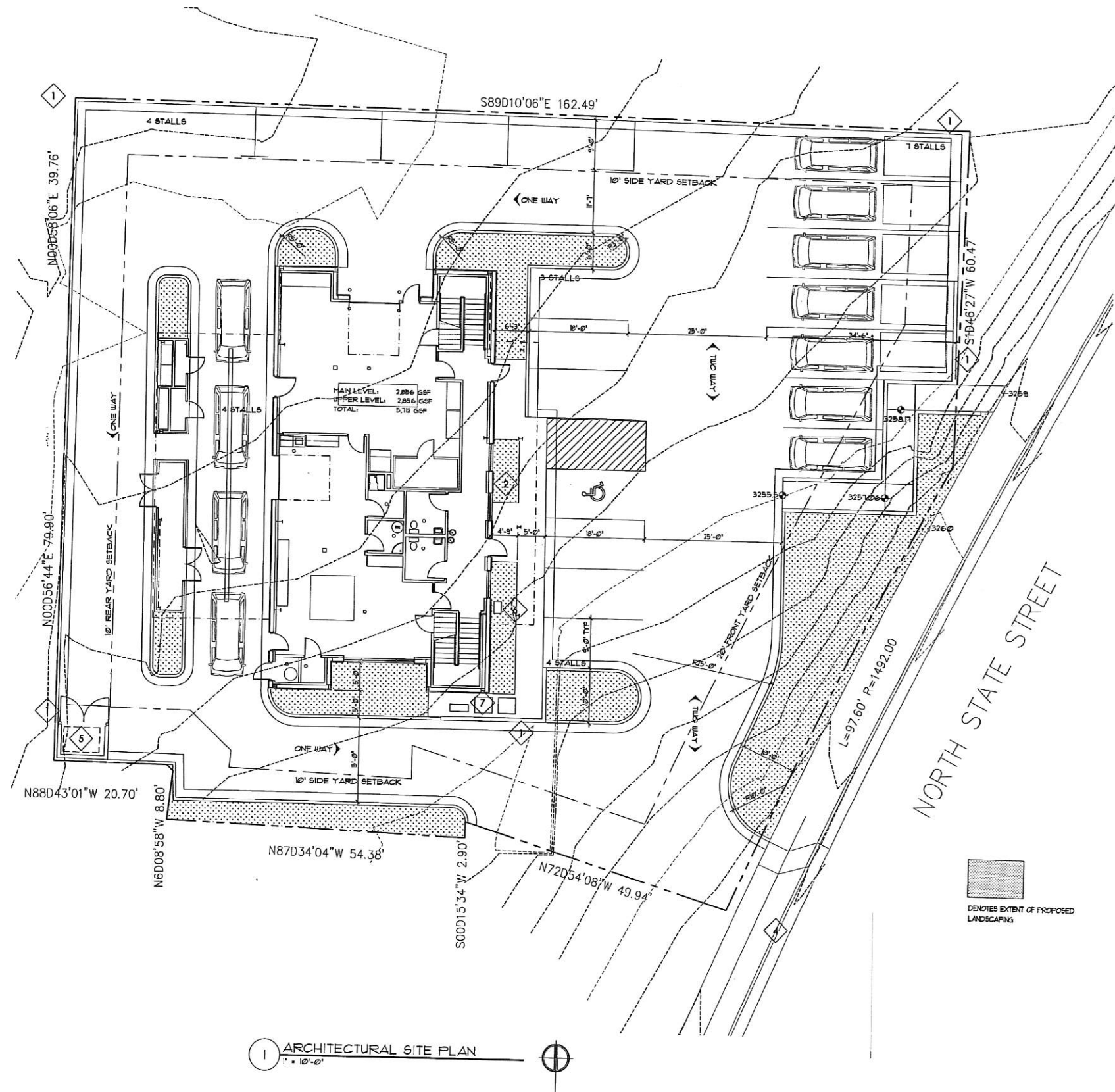
JOB/CLIENT NO:

FILE NAME:
2/25/2021

DATE:

SCALE:
1"=20'

SHEET
C4
OF 4



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

REFERENCE NOTES

- 1 RETAINING WALL PER CIVIL DRAWINGS
- 2 WALL MOUNTED H.C. PARKING SIGN PER DETAIL 19/A6.1
- 3 BOLLARD PER DETAIL 16/A6.1
- 4 EXISTING APPROACH TO REMAIN
- 5 NEW DUMPSTER ENCLOSURE PER DETAIL XXXXX
- 6 GAS METER LOCATION PER MECHANICAL DWGS.
- 7 CONDENSING UNIT LOCATION PER MECHANICAL DWGS.

SITE DATA

ZONING: HC-HIGHWAY COMMERCIAL

SITE AREA: .471 ACRES 20,785 SF
 BUILDING AREA: 5,792 SF 5%
 PARKING LOT: 14,730 SF 71%
 SIDEWALK: 416 SF 1%
 LANDSCAPE: 2,821 SF 13%

SET BACKS:
 FRONT YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 10 FEET

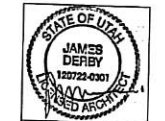
BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT: 35 FEET
 ACTUAL BUILDING HEIGHT: 33'-10"

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING: MIN 1% OF TOTAL PARKING LOT AREA: 14,730 SF X 1% = 147 SF MIN. 137 SF PROVIDED 9%
 FOUNDATION LANDSCAPING: MIN 50% OF BUILDING FRONTAGE: FRONTAGE: 66' LANDSCAPE: 51' = 11% OF FRONTAGE

PARKING REQUIREMENTS

USE TYPE: OFFICE: 2856 GSF 1 SPACE PER 250 GSF 11 CARS
 USE TYPE: OTHER: 2856 GSF 1 SPACE PER 300 GSF 10 CARS
 REQUIRED PARKING = 21 CARS
 ACTUAL PARKING = 22 CARS



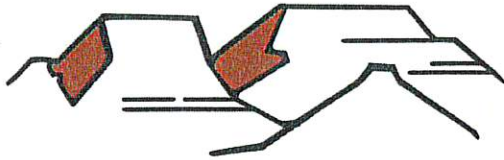
SIGNED 11.30.2021
 JAMES DERBY
 122722-0301
 CIVIL ENGINEER
 STATE OF UTAH
 PROFESSIONAL ENGINEER
 JAMES DERBY ARCHITECTS, INC.
 720 S RIVER ROAD, SUITE 20000
 SALT LAKE CITY, UTAH 84111
 PH (801) 718-5169
 FAX (801) 680-1395

AMERICAN CONSERVATION EXPERIENCE
 333 NORTH STATE STREET
 HURRICANE, UTAH 84737

SALT LAKE CITY OFFICE
 2944 E 7330 SOUTH
 SALT LAKE CITY, UTAH 84121
 PH (801) 680-1395

JDA
 JAMES DERBY ARCHITECT PC

JOB NO. A02202
 DATE: 11.30.2021
 DRAWN: JD
 CHECKED: JD
 SHEET TITLE:
 SITE
 PLAN
 SHEET NO.
 A11



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-21
Receipt No. 8-16-003

Name: Western Mortgage & Realty Company Telephone: (509) 521-9354
Address: 950 E. Foster Wells Road Fax No. _____
Pascoe, WA 99301
Email: ttippett@westernmort.com Agent Email: enhancedhomesofutah@gmail.com
Agent (If Applicable): Brent Moser Telephone: (801) 793-0346
Address/Location of Subject Property: Approx. 1600 S Sandhollow Road. Hurricane, UT
Tax ID of Subject Property: 14-4-2-11-31031 Zone District: R1-G

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 1 additional lot for
Aerie (Marla) Resorts and common area for Resort Parking

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:	09/22/2022
Application Number:	2022-PP-21
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Company
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	Approximately 1600 S Sand Hollow Road
Zoning:	RR
General Plan Map:	Planned Community

Discussion: The applicant is requesting an additional phase to the Marla at Elim Valley development. This plan will add nine additional resort lots and common areas for parking. Marla was initially the first phase of the old Elim Valley development, while it was initially planned as a long-term residential community the zoning was changed to resort after the old development was scrapped



Location is approximate

JUC Comments

Water: No comments

Cable: No comments

Power: Dixie Power area. Transformer in front of F-13.

Sewer: No comments

Engineering: Engineer needs to submit sufficient to indicate vertical and horizontal alignments are maintained. Check survey details. The southern boundary for Ironbridge Blvd south is discontinued here. Hurricane design standard 3.2.4.4.5 (A) specifies that no road shall be ended without a properly designed cul-de-sac turnaround. Why aren't the streets being extended to the next property owner over? Streets over 150' require a temporary turnaround. No indication of a smooth change from 64' ROW to 52' ROW on the southern end. Most of Sand Hollow Road is on parcel H-4-2-11-31031. It seems right

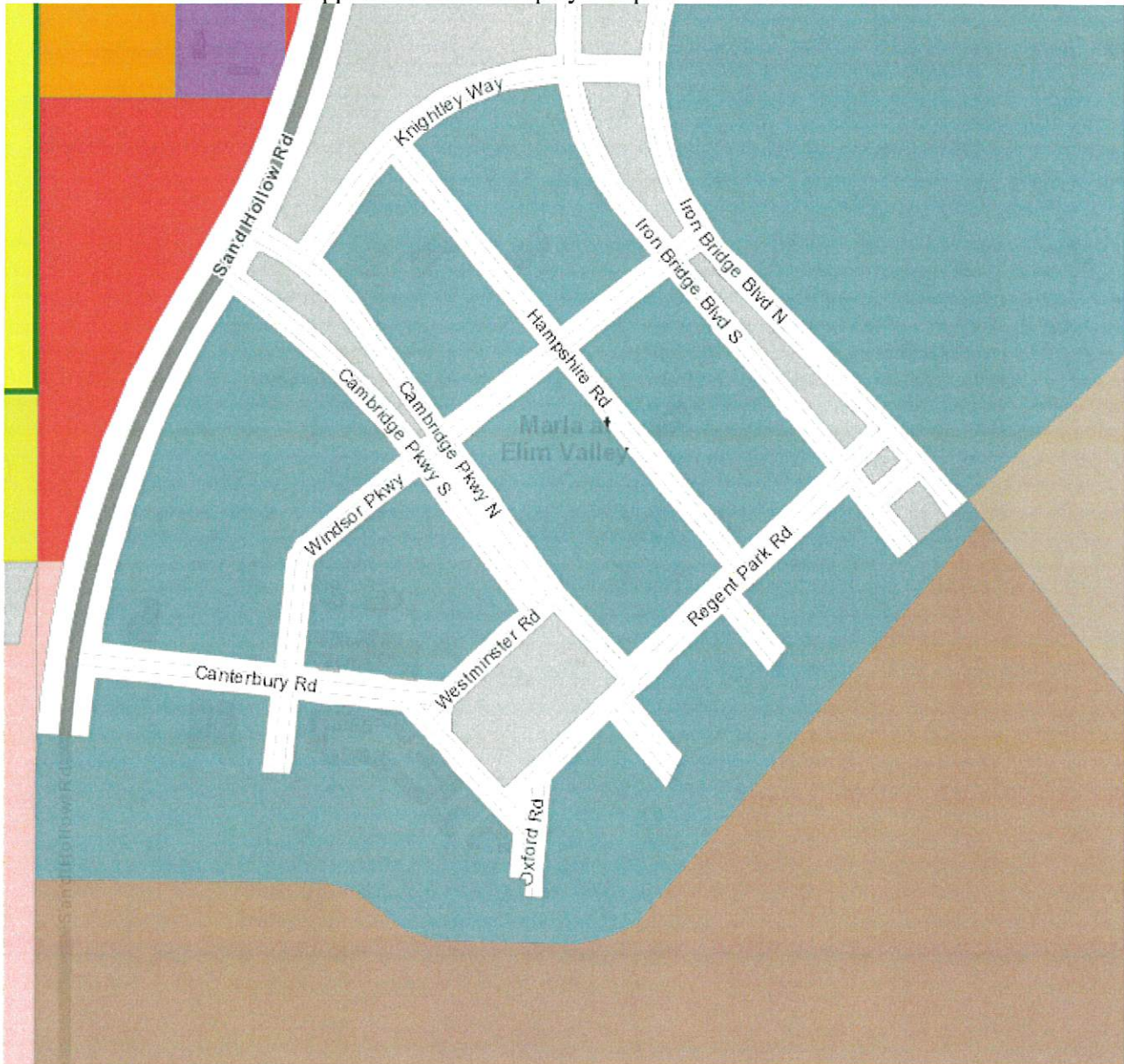
of way for Sand Hollow Road hasn't been dedicated yet. Will typical PUE be dedicated on the extension of Windsor Parkway, Oxford Road, and Ironbridge Blvd south

Streets: No comments

Fire: Fire code analysis. Turnarounds needed

Staff Comments: Preliminary Plat

1. The area is zoned Recreation Resort. The Marla RR area included a buffer area on the southern and eastern side that appears to be taken up by this plat.



Hurricane Zone Map

2. Zone district is Recreation Resort not R1-6 as noted on the application
3. The applicant has indicated to staff that the common area on this plat is dedicated for parking.

4. **Amenities:** The addition of nine lots brings the total number of lots to 132. The existing Marla development has pools, a clubhouse, and pickleball courts in development which is sufficient.

5. **Connectivity:** 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.*

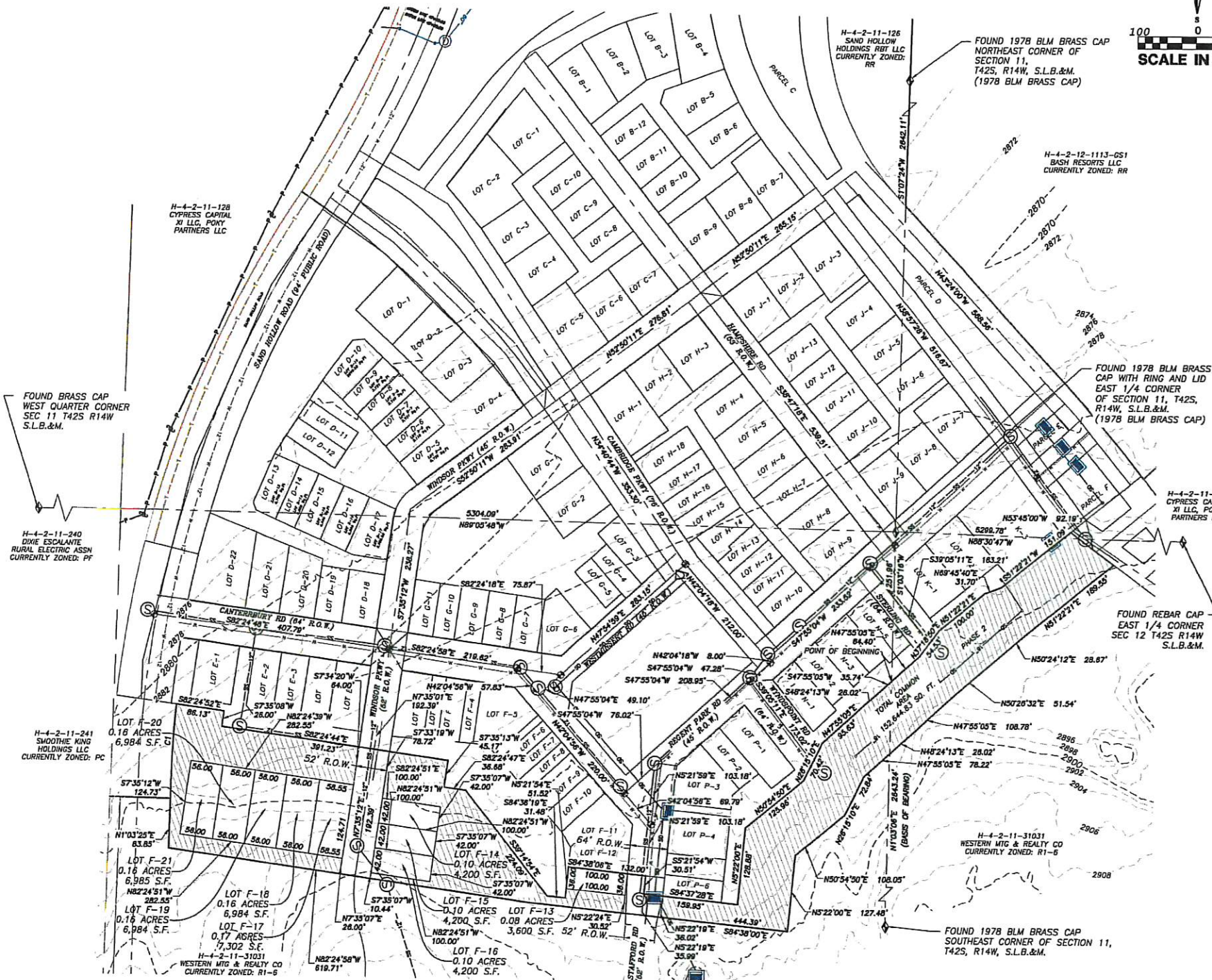
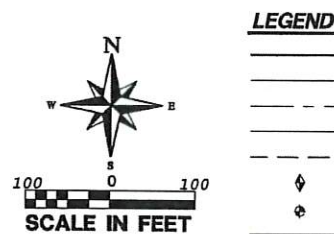
The plat as designed dead ends the public streets known as Sterling Road and Wyndspoint Road. Staff recommends that these roads continue to the properties to the east. Dead-ending already existing public roadways instead of allowing them to continue through to neighboring properties is poor planning design.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this plat until the applicant turns in a plan that provides for already in place road stubs to continue to adjacent properties.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	158.08'	1743.98'	158.02'	S2°33'14"W	5°11'36"

PRELIMINARY PLAT FOR: MARLA PHASE 2

LOCATED IN SECTIONS 1, 2, & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



SUBDIVISION DESCRIPTION (PHASE 2): PORTION OF TAX PARCEL # H-4-2-11-3103

COMMENCING FROM THE EAST QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°03'16"W ALONG THE EAST SECTION LINE OF SAID SECTION 11, 251.95 FEET TO THE POINT OF BEGINNING; THENCE N47°55'05"E 64.40 FEET; THENCE N51°22'23"E 100.00 FEET; THENCE N89°45'45"E 31.70 FEET; THENCE N51°22'21"E 151.09 FEET; THENCE S53°45'00"E 92.19 FEET; THENCE S50°24'12"W 103.45 FEET; THENCE S50°45'32"W 51.54 FEET; THENCE S47°55'05"W 108.78 FEET; THENCE S48°24'13"W 26.02 FEET; THENCE S47°55'05"W 78.22 FEET; THENCE S26°15'10"W 72.84 FEET; THENCE S50°54'50"W 108.05 FEET; THENCE S05°22'00"W 127.48 FEET; THENCE N84°38'00"W 444.39 FEET; THENCE N82°24'58"W 619.71 FEET; THENCE N01°03'25"E 83.85 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1743.98 FEET AND A RADIAL BEARING OF N89°57'26"E, A DISTANCE OF 158.08 FEET, THROUGH A CENTRAL ANGLE OF 0°11'12" (LONG CHORD BEARS: N02°31'4"E 158.02 FEET); THENCE S07°35'08"W 26.00 FEET; THENCE S02°24'44"E 391.23 FEET; THENCE S07°35'16"W 45.17 FEET; THENCE S82°24'50"E 36.58 FEET; THENCE S39°14'54"E 224.09 FEET; THENCE S84°36'16"E 31.48 FEET; THENCE N05°19'15"E 51.50 FEET; THENCE S84°38'38"E 132.04 FEET; THENCE S05°21'54"W 30.51 FEET; THENCE S84°37'30"E 159.96 FEET; THENCE N05°21'50"E 128.88 FEET; THENCE N05°24'55"E 125.87 FEET; THENCE N26°14'56"E 70.42 FEET; THENCE N47°55'07"E 95.63 FEET; THENCE N48°24'13"E 26.02 FEET; THENCE N47°55'05"E 35.74 FEET; TO THE POINT OF BEGINNING.

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

OWNER:

WESTERN MTG & REALTY CO
950 E FOSTER WELLS RD
PASCO, WA 99301

LAND USE SUMMARY - PHASE 2

TOTAL AREA : 218853.26 SQ.FT (5.02 AC)
TOTAL COMMON AREA : 152644.83 SQ.FT (3.50 AC)
TOTAL LOTS IN PHASE : 9
AVERAGE LOT SIZE : 5715 SQ.FT (0.13 AC)
UNITS PER ACRE : 1.80
CURRENT ZONE : RR

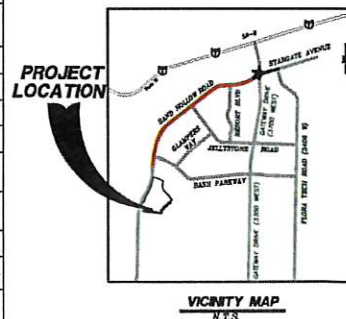
DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >= 3"
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



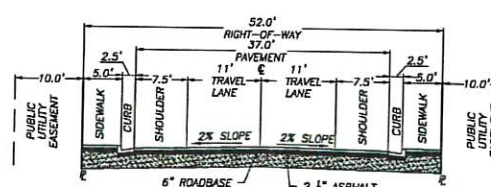
GEOLOGICAL SURVEY

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) - WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND MAYBE FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

JN: NAVAJO SANDSTONE (LOWER JURASSIC) - PALE-REDDISH-ORANGE, REDDISH-BROWN, OR WHITE, CLIFF-FORMING, CROSS-BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL-ROUNDED, FINE TO MEDIUM-GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH-ANGLE, LARGE-SCALE CROSS-BEDDING IN TABULAR-PLANAR, WEDGE-PLANAR, AND TROUGH-SHAPED SETS 10 TO 45 FEET OR MORE (3-14+ M) THICK; CONTAINS SPARSE PLANAR INTERLINE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004); LOWER PART FORMS TRANSITION ZONE CHARACTERIZED BY PLANAR-LOWER, FINE-GRAINED SANDSTONE AND SILTY SANDSTONE WITH THIN SILTSTONE INTERBEDS WITH WAVEY BEDDING, FLASER-LIKE LAMINAE, AND SOFT-SEDIMENT DEFORMATION AND BIOTURBATION FEATURES; AND LESS COMMON BUT RESISTANT CROSS-STRATIFIED SANDSTONE; DIVIDED INTO THREE INFORMAL NON-STRATIGRAPHIC UNITS OF VARIABLE BUT ROUGHLY EQUAL THICKNESS BASED ON COLOR AND WEATHERING HABIT IN THE

SOUTH PART OF ZION NATIONAL PARK (DOELING AND OTHERS, 2002); (1) 'WHITE NAVAJO,' WHICH FORMS THE UPPER PART OF THE NAVAJO SANDSTONE AND IS PALE-GRAY, YELLOWISH-GRAY, ORANGISH-GRAY, AND WHITE BECAUSE OF ALTERATION, REMOBILIZATION, AND BLEACHING OF LIMONITE AND HEMATITE (IRON-BEARING) CEMENT, PROBABLY DUE TO HYDROCARBON MIGRATION (SEE, FOR EXAMPLE, BETTLER AND OTHERS, 2003); (2) 'PINK NAVAJO,' WHICH FORMS THE MIDDLE PART OF THE NAVAJO SANDSTONE, IS GENERALLY LESS RESISTANT THAN THE 'WHITE NAVAJO' ABOVE AND 'BROWN NAVAJO' BELOW, AND IS PALE REDDISH ORANGE DUE TO MORE UNIFORMLY DISPERSED HEMATITE CEMENT; AND (3) 'BROWN NAVAJO,' WHICH IS STREAKED MEDIUM TO DARK REDDISH BROWN DUE TO IRON OXIDE REMOBILIZATION CAUSED BY GROUND-WATER OR HYDROCARBON MIGRATION, AND WHICH FORMS THE LOWER MASSIVE CLIFF OF THE NAVAJO SANDSTONE AND IS CORRELATIVE IN PART WITH THE LOWER TRANSITIONAL BEDS OF THE NAVAJO; NIELSEN AND CHAN (IN PREPARATION) DESCRIBED DIAGENETIC FACIES AND FLUID-RELATED ALTERATION OF THE NAVAJO SANDSTONE IN SOUTHWEST UTAH; THE UPPER, UNCONFORMABLE CONTACT OF THE NAVAJO IS SHARP AND PLANAR AND CORRESPONDS TO A FLOODING BREAK IN SLOPE WITH CLIFF-FORMING, CROSS-BEDDED SANDSTONE BELOW AND REDDISH-BROWN MUDSTONE OF THE SHAWANNA MEMBER OF THE TEMPLE CAP FORMATION ABOVE.

CORRELATIVE WITH THE NUGGET SANDSTONE OF NORTHERN UTAH AND WYOMING AND THE AZTEC SANDSTONE OF SOUTHERN NEVADA AND ADJACENT AREAS (SEE, FOR EXAMPLE, KOCUREK AND DOTT, 1983; RIGGS AND OTHERS, 1993); THE LOWER TRANSITION INTERVAL, WHICH REACHES NORTH AND NORTHWEST OF UTAH VIA A TRANSCONTINENTAL RIVER SYSTEM THAT TAPPED GRENVILLIAN-AGE (ABOUT 1.0 TO 1.3 BILLION-YEAR-OLD) CRUST INVOLVED IN APPALACHIAN OROGENESIS OF EASTERN NORTH AMERICA (DICKINSON AND GIBBELS, 2003; RAHL AND OTHERS, 2003; RIGGS AND OTHERS, 2003); FORMS THE PRINCIPAL AQUIFER THROUGHOUT MUCH OF THE QUADRANGLE (CLYDE, 1987; HURLLOW, 1998; HELWEL AND OTHERS, 2000; HELWEL AND OTHERS, 2002; ROWLEY AND DODD, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550-700 M) THICK.



PROPOSED 52.00' ROW

N.T.S.

PRELIMINARY PLAT FOR:
MARLA PHASE 2

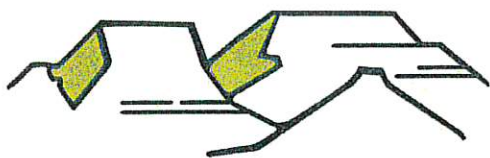
LOCATED IN SECTIONS 1, 2, & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/30/2022
SCALE: 1"=100'

JOB NO.
336-008

SHEET NO.
1 OF 1

Submitted 8/31/22



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: Hurricane City Power Telephone: 435-635-5536

Address: 526 W 600 N Hurricane UT Fax No. 435-635-4127

Agent (If Applicable): Jared Ross Telephone: 435-669-5262

Email: powerjared@cityofhurricane.com Agent Email: SAME

Address/Location of Subject Property: 1150W 1217 S

Tax ID of Subject Property: H-3-2-3-3319 Zone District: PF

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

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:

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

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

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

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

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



STAFF COMMENTS

Agenda Date:	9/22/2022
Application Number:	2022-FSP-13
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Hurricane City Power Department
Agent:	
Request:	Approve a final site plan for a power substation
Location:	1150 W 1500 S
Zoning:	Public Facility
General Plan Map:	Single Family

Discussion

The power department is applying for a final site plan for a new power substation near the future intersection of 1150 W and 1500 S. In April 2022, the City Council approved a zone change for the area to allow the department to move forward with the project. JUC has recently approved the proposed construction drawings. [Hurricane City Code 10-45: Public Utility Stations](#) is the governing code on the proposed use.

JUC Review:

The JUC has reviewed and approved the construction drawing for the project.



Staff Review

1. Hurricane City code states that a substation shall provide fencing. *Fencing: The perimeter of the public utility substation site shall be fenced if necessary to provide public safety or protect utility equipment. (10-45-4 (B)).* The applicant has provided an 8' block fence around the perimeter. Hurricane City Code also states the following: *Height Of Fences And Walls: No fence, wall, or similar structure exceeding six feet (6') 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 (10-37-9 (A)).* At the time of this writing, the applicant has not filed a conditional use permit.
2. The applicant has provided a landscaping plan. The applicant is proposing that landscaping not be put in until 1150 W is put in as there is currently no irrigation water to the site and any front landscaping put in before the road will have to be removed when the roadway goes in.
3. The wall and substation are setbacks to allow for proper visual line of sight, setback at 25' at the front.
4. The applicant complies with all other aspects of the Hurricane City Code.

Recommendation: Staff recommends approval of this final site plan if the applicant files for a conditional use permit for the 8' wall.

Page 235 of 271



-
- PLAN VIEW**
- Rubber tree bed.
 - Large pole stakes.
 - Prevailing wind.
- SECTION VIEW**
- Remove nursery stake, if central leader needs to be strengthened or held erect. If acceptable to attach a 1/2" x 6" laminated pole to the central leader and trunk.
 - 32" long non-abrasive rubber line.
 - Two (2) three inch knapsack pole pins attached, fixed approximately 2" away from the edge of the root ball. Stake location shall not interfere with permanent branches.
 - 4" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).
 - Finished grade.
 - Slope sides of bed toward bed.
 - Laminated soil.
 - Dig and turn the soil to reduce the compaction to the area and depth shown.
 - Root ball needs to be sitting or repositioned soil.
 - 30" x 18" diameter of root ball.
 - SECTION VIEW
- Additional Labels in SECTION VIEW:**
- Shed.
 - Rootball.
 - 4" high x 6" wide mound + tapered soil both above root ball surface shall be constructed around the root ball. Form shall begin at root ball periphery.
 - After the mounding, split the lamp soil around the root ball to 6" into the soil. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.
 - Existing soil.

Notes:



			3
REV	DESCRIPTION	BY	DATE

APPROVAL



CLUE:

POWER: HURRICANE CITY POWER

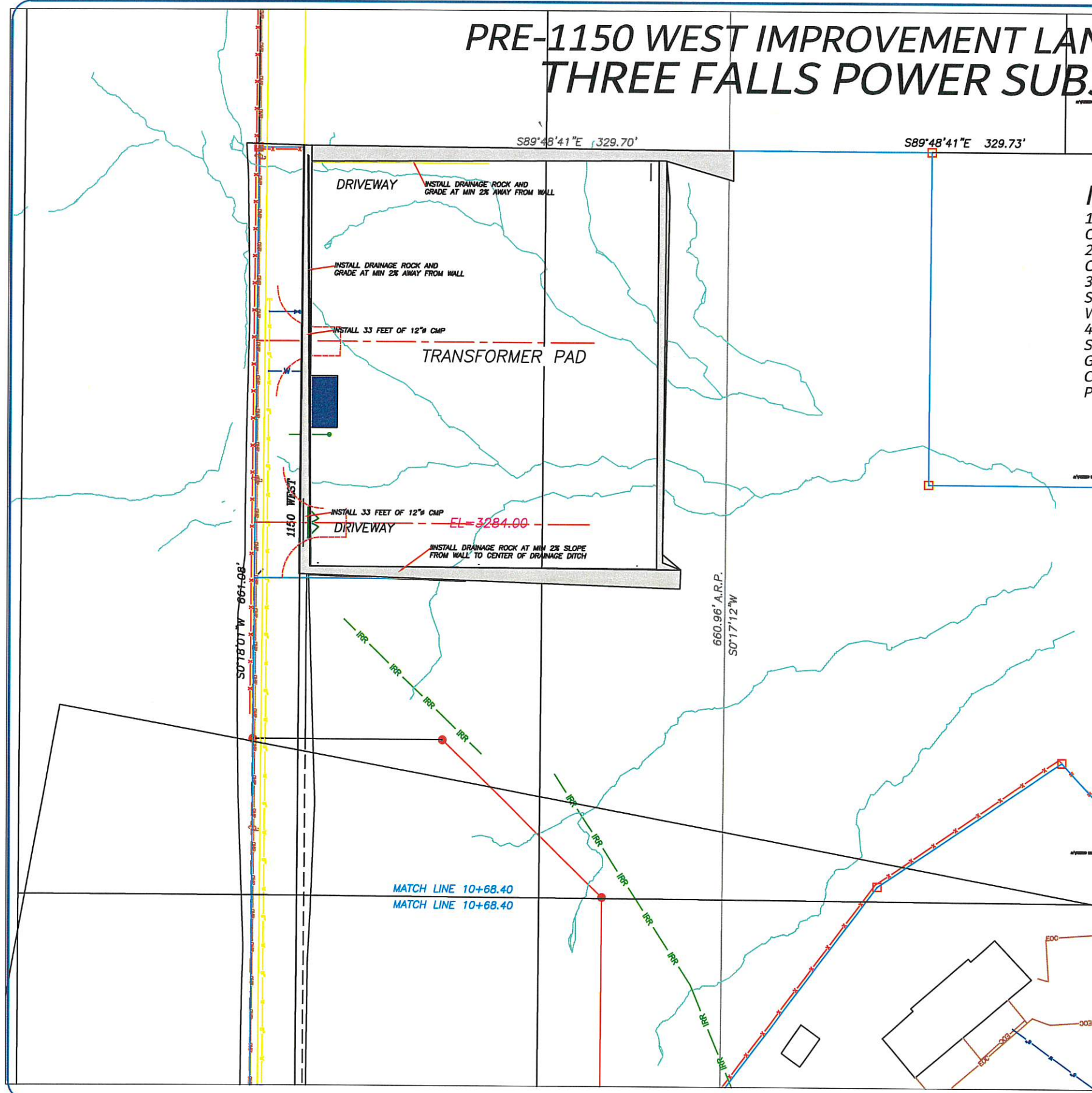
INHOUSE

HURRICANE UTAH
1150 WEST

THE LANDSCAPE THREE FALLS SUBSTATION

SCHL. AT A1:	DATE:	COUNT:	CHECKED:
NTS	07/16/2022	JJ	JJ
PROJECT NO:	DRAWING NO:	REMARKS:	
THREE FALLS	L1	A	

PRE-1150 WEST IMPROVEMENT LANDSCAPE PLAN THREE FALLS POWER SUBSTATION



- NOTES:**
- 1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
 - 2. ALL DRAINAGE ROCK TO BE APPROVED BY HURRICANE CITY POWER BEFORE INSTALLATION.
 - 3. DRAINAGE ROCK TO BE INSTALLED AND A MIN 2% SLOPE FROM WALL AND FOUNDATIONS.
 - 4. DRAINAGE ROCK TO BE INSTALLED ON PREPARED SOIL AND GRADING AS PER GRADING PLAN DRAWING C4 OF CONSTRUCTION PLAN SET.

Notes:

HURRICANE CITY POWER

HURRICANE CITY
POWER
UTAH

NO.	DESCRIPTION	BY	DATE

APPROVAL

HURRICANE CITY
POWER
UTAH

CLIENT:

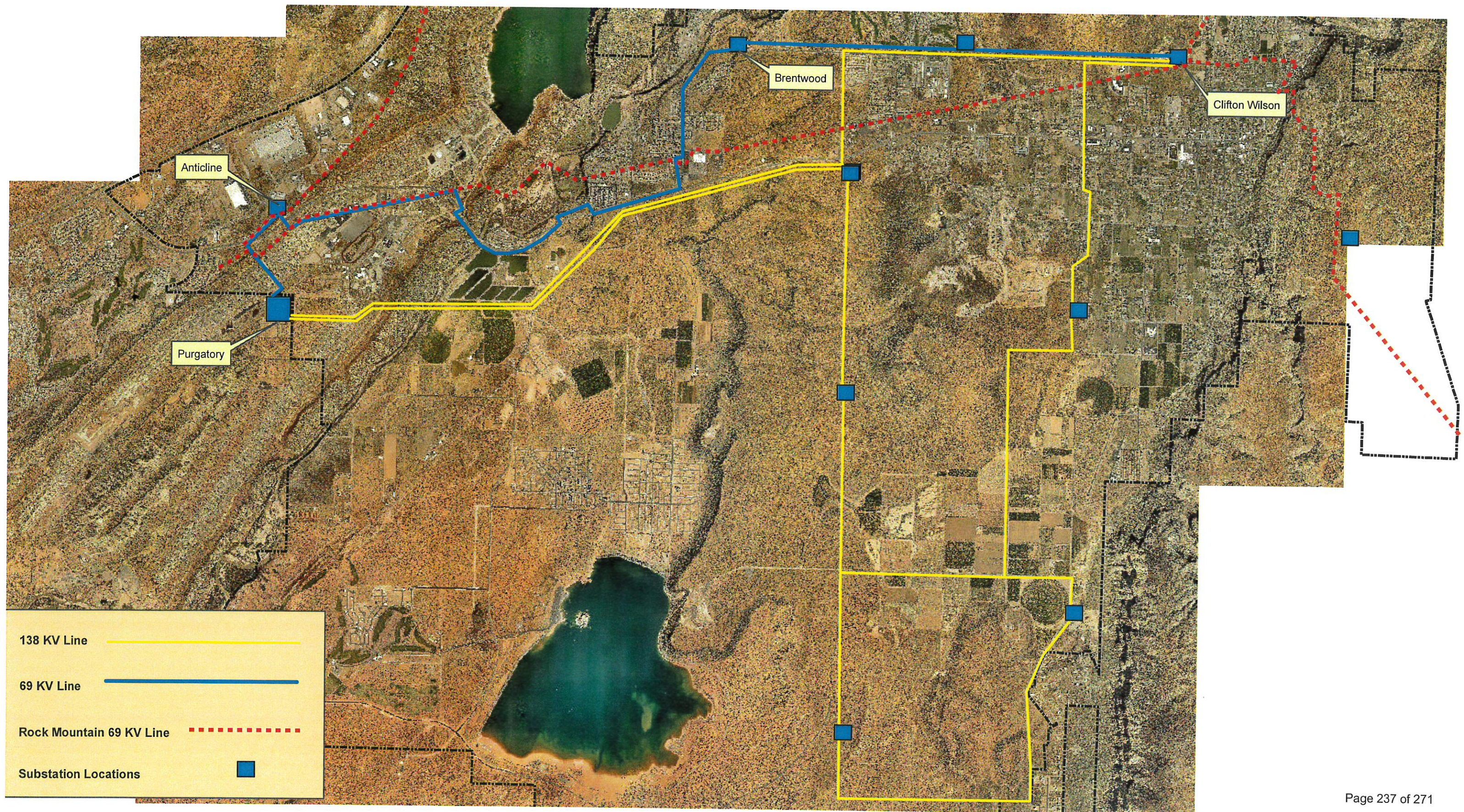
PROJECT: HURRICANE CITY POWER
INHOUSE

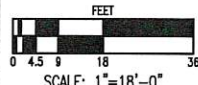
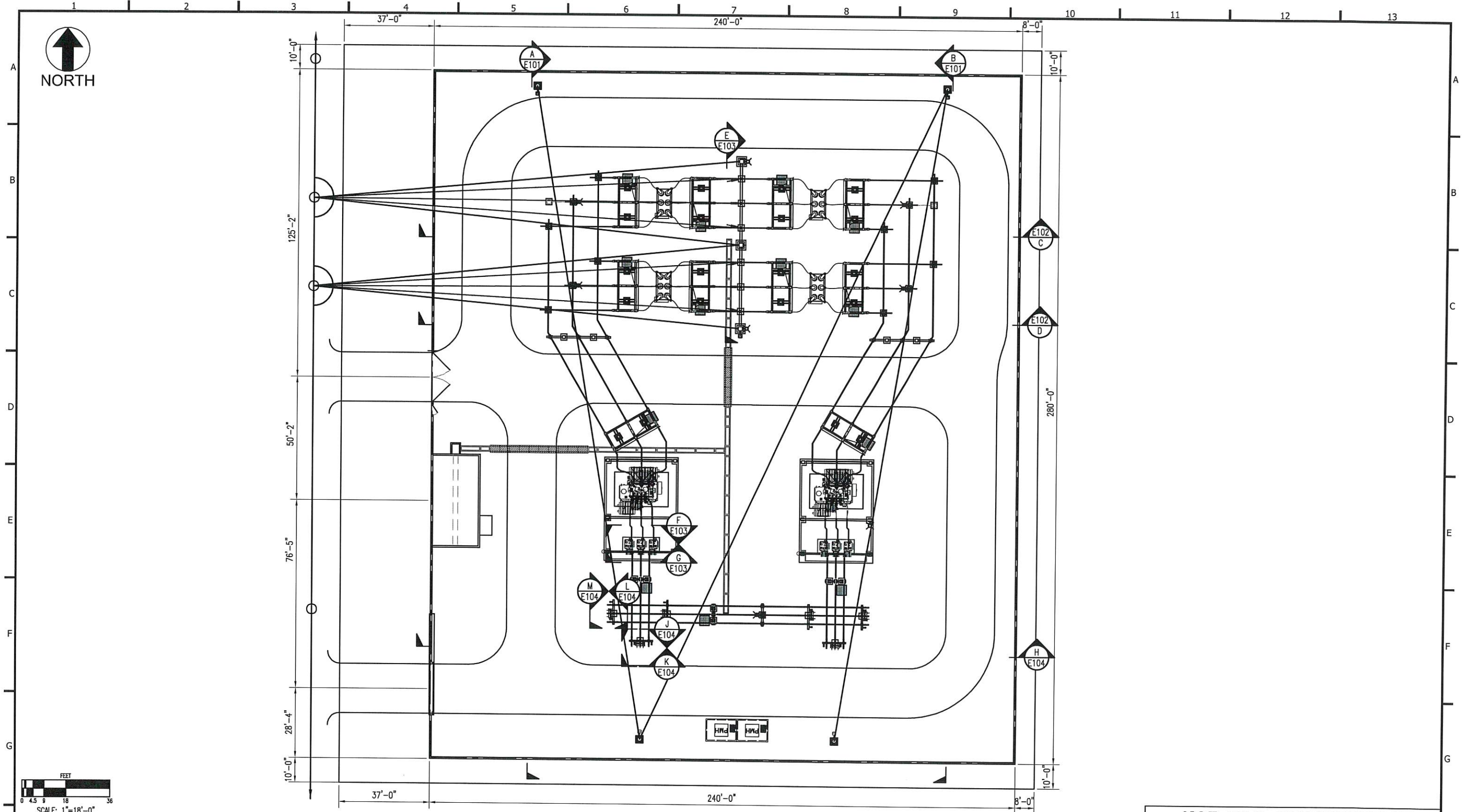
SIC: HURRICANE UTAH
1150 WEST

TITLE: LANDSCAPE
THREE FALLS SUBSTATION

SCALE IN AS:	DATE:	BY:	CHECKED:
NTS	07/16/2022	JJ	JJ

PROJECT NO.	DRAWING NO.	REVISION:
THREE FALLS	L1	A





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1 **ON THURSDAY, AUGUST 12, 2021 AT 6:00 PM., THE HURRICANE CITY PLANNING COMMISSION MET IN**
2 **THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737**

3 **Members Present:** Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing, Ralph Ballard,
4 Rebecca Bronemann, Michelle Cloud, and Penny James-Garcia.

5 **Members Excused:**

6 **Staff Present:** Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City
7 Engineer Representative Darrin LeFevre.

8
9 Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by and
10 offered the prayer. Roll call was taken.

11
12 **Public Hearing**

13 1. **A General Plan map amendment request located at 3071 S 1100 W on 57.5 acres from Rural**
14 **Residential to lower density Single Family Residential. Parcel numbers: H-3343-A-4, H-3343-A-1, H-**
15 **3396-A, H-3396-C, H-3396-D, H-3396-E.**

16 Comment submitted is on the record, it is attached at the end of the minutes.

17 Wendy Goldwich lives kiddy corner to the proposed amendment. She has a lot of animals and would like
18 it to stay the agriculture. They want people in there that will also have animals.

19 Jennifer Lester lives on 2200 West. She is opposed to any changes to make it smaller than the acre it's
20 already zoned. When they moved in, it was zoned one acre and you should plan your life around what is
21 currently already there. They shouldn't have to come to every meeting to defend what is already there.

22 Howard Woods lives right at the corner of 3000 South and 1100 West. He came here to live out his life,
23 he looked all over. He hates to see it change so fast; he just finished his house. He loves farming and the
24 atmosphere and hates to see it go.

25 Kelby Iverson asked for clarification on the request. Staff/Commissioners responded. He continued to
26 read his public comment. This comment included the due diligence that needs to be done when
27 purchasing property as well as being considerate to your neighbors. He also mentioned the thousands
28 and thousands of tax dollars spent on updating the general plan just last year.

29 Lynn Kofoed quoted statements from the updated general plan. She would like to encourage the
30 Planning Commission to stick to the general plan. We are being drowned by rezones in the south. We do
31 not have the services. She has been in Sky Ranch for 15 years; it was quiet and it is no longer that way.

32 Dana Bowen lives in Cliff Dwellers and she feels the commissioners need to think about our drought, the
33 number of homes that need services will not help that.

1 Sandy Cattoor owns some of the property and she has never had Scott Stratton come and ask about
2 including her property on the zone change. She does not plan to change this. Some of the grounds are
3 for her kids. They like the lifestyle this area gives off.

4 April Winkle lives in Angell Heights and it hurts her heart to see all that is going on out here. She asked
5 the commissioners to consider the beauty of the city.

6 Michael Benson read the letter that Michael Bird submitted (it is attached to these minutes)

7 **2. A Zone Change request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8,**
8 **residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay. Parcel H-3386-B**

9 Comments made about the previous item were reiterated by raise of hand.

10 Mrs. Lester stated that she feels like everyone who comes in for a zone change out south, it gives hope
11 and encourages others to request a change. She feels we need to keep the integrity of our zones.

12 **3. A General Plan map amendment request located at approx. 2100 W and 2500 S from**
13 **agriculture to Rural Residential. Parcel H-3386-B**

14 Comments made about the first public hearing item were reiterated by raise of hand.

15 John and Jan opposed this zone change. They are the first ones directly impacted.

16 Stewart Stout and his brother own the property directly to the east of this property. There are some
17 special issues on this property. In July of 2018, they had about 2 inches of rain in about 45 minutes. It
18 completely flooded this area. This is benchlake because it has been completely underwater at least 3
19 times in his dads' lifetime. In 1949, this entire place was under water. This zone change is 6 feet from
20 the bottom of benchlake. This is not residential ground. This is the drain for the entire valley. If it goes
21 in, it's going to cost him a lot of money to redirect the water. It's very important these issues are
22 brought up so the proper things can be addressed. The soil isn't the best, sink holes appear every time
23 they water. It's usually the people who live there that have to deal with this not the developer. We don't
24 need another rainbow canyon.

25 Andrew Hall 2720 W 1100 S is opposed to the first general plan map amendment and this one. In the
26 last 10 years we have to deal with law enforcement because someone doesn't like the animals and
27 moving of the cows. Please don't. No one wants it changed.

28 Gwen Wadsworth talked about trees and grass bring in benefit to communities. We have been
29 experiencing a drought and as we allow all these developments to come in, it is asking current residence
30 to give up more of their water. Developments with thousands of homes, where is the water going to
31 come from? She hopes the commissioners take into consideration the issue of water.

32 Joby Venuti shared that nobody ever talks about water. The amount of water farms use is way more
33 than what a residential home uses.

34 Kathy Iverson stated that we need to make our cities to be self-reliant. This is the only area left in all the
35 valley for agriculture. We need to have a balance and the areas we need to protect.

36 Kelby Iverson stated that the citizens plead, follow the master plan.

Public comments closed at 7:04PM

New Business:

2021-PP-19 / 2021-HIL-03 Discussion and consideration of a recommendation of a preliminary plat, Copper Rock Estates, located at 1100 W and just north of Copper Rock Parkway, for a 30-lot subdivision and a sensitive lands application for hillside. DAF Development LLC Applicant, Rick Richardson Agent.

Rob Reid is representing the applicant. Stephen Nelson did a quick recap of the application. He went over the changes and the shared that the applicant has provided the required materiel from the last meeting. He stated that the applicant has requested an exception to our sensitive lands to allow for building to happen on the 6 lots that do not meet the requirements. Mr. Nelson stated he believes it meets the intent of the code and has given it a positive recommendation. Mr. Reid stated that they plan to put retaining walls on all the lots, they will likely get the height down to about 8 feet instead of 13 feet. Penny James-Garcia asked about the fire turnaround time and asked if that comment had been addressed. Mr. Reid stated that they plan to have the end of the road be a fire turnaround until it goes through to the adjacent property. Mrs. James-Garcia asked about the name of the subdivision and changing it. It was shared that as of right now, they don't have plans to change the name but wouldn't be opposed to it. Dayton Hall doesn't feel this should be granted a sensitive land and have even smaller lots that the current zoning. Rebecca Bronemann asked about the JUC comments about the services needed as well as a water loop. Mr. Reid shared that the water department and Ash Creek have submitted will serve letters. Mrs. Bronemann addressed the email sent out about the water and power. Mr. Hall asked Dave Imlay with the power department if this is something they feel they can sign off on. Mr. Imlay talked about the upgrades they have made to this area and stated they can probably only service about 250 homes and would be very hesitant to sign off on anymore construction drawings at this point. He continued to tell the commissioners about upgrades within the valley and getting services to the areas south of 3000 south. He pointed out on a map presented where they are having issues bringing services and the struggle to obtain land to do so. They don't have a timeline of when they will have the capacity along this south corridor. Long term planning, they are ready but they don't have the right of way yet. Mrs. Bronemann asked if we need to put a halt on applications or what we should do at this point. Mr. Nelson stated that if the zoning is there, we probably can't hold off on approvals but we can hold off on signatures on construction drawings. Ralph Ballard asked what the supply demand is looking like. Mr. Imlay stated they are about 6 months out on materials once they are ordered. Shelley Goodfellow asked if the retaining wall will be required by the developer. Mr. Reid stated that economically, it'll be the best to go in with the development.

Paul Farthing motioned a recommendation of approval of 2021-PP-19 / 2021-HIL-03 subject to JUC and staff comments with the exception of the lot sizes highlighted in the staff findings. Penny James-Garcia seconded the motion. Majority aye with Dayton Hall as nay. Motion carries.

2021-GPA-01 Discussion and consideration of a recommendation for a General Plan Map Amendment request located at 3071 S 1100 W on 57.5 acres from Rural Residential to Single Family Residential. Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3396-E. Troy Catoor and Diamond Edge Construction LLC and Moses Russ and Judy Applicants. Scott Stratton Agent.

1 Scott Stratton asked for the application to be tabled or continued as there have been some concerns
2 that have come to light tonight that he would like to address before he is comfortable with moving
3 forward. Stephen Nelson stated that there is some question on who is right to make the request and
4 that would need to be figured out if there was a positive recommendation. Mark Sampson stated that
5 the staff can turn these down. They'll do a preliminary look through but they still have to present
6 applications to the public for comment. Paul Farthing stated that we just updated our general plan, why
7 are we amending it already? Fay Reber and Mr. Nelson both agree it would be appropriate to honor the
8 request of the applicant. The commissioners and staff discussed how to proceed with the application.
9 Shelley Goodfellow stated that this is a legal issue. It's who has the right to bring the application to the
10 Planning Commission. The landowner has made in public comment that she will not agree to this. Mr.
11 Reber shared that we have not verified ownership yet. Penny James-Garcia stated when the zone
12 change came up, she was against it. She stands by that. The general plan was just updated. Michelle
13 Cloud stated in regard to continuing this, we're concerned about the citizens coming back but if it is
14 important enough to them, they would come back. However, her opinion on changing the general plan,
15 we have a brand new one and we worked extremely hard on it and she doesn't think we should be
16 changing it this soon. Ralph Ballard stated that continuing this allows for all the facts to come to light. If
17 it were any other situation, we would allow it to be continued.

18 *Shelley Goodfellow motioned a recommendation of denial of 2021-GPA-01 to the city council. Penny*
19 *James-Garcia seconded the motion. Unanimous.*

20 **2021-ZC-27 Discussion and consideration of a recommendation for a Zone Change request on 37**
21 **acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,000 square**
22 **feet, with a PDO, planned development overlay. Parcel H-3386-B. Louise P Spendlove Applicant. Tyler**
23 **Meyers Agent.**

24 Paul Farthing asked the applicant if they have seen the comments from staff. He stated that the biggest
25 wild card is they just found out about the power situation. Stephen Nelson stated that he spoke with
26 some city Councilmen and what he thinks needs to have happen is a workshop with the power
27 department, City Council, and the Planning Commission. Shelley Goodfellow asked Darin Larsen how the
28 City Council feels about approving something like this? Mr. Larsen stated that we have the issue with the
29 power for the approved subdivisions and not approved subdivisions. They can only get so far with their
30 development and services. The issue about the services was discussed and how they should move
31 forward with this application. Mrs. Goodfellow stated that if the power wasn't an issue, she would like
32 to approve this. We will always get zone changes for RA-1. She asked if we could approve this contingent
33 on the power coming out. Dayton Hall is opposed to any zone change south of 3000 south. Just like he
34 stated last meeting, we have to have adequate services. We have reached a point now to allow the
35 infrastructure to catch up to the properties we've already rezoned. We now have a development along
36 1100 west and they don't have adequate services and the reason we are seeing this issue is because we
37 granted the zone change without there being adequate services. Dave Imlay shared that they have
38 services for the approximate capacity for the already signed off 250 units so unless this is included in
39 those signed off construction drawings, there is not the services. Tyler Meyers feels that this is being
40 treated differently than the Cordero subdivision. Ralph Ballard shared that what he is hearing is if this is
41 approved, we are allowing him to proceed. Michelle Cloud feels the zone change is appropriate and we
42 should approve it contingent on the services.

1 *Paul Farthing motioned a recommendation of approval of 2021-ZC-27 with the requirement of a*
2 *development agreement. Mark Sampson seconded the motion. Shelley Goodfellow, Rebecca Bronemann,*
3 *Paul Farthing, Penny James-Garcia, Ralph Ballard, Michelle Cloud, and Mark Sampson – aye. Dayton –*
4 *nay. Motion carries.*

5 Paul Farthing asked Dave Imlay if the power department had this planned to be taken care of in April.
6 Mr. Imlay addressed this question. We don't know when we will get the power out there. Everything
7 south of 1500 south and west of 1100 west is affected by this.

8 **2021-GPA-02 Discussion and consideration of a recommendation for a General Plan Map**
9 **Amendment request located at approx. 2100 W and 2500 S from agriculture to Rural Residential.**
10 **Parcels H-3345 and H-3346. Nielsen, Kristin L TR Applicant, Neil Walter Agent.**

11 Neil Walter stated that this issue has been going on for a few years. He understands the importance of
12 agriculture. He thinks the issues that have been voiced are a legit issue and he recognizes those
13 concerns. They are aware of two very difficult issues with the general plan. Right now, they face rising
14 prices and rising rents. This problem has become more acute since the general plan began discussion.
15 Another really big thing that has changes is the opening of the corridor. For a really long time, this area
16 took a long time to get to any other part of the county but with it opening up, it has made travel time
17 quicker. They are not asking for high density, they are asking for rural residential. Very few people are
18 coming out and stating they need higher density in the area but we do need more affordable housing.
19 They recognize geotechnical issues and water/flooding issues. Open space and desire for larger lots
20 which is why they have requested a lower density rural residential. Dayton Hall reminded the
21 commissioners about the balance to nature property and the presentation they shared. He agrees with
22 the two objectives, and they have already tried to strike the zoning with what is currently there.
23 Rebecca Bronemann asked where they were planning to sit with the acreage lot sizes. Mr. Walter stated
24 they were looking to get closer to half acre lots. Mrs. Bronemann's other comment is that it kind of fits
25 next to balance of nature as a buffer. Shelley Goodfellow stated that this is the second to lowest area in
26 benchlake. It's going to cause a financial burden on the surrounding neighbors to reroute their water
27 runoff. Paul Farthing stated that he thinks engineering can resolve the issues, however, he doesn't think
28 half acre agriculture is really agriculture. You put giant homes and detached garages with a pool. After
29 it's done, you don't have much left. Michelle Cloud disclosed that Mr. Walter is the CEO of the company
30 she works for. She proceeded to state that she stands by what she has said in the past. We just revised
31 our general plan and we need to stand by it. Ralph Ballard asked if there is a drain out of this area. Darin
32 LeFevre stated that there is not. Mr. Ballard stated we need to recognize we have an issue and it needs
33 to be addressed. Penny James-Garcia agrees with Michelle. We have a general plan and we need to stick
34 to it. She loves a drive by experience. She is thankful the City Council has protected this area. She also
35 doesn't know of a single house on half an acre that is affordable.

36 *Mark Sampson motioned a recommendation of denial of 2021-GPA-02 to the City Council based on the*
37 *findings that is not compatible with the current general plan and it is not compatible with the general*
38 *area. Ralph Ballard seconded the motion. Unanimous.*

39 **2021-ZC-25 Discussion and consideration of a recommendation of a proposed zone change**
40 **amendment request located at approx. 2170 W and 600 N. with parcel numbers H-3-1-33-4401 and H-**
41 **3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RR, recreation resort. While parcel**
42 **number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split**

1 **zoning of NC, neighborhood commercial, and RR, recreation resort. Zion Village Resort LLC, Jay Rice**
2 **Applicant, Alpha Engineering, Jared Madsen PE Agent.**

3 Stephen Nelson noted that more public comments had been submitted and are on the record, they are
4 attached at the end of these minutes. Jared Madsen went over the changes from last time. They added
5 additional parking as well as more dumpsters for the existing Zion Village development. The roadway
6 issue of 500 north has been addressed. Michelle Cloud still has concerns about vacation rentals going up
7 where our multifamily and commercial zones are. Mr. Madsen stated they will have to put a fire egress
8 in because of the Firerock subdivision. Mr. Nelson stated that 500 north will have very moderate traffic.
9 The subdivision to the east is approved with the condition of access of 500 north. It mostly needs to be
10 there for services, mainly a water loop. Ralph Ballard asked about the off-street parking and the flow of
11 the sidewalks. Penny James-Garcia asked what the updates and changes are going on at the current
12 resort and asked what those are. Mr. Madsen shared the changes and updates planned for both
13 developments. Rebecca Bronemann agrees with Michelle and Penny. We are in a housing crisis. To put
14 in more vacation rentals when you could put in multifamily, she is not compelled to vote for this. Shelley
15 Goodfellow asked about the parking in the 2 acres. Mr. Madsen stated that some of the parking will
16 have an additional fee to be leased and 27 spaces will be free overflow parking. Mrs. Goodfellow asked
17 about the onsite management required. She stated that it's hard to allow more to this developer when
18 this is already a concern to the existing development. Another thing is, how much of this are we going to
19 allow? We need to look at this as a commission and figure out what we want to see in our city. Paul
20 Farthing also agrees, how many more resort spots do we want to allow? He is concerned about the RV
21 parking being charged for. He can see the issue of someone pulling up with their RV and having to pay
22 for a spot to park it, they will park in the street. Mrs. Goodfellow stated that the plan for the RR is
23 actually a pretty good plan. Dayton Hall asked Fay Reber which code the applicant would be given the
24 vested right to.

25 *Penny James-Garcia motioned a recommendation of denial of 2021-ZC-25 to the City Council based on it*
26 *not being compatible with the surrounding area and it would have an adverse effect of the adjoining*
27 *residence. Seconded by Michele Cloud. Paul Farthing – aye, Shelley Goodfellow – nay, Rebecca*
28 *Bronemann – aye, Dayton Hall – abstained, Penny James-Garcia – aye, Ralph Ballard – aye, Michelle*
29 *Cloud – aye, Mark Sampson – nay. Motion carries.*

30 **2021-ZC-29 Discussion and consideration of a recommendation of a proposed zone change**
31 **amendment request located at 475 N State St from HC, highway commercial, to RR, recreation resort.**
32 **Parcel ID's H-286-A-1 and part of H-30252-A. Shamo Christen D and Charo S and Corporation of the**
33 **Episcopal Church in Utah Applicant. Matt Lowe Agent.**

34 Karl Rasmussen went over the parking throughout the development. They plan to have a 25-foot front
35 set back that will allow for more parking in front of the units. Paul Farthing thinks the development
36 looks great. Shelley Goodfellow stated that she is more in favor for smaller recreation resort spread
37 throughout the city and there isn't any over in this area. She wishes she knew how many vacation
38 rentals are in the city.

39 *Shelley Goodfellow motioned to open up for public comment. Rebecca Bronemann seconded the motion.*
40 *Unanimous.*

1 Gwen Wadsworth stated that safety is a concern to the rest of the neighborhood as well as the quality
2 of life. Is there any type of research for the type of clientele brought in?

3 Kevin Thomas stated that one of the problems he has with it, besides it being in his neighborhood, is
4 that there isn't any transition between high density to big vacant fields. To him, it's really high density.

5 Paul Farthing asked if these are private or public streets. Mr. Rasmussen stated that they are private.
6 Rebecca Bronemann stated that she understands the public concerns. She prefers little resort
7 developments throughout the town. It is right off two major arterial roads. She asked about the onsite
8 management. Mr. Rasmussen stated that it will be treated like a hotel. Dayton Hall stated that it is
9 surrounded by other commercial. Penny James-Garcia stated she would rather keep it commercial as
10 well, rather than bring in more tourists. When looking at the general plan and what it talks about for this
11 specific area, this doesn't check all the boxes. Ralph Ballard stated that traffic turnaround is a concern.
12 He asked Mr. Rasmussen what the plan is for the units. Mr. Rasmussen stated that they will be town
13 homes with the garage underneath and the unit on top.

14 Chris Shamo stated that as a neighbor, he would rather see this as RR/commercial and not have high
15 commercial.

16 Hirshi stated to leave it as commercial.

17 Michelle Cloud stated she is torn because it has been commercial but no one has done anything with it.
18 She feels it is split on the four criteria. She feels we are at our tipping point of vacation rentals. She hates
19 to see commercial gobbled up by recreation resort. Mark Sampson asked about the hotel across the
20 street. If you keep this commercial, you need to have something to put here instead. He thinks the
21 business model is correct. Mr. Farthing stated that he would like to see how many units we have
22 approved. We're going to saturate this and the market is going to fail. Darin Larsen stated that this
23 won't be a ghost town. Because our housing market is in a demand, these units will be allowed to be
24 long term. Mrs. Cloud stated that we do not have anything like this on this end of town, that is why she
25 is torn because this fits here. Mr. Ballard stated this is on the Zion side of things while most things are
26 targeted for Sand Hollow. Mrs. James-Garcia pointed out that by allowing more of this type of
27 developments, the more we cut into the potential income of our residence who are trying to make a
28 living by renting out their casita or a portion of their house to add to their household income. We need
29 to think first and foremost of our own residents.

30 *Penny James-Garcia motioned a recommendation of denial of 2021-ZC-29 to the City Council based on*
31 *the findings that we need more highway commercial, it would negatively affect the area, and we need to*
32 *focus on things that serve our residence and allow them to do their rentals on their properties before we*
33 *start anymore recreation resort. Dayton Hall seconded the motion. Paul Farthing – aye, Shelley*
34 *Goodfellow – aye, Rebecca Bronemann – aye, Dayton Hall – aye, Penny James-Garcia – aye, Ralph*
35 *Ballard – nay, Michelle Cloud – aye, Mark Sampson – nay. Motioned carries.*

36 **2021-PP-22 Discussion and consideration of a recommendation of a preliminary plat, Canyons RV**
37 **North Parcel, located at 2800 W and Black Rock Road, containing 127 lots. 2770 W State St, LLC**
38 **Applicant, Joby Venuti Agent.**

39 Paul Farthing is abstaining from voting but shared some history on the property. Joby Venuti went over
40 the project. The reason they had asked to continue the last meeting was the roads connecting from

1 Canyon's RV are private, the city wanted public. The fire access concern has been addressed as well. He
2 is asking for the density bonus which allows for 122 lots instead of the given 102 lots. He went over the
3 number of units they could do if it was an RV park or a mobile home RV park. He presented the potential
4 lot layout. Stephen Nelson stated that to fully feel confident in approving the density bonus, he thinks
5 there should be a public hearing and treat this as a zone change. Mr. Venuti wants to know if this is
6 something the city wants to see here. Mark Sampson asked what the asking price would be. Michelle
7 Cloud stated that she hasn't looked at the average list price for a while and that it was about \$375k the
8 last time she looked. She stated that we don't have anything like this. Ralph Ballard stated this is
9 probably a good place for something like this. Penny James-Garcia thinks this is a good product and it's
10 needed but she doesn't feel comfortable making a motion on it. Dayton Hall stated he likes the product
11 and it's a good place for it but he thinks we need to figure things out.

12 *Penny James-Garcia motioned to continue 2021-PP -22 to allow for proper noticing. Rebecca Bronemann*
13 *seconded the motion. Mark Sampson, Michelle Cloud, Ralph Ballard, Penny James-Garcia, Dayton Hall,*
14 *Rebecca Bronemann, and Shelley Goodfellow – aye. Paul Farthing – abstained.*

15 **2021-PP-23 Discussion and consideration of a recommendation of a preliminary plat, Dratter**
16 **Estates, located at 650 S and 840 W, containing 8 lots. Peter J Dratter Applicant, Colt D Stratton Agent.**

17 Colt Stratton stated he wants the commission to just approve this because they already voted against
18 amending it to the master plan and made them go against the master plan. All the commissioners have
19 vocalized tonight that they want to keep to the master plan. Dayton Hall stated that he takes exception
20 to that notion because the vote from the commission is based upon the four zone change criteria. The
21 requested density was not consistent with the adjoining properties and it was likely to cause significant
22 harm to adjoining properties and those are considerations under the ordinance which they relied upon.
23 However, this is for a preliminary plat not a zone change. Mr. Stratton stated that if this was an
24 Interstate Rock property, they would be pulling it right now and resubmitting it as a zone change again
25 because every one of the commissioners have said tonight that we've spent \$90,000 on a master plan,
26 why aren't we following it? Rebecca Bronemann asked about JUC comment about the tail water issue
27 and if they have addressed it. Mr. Stratton stated that they will. There is existing tail water right now
28 and they are in the opinion that it's there with an easement, so why do they have to fix it? They are
29 going to talk to the canal company and see if they want to move their easement but if they don't it's
30 going to stay where it's at. Penny James-Garcia asked Stephen Nelson if the trails plan was adopted by
31 the City Council. Mr. Nelson stated that the City Council has not adopted the active transportation
32 master plan yet. However, they will be putting in improvements that will match the Reddish subdivision
33 to the west, which will comply with our code. He also pointed out that his biggest concern with this
34 project is the fire turnaround. It can be a hammerhead or a cul-de-sac.

35 *Paul Farthing motioned a recommendation of approval of 2021-PP-23 subject to staff and JUC*
36 *comments. Rebecca Bronemann seconded the motion. Unanimous.*

37 **2021-LUCA-03 Discussion and consideration of a recommendation of a proposed code amendment to**
38 **Hurricane City Code 10-26. Hurricane City Planning Applicant.**

39 Stephen Nelson went over the changes since the last meeting. He shared with the commissioners why
40 he added the wording he did and the issues that have come up when approving RR developments. He
41 would like to clean up the code and clarify what the city would like to see within the development.

1 Shelley Goodfellow asked if there was a section within this update that addresses dumpsters. Mr.
2 Nelson stated that there isn't but stated that he will add it in. Dayton Hall likes this but would like to see
3 the minimum of 3 parking spaces per house or one per bedroom, whichever is greater, so a huge house
4 built can't get away with minimal parking.

5 *Shelley Goodfellow motioned to continue 2021-LUCA-03. Paul Farthing seconded the motion.*
6 *Unanimous.*

7 **Planning Commission Business:**

8 -Road Improvement (Exaction) Ordinance Amendments

9 -City Council Recap

10

11 **Adjournment**

**Hurricane Planning Commission
Meeting Minutes
August 11, 2022**

Call to Order - 6:00 p.m.

ON AUGUST 11, 2022, AT 5:00 p.m., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Mark Sampson called the meeting to order at 6:00 p.m. Roll call was taken.

Pledge: Paul Farthing

Prayer: Ralph Ballard

Members Present: Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Brad Winder, Shelley Goodfellow, and Kelby Iverson

Members Excused: Michelle Cloud

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

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

1. Discussion on code amendments within agricultural and residential agricultural zones.

- A. Stephen Nelson reported debate regarding the required mileage distance between the continuous and non-continuous acreage. Fred Resch III suggested that continuous and non-continuous acreage shall support each other in the same agricultural use. Mr. Nelson will update the section to state that the non-continuous area shall be within Hurricane City Municipal Boundary.
- B. Stephen Nelson read changes and the conditions which would allow flexibility for smaller developments without going through a zone change to R1-15. He explained that this would apply to subdivisions containing three lots or less if a master planned roadway dedication is required.
- C. Fred Resch III discussed a conditional use to allow reception centers in agriculture and residential agriculture zones. As staff reviewed the code, they realized a section in the code could be interpreted to allow reception centers in these zones; however, there is a section stating this is not permitted. The main reason this was initiated in the past was to expand agritourism. The proposed change allows a conditional use with the condition that property must be mainly used for agriculture purposes. As the policy reads, parking must be provided. Mr. Nelson reviewed the current parking standards. The Planning Commission feels that requiring the drivable criteria within the off-street parking zone is not feasible for agritourism.

2. Discussion on updates to the Future Land Use Map

3. Discussion on code amendments with regards to uses in historic buildings

1 **6:00 p.m. or soon after that - Call to Order**

2 *Shelley Goodfellow motioned to approve the agenda as posted. Paul Farthing seconded the motion.*
3 *Unanimous.*

4 Declaration of a conflict of interest

5 **Public Hearing:**

6 1. **A Zone Change Amendment request located at approx. 5300 West and 2600 South from A-5,**
7 **agriculture one unit per 5 acres, to contain a PDO, planned development overlay, with the**
8 **split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre.**
9 **Parcel numbers H-4-38-L and H-4138-E.**

10 Comments were submitted and are attached to the end of these minutes.

11 2. **A General Plan Amendment to adopt a Moderate-Income Housing Plan.**

12 No Comments.

13 3. **A Zone Change Amendment request located at 650 S and 850 W. from RA-0.5, residential**
14 **agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet, to**
15 **add one or two additional lots in the subdivision.**

16 Garth Packard property abuts this project. He opposed this change last year, and it was denied by the
17 City Council and Planning Commission denied. He acknowledges that the application has the right to
18 request a zone change one year after denial. He and many in the community are still in opposition to the
19 zone change.

20 Mike Neilson is Mr. Packard's neighbor and opposed this a year ago. He built his home and invested in
21 this area because he prefers open spaces. There are traffic issues that need to be addressed on 650
22 South.

23 Derrick Capps lives across from this development. Last year, a compromise was made for half-acre lots. He
24 reported that 650 South is not a maintained road, and adding additional housing is taxing. He is
25 concerned that the developer will return and push for quarter-acre lots if this is approved.

26 Sean Reddish is opposed to this zone change. He reported that there are a lot of infrastructure
27 concerns. There is an unresolved drainage issue on 650 South, and the drainage pond that Interstate
28 Rock completed is insufficient for storm drainage or flood irrigation.

29 Brandon Terry lives next to Mr. Neilson and Mr. Packard. He voiced his opposition to this zone
30 change. He also invested in this area because of the larger lots.

31 Adam Fluckiger owns an acre lot in the Reddish subdivision because he wanted live in an area with
32 larger lots. This developer has already advertised to sell half-acre lots, and it is disappointing that they
33 are asking for a zone change to have smaller lots.

34 Luke Wilson lives across from Sean Reddish. He does not see much difference between a half acre and
35 a third acre. Hurricane City will be what it is built to be. He asked how this benefits the city and who is
36 more important, the developers or the citizens who invested in this area.

Dusty Rasmussen agrees with the previous comments.

Josh Wadsworth lives in the Hardcastle Estate subdivision. He strongly opposes the higher density. He developed the Hardcastle Estates subdivision, and it would have been financially advantageous to develop third-acre lots. However, that was not approved. Many of these zones allow agriculture use, and when there are higher density pockets between agriculture, there are potential issues with non-conforming neighborhoods.

Matt Scott lives on the corner of 650 south and 920 west. He echoes the concerns and comments of the others.

4. **A Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,000 square feet, all to be RM-3, multifamily 15 units per acre. Located on the north portion of parcel number H-4-2-1-1112-GS1.**

No comments

5. **A Land Use Amendment request to Title 9, Chapter 1 Section 3: Issuance of Building Permits to require a geotechnical report.**

No comments

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.**

Mr. Nelson reported that the applicant requested a continuation while reconfiguring their design. The applicant explained concerns regarding the wetlands issue and the recorded access easement. The density is more than what the requested zoning would allow. The applicant has provided the recorded easement, and the wetlands are being addressed. Dayton Hall stated that the city has no rights to the access easement and will not enforce it. However, the city will not approve a development that infringes on the easement.

Paul Farthing motioned to continue 2022-ZC-29 and 2022-PSP-36. Shelley Goodfellow seconded the motion. Unanimous.

2. **2022-PP-10: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1A-1C, a residential subdivision consisting of 84 single family units and 20 townhomes, located at 1760 W and Weeping Rock Road in the Black Ridge development. Austin Overman Applicant. Rob Reid-Rosenberg Engineering Agent**

Austin Overman shared that this is part of a master planned development. The approved density for the project is two hundred and six units. Mr. Nelson reported that the applicants have provided a density

transfer letter per the development agreement and the will serve letter from the Water Department. He noted that townhomes are taking place in an area shown for the neighborhood park. They are still providing a park and common space in the area, but he questions whether that is appropriate for the density transfer. Mr. Hall referenced the development agreement and noted that the verbiage conflicts with the proposed plat. Mr. Overman reported that the park is being moved, not eliminated. He explained that the slope bordering the neighboring property is inadequate to provide water retention in a one-hundred-year storm, and the park's location is very close to the main road. Mrs. Bronemann asked if a sensitive land application has been provided. Mr. Nelson shared that the Engineering Department will sign off on the sensitive lands during the construction drawing process.

Ralph Ballard motioned to send a recommendation of approval for 2022-PP-10 contingent on the neighborhood park being in phase one with an amenities package, subject to staff and JUC comments, and the agricultural protection noted on the final plat. Brad Winder seconded the motion. Unanimous.

NEW BUSINESS

- 1. 2022-ZC-30 2022-PSP-37: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5300 W and 2600 S from A-5, agricultural one unit per 5 acres, to contain a PDO, planned development overlay, with the split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre. Parcel numbers H-4-38-L and H-4138-E. Pecan Valley Holdings LLC Applicant. Chris Wyler/Civil Science Agent.**

Mr. Nelson stated that the PDO and recreation resort boundary lines are not clearly defined and can lead to confusion. Originally, this area was proposed as a resort. Staff recommended denying it because it did not meet the criteria within the code. Mr. Wyler proposes to keep the square footage of the resort development by removing the clubhouse and the associated units from the resort zoning. This change adds fifteen additional resort units that were not part of the initial preliminary site plan. Rebecca Bronemann asked about a buffer between the agriculture zoning. Mr. Nelson stated there are some open space buffers, but there could be issues with having multifamily zoning and large resort zoning near heavy agriculture use areas. Mr. Resch III noted that the RV boat parking and the clubhouse within the PDO are supposed to count toward amenities in the resort areas. Mr. Nelson and Mr. Resch explained that it is hard to determine which development the amenities are associated with because of the different zoning boundaries. Mr. Wyler reviewed the amenities included in the project. Mrs. Goodfellow feels this application is confusing. She hesitates to approve this application because it is unclear how many recreation units this change will create. The Planning Commissioners agree with Mrs. Goodfellow. Mr. Nelson recommended tabling the application and advised holding another public hearing.

Paul Farthing motioned to table 2022-ZC-30 and 2022-PSP-37. Rebecca Bronemann seconded the motion. Unanimous.

- 2. Discussion and consideration of a recommendation to the City Council on a General Plan Amendment to adopt a Moderate-Income Housing Plan**

Mr. Nelson reviewed the changes made since the previous discussion and noted that an acknowledgment page was added to the report. Mr. Iverson appreciates the hard work that went into creating this plan.

Shelley Goodfellow motioned a recommendation of approval to the City Council to adopt a moderate-income housing plan. Kelby Iverson seconded the motion. Unanimous.

3. 2022-ZC-31: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 650 S and 850 W from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet. Pete Dratter Applicant. Chase Stratton Agent

Mr. Nelson – present the approved preliminary plat. The applicant has construction drawings signed and final plat approval for this property. He provided the zoning map requested. They do have an approved development, which they have already moved forward.

Chase Stratton stated they are ready to put down asphalt.

Mr. Hall – Clarified that this is an application for a zone change. There are comments in the packet about an additional one or two lots. If the zone is changed, the density can be changed. Hypothetically the applicant can start over. He wants the Commission to be clear that this is a zone change application. Therefore, the applicant can do what the new zone permits.

Brad Winder asked unless there is a condition applied to the zone change?

Mr. Hall explained that would be a zone change subject to a development agreement. As a general practice, he does not like those. He mentioned the discussion about hashing out the details for a development agreement signed fifteen years ago. He prefers to have standard clean zones, to avoid interpretation disputes about a development agreement.

Mr. Nelson explained that if the zone change is approved, they can build the plat as currently approved. The current plat complies with the current zone and would also comply with the new zone. But if they were to make changes. They will have to come back with a preliminary plat showing that change, update the construction drawing, and the final plat would have to be approved again. They would have to start the process again, although many technical details have been finished.

Mr. Stratton explained that two months ago, the City Council approved a zone change to R1-15 from RA-1 for a similar parcel of 5.02 acres off 400 West and South of 650. That application had a lot of opposition and was still approved, so they decided to come back and apply for the zone change.

Paul Farthing reported that the Planning Commission recommended against it, and City Council approved it. He lives down the street and remembers the whole conversation. The Planning Commission recommended a half-acre to the City Council. Then an applicant with five acres was allowed nine homes instead of eight.

Mrs. Goodfellow reported that the Commission is considering dedicating the entire field south of 400 South to rural residential as part of the general plan map update. This has been the consensus for every zone change request in the area, except the one the applicant is referring to. She disagreed with that zone change and did not vote for it. She did vote for the half acre, as opposed to one acre. Her biggest concern is the chain reaction when a zone change occurs in an area not designated on the general plan, even with a development agreement that makes it somewhat conducive to the surrounding areas. Mrs. Goodfellow believes half-acre and one-acre zones need to be preserved and protected. Her decision is the same as last year.

Chase Stratton reported that if the changes discussed by the Planning Commission in the first agenda item were already approved, it would mitigate their requests and make it easy to do what they want. Mr. Iverson speaks contrary to that because those adjustments were made to allow an RA.05 on a .36-acre lot only if the subdivision is three lots or less. Mr. Iverson asked if Mr. Stratton was given a full

1 opportunity to discuss the request.

2 Mr. Stratton reiterated that the main reason for coming in for the zone change is the history of the
3 property on 400 West.

4 Mr. Iverson stated that he appreciates Councilman Thomas being here. He appreciates Luke, Matt, and
5 the others who spoke during the public hearing. He deeply respects the Stratton brothers at Interstate
6 Rock and the good they do for the community. They float a ton of the commercial and development and
7 have kept the economy in a good situation. He thinks the whole town recognizes that. Their job is to
8 develop the land, and he feels they balance their job with the citizens' concerns quite well. He suspects
9 their emphasis is to feed their families and continue growing their business. They probably place a little
10 more emphasis on the development side of things, which is understandable. He noted that they love
11 Hurricane City, and they love our citizens. He agrees with Mrs. Goodfellow. The Planning Commission
12 has steadily stuck to the master plan and has good momentum with the City Council. Over the past
13 several years, the city staff has observed consistent efforts to keep the area from 400 South to 1300
14 South to a half-acre and larger. It is coming before the Commission to amend the general plan to
15 approve rural residential because of citizens, and he commends the citizens. He thinks we are building a
16 great community.

17 Mr. Iverson explained that the only thing that could sway him to the applicant's side is if they remained at
18 agriculture .5. He is unsure if they can because they have more than three lots. He hates digging into
19 that bag and would not go there. He appreciates Mr. Reddish's comments about the seventeen acres
20 that are the total development of Mr. Dratter. He believes if the applicant gets RA - 15,000 square feet,
21 there is no question that Mr. Dratter will want to do the rest of his twelve acres at 15,000 square feet. He
22 agrees with the citizens. There was already a compromise from one acre to a half acre. He agrees with
23 the applicant's reasoning for requesting the additional lots. He did not vote for it, nor did anyone else on
24 this Commission. That was a decision made by the City Council. He hopes the Commission continues to
25 stand by the master plan, which is why this is a hard no for him.

26 Mr. Farthing feels that the decision for a half-acre was the correct one. It concerns him that eventually,
27 that area will spread from 650 down to 1300, and every vacant five-acre parcel will be developed. He
28 disagrees with the City Council's decision on the other lot but does not think another error should be
29 made with this one.

30 Mr. Ballard's dad once said that just because you made a mistake once does not mean you have to
31 keep making it. That applies here. The Planning Commission has heard from friends and loved ones
32 here today. He wishes the applicant would consider raising the price and keeping the lots as they are.
33 He explained that long term, the city will have a different feel if everything in this area is high density.
34 There is a place for high density, but he does not think this is.

35 Mrs. Bronemann agrees with the Commissioner's comments.

36 Mr. Winder reported that the Campbell family was the other property. He recused himself from being
37 involved in that discussion. He has mixed feelings about this because he lives around the corner from
38 this on a three-quarter-acre lot, his brother-in-law owns the three-quarter-acre lot next to him, and there
39 is an acre and a half lot behind him. The Ballard's own the five acres to the west. Everything in that
40 general area is half an acre. To the north is Pecan Meadows, which is a quarter-acre lot development
41 developed by Interstate Rock. He agrees with Mr. Ballard and thinks having a half-acre lot would benefit
42 the people who buy and build there. The developer could raise the price and get a benefit back there.
43 The Campbell family asked for nine lots versus eight to divide the property evenly amongst family
44 members. There will be one house on a one-acre lot. His feeling is to decline.

1 Mr. Stratton noted they are looking at .45 acre lots, not third acre lots. He stated that .45 adds two lots.
2 The Campbell subdivision's average lot size is 19,700 square feet. Their average lot size will be 20,250
3 square feet if they go to nine lots, which are still large lot sizes. Why is another subdivision adjacent to
4 this, RA-1, with an average lot size of .94? Because they gave up the road, right? If the applicant gives
5 up the road and the detention basin, they get 4.48 acres for nine lots. Unfortunately, a zone change is
6 the only way for the applicant to gain the additional lot. Mr. Stratton asked if there is a way to work
7 around that to get the same lot sizing that people are still getting access to because of zone dedications
8 or if they want it for certain family members. He reported that a family member intends to buy a lot in this
9 development, and the property owner plans to build on the property. They are not developing the
10 property to sell everything. He feels there are many similarities.

11 Mr. Iverson asked again on Chase's behalf if there is a way to allow Mr. Stratton to add one or two lots
12 and remain at RA.5.

13 Mr. Nelson does not think so.

14 Mr. Iverson's decision remains the same. He asked what would happen with the remaining twelve acres
15 if Planning Commission grants RA.5. Do they stay half acres, or will we be going through this again?

16 Mr. Stratton reported that they would stay in residential agriculture with .45 or .48.

17 Mr. Iverson asked if Mr. Stratton could get .45 lots if he were on an artillery road or something?

18 Mr. Hall stated that the answer was no. When an applicant subdivides, they are obligated to provide
19 roadways to the city. That is the way the subdivision ordinance is written, and it is appropriate. If a
20 property owner is going to cut up a big piece into smaller pieces, they have an obligation to provide a
21 roadway to the city. If that comes out to .49 acres per lot. That is just the way it shakes out.

22 Mr. Iverson remembers discussions where an applicant gave part of a roadway. Such as 700 West, or
23 maybe even the Reddish subdivision. Those lots are .92. Were they given credit for the thirteen feet on
24 their road?

25 Mr. Nelson explained that the subdivision code for single-family development is based on net
26 developable area density. That is all the developable property minus roadways. Typically, in a standard
27 subdivision, they must subdivide, and the average lot size must meet that code.

28 Mr. Nelson does not know the rationale or the specifics of the Reddish subdivision. He understands that
29 the subdivision does not necessarily comply with that standard, but that is the only subdivision he knows
30 of that's been approved in the last five years that didn't meet that standard.

31 Chase Stratton explained they are using the same rationale as the Campbell subdivision.
32 Mr. Sampson reported that the Planning Commission makes recommendations to the City Council, and
33 it is up to them whether they want to follow those recommendations.

34 Paul Farthing reported that people react to R-15, which is 15,000 square foot lots. There is something to
35 be said that the applicant is at .48 acres. This is not an attempt to do third-acre lots. It is .48 acre lots.
36 Which the applicant is one thousand feet short of.

37 *Kelby Iverson motioned to send a recommendation of denial of 2022-ZC-31 for the reasons in the four*
38 *questions. It is not harmonious with the surrounding neighborhood, it does have a significant impact on*

1 *the adjacent properties, and the Commission is looking at staying a half-acre in that area. Rebecca*
2 *Bronemann seconded the motion. Unanimous*

- 3 **4. 2022-ZC-32: Discussion and consideration of a recommendation to the City Council on**
4 **Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3,**
5 **multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15,**
6 **residential one unit per 15,00 square feet, all to be RM-3, multifamily 15 units per acre.**
7 **Located on the north portion of parcel number H-4-2-1-1112-GS1. Western Mortgage and**
8 **Realty Co Applicant. Thomas Hunt Agent.**

9 Thomas Hunt reported that this is multifamily development with garden-style apartments. The zoning
10 followed a preliminary roadway layout when the project was in the early stages. As planning progressed,
11 the roadway changed slightly. They don't feel this application is a zone change but more of a roadway
12 realignment. Mr. Nelson explained property does not align with the roadway because the master plan
13 roadway alignment changed when the City Council approved a PID. The applicant is requesting to
14 change the development to RM3. Mr. Nelson noted that the code recommends zoning boundaries follow
15 masterplan roadways and property boundaries. He concedes that aligning the zoning boundary does
16 make sense. However, RM3 would potentially add forty-five units. This preliminary site plan was
17 approved subject to resolving the zoning boundaries.

18 *Paul Farthing motioned a recommendation of approval of 2022-ZC-32 subject to staff and JUC*
19 *comments. Shelley Goodfellow seconded the motion. Unanimous.*

- 20 **5. 2022-LUCA-07: Discussion and consideration of a recommendation to the City Council**
21 **on Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of**
22 **Building Permits to require a geotechnical report. Hurricane City Applicant**

23 Mr. Hall stated there is a notice in the Building Department stating that a soil study is required for a
24 building permit. However, it is not written in the ordinance. The ordinance adopted in 2015 strongly
25 recommends obtaining a soil report and requires a waiver of acknowledgment when building in unstable
26 soil. The ordinance also states that the building department determines where unstable soils are. This
27 amendment requires anyone applying for a building permit to sign an acknowledgment waiver stating
28 they recognize they are building in the Hurricane Valley, and it is their responsibility to obtain a soil
29 report.

30 *Kelby Iverson motioned a recommendation of approval of 2022-LUCA-07, requiring a geotechnical*
31 *report and a signed acknowledgment waiver. Brad Winder seconded the motion. Unanimous.*

- 32 **6. 2022-AP-04: Discussion and consideration of a recommendation to the City Council on**
33 **an Agriculture Protection Area for Ruth and Annie Reeve, located at approximately 1100**
34 **S 700 W. Ruth and Annie Reeve Applicant.**

35 Annie Reeve reported that she has one acre excluded from the approved agriculture protection. Ruth
36 Reeve also wants agricultural protection, and she included her property in this application to meet the
37 acreage requirement. Mr. Nelson reported that the staff gave a positive recommendation. Staff is
38 requesting to exclude the future dedication of 700 West from ag protection. Mr. Hall explained the staff's
39 recommendation.

40 *Rebecca Bronemann motioned to send a recommendation of the presented report for 2022-AP-04.*
41 *Ralph Ballard seconded the motion. Unanimous.*

1 **7. 2022-CUP-16: Discussion and consideration of a possible approval of a conditional use**
2 **permit for a greater height cell tower located at 608 E Highway 59. Infowest Applicant**

3 Chandler reported that Infowest needs to replace the current thirty-five-foot tower with a sixty-foot tower.
4 There is a ridge reducing service to the downtown area, and the current tower does not allow additional
5 equipment. Mr. Nelson stated that the applicant is required to obtain a building permit to construct the
6 tower. He noted that the city code states this can be permitted with a conditional use permit. However,
7 it also states that this should be prohibited in residential zones. If the code is not clear, there are
8 provisions in the state code giving the property owner discretion to interpret the code. Based on that,
9 staff feels comfortable moving forward with a conditional use permit.

10 *Paul Farthing motioned to approve 2022-CUP-16 subject to the conditions within the staff report.*

11 *Rebecca Bronemann seconded the motion. Unanimous.*

12 **8. 2022-CUP-17: Discussion and consideration of a possible approval of a conditional use**
13 **permit for a greater height cell tower located west of the 3000 S and SR-7 interchange.**
14 **Infowest Applicant.**

15 Chandler explained that this tower would also be sixty feet tall. Mrs. Goodfellow noted that this is within
16 the flight path of the Hurricane City Airport. She asked if lights should be required. Mr. Nelson reported
17 that this would be reviewed during the building permit phase. Ralph Ballard asked if Infowest sublets
18 towers. Mr. Nelson explained that a building permit is required for any sublet.

19 *Paul Farthing motioned to approve 2022-CUP-17 subject to staff comments. Kelby Iverson seconded the*
20 *motion. Unanimous.*

21 **9. 2022-PP-18: Discussion and consideration of a recommendation to the City Council on a**
22 **preliminary plat for Sand Hollow Townhomes, a townhome development consisting of**
23 **approximately 68 townhome units located at approximately 1200 S Sand Hollow Road.**
24 **Bob Hermandson Applicant. Bush & Gudgeon Agent.**

25 Bob Hermandson reported this is a personal project, and his family has homesteaded the property. The
26 preliminary plat expired, and they have not changed anything from the original approval. There are only
27 sixty units because of how the roadway alignment worked. Mr. Nelson reported that the staff has no
28 concerns, and JUC signed off on the construction plans. Mr. Hall stated that this is within three hundred
29 feet of agricultural protection and that language needs to be on the final plat.

30 *Kelby Iverson motioned to send a recommendation of approval of 2022-PP-18 subject to staff comments*
31 *with the change of sixty units instead of sixty-eight. Shelley Goodfellow seconded the motion.*
32 *Unanimous.*

33 **10. 2022-CUP-18: Discussion and consideration of a possible approval of a conditional use**
34 **permit for a building of greater height and size located at 2441 S 4010 W. Anthony**
35 **Larson Applicant.**

36 Anthony Larson explained that this is a pool house that will be the same height as the home. Mr. Nelson
37 reported they have met all the code standards, and the staff has no concerns. Mr. Resch III noted that a
38 zone change was approved to change the setbacks on the main house.

39 *Shelley Goodfellow motioned to approve 2022-CUP-18 based on the findings made by staff. Rebecca*
40 *Bronemann seconded the motion. Unanimous.*

11. 2022-FSP-08: Discussion and consideration of a possible approval of a final site plan for SKRE LLC, a commercial subdivision located at approximately 70 S 2500 W. SKRE LLC Applicant. Mike Nielson Agent.

Mike Nielson understands there are concerns regarding the sidewalk, and they are happy to comply with any request. Mr. Nelson noted that the Utah Department of Transportation is reevaluating the sidewalk placement along the highway, and this will not affect what the applicant is doing with their property.

Rebecca Bronemann motioned to approve 2022-FSP-08 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

12. 2022-PP-09: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Quail Creek Industrial Park Phase 5-8, a 76-lot industrial subdivision located at Regional Park Road and 1000 S. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.

Doug Dennett reported that this was previously presented to the Planning Commission. Phase four is on the east side of the county line. JTD sold a portion of his property to PacifiCorp. The required roadway would cross a portion of PacifiCorp property, and PacifiCorp adamantly opposes this roadway. JTD is not concerned with the roadway but does not want to pay for the roadway. Mr. Nelson stated that roadway realignments are typically not required to come back through. The Zoning Administrator can decide whether something should be presented to the Planning Commission again. Because they are adding additional lots, he did not feel he could approve it at an administrative level. There are no concerns regarding the additional units. The city code requires all property owners to stub streets for connectivity and block lengths management. Because PacifiCorp does not want road access, the staff does not recommend developing the roadway. Staff does recommend a connection point through JTD Trucking and adding a right of way on the plat. However, the city will not require improvement. Mr. Iverson confirmed that JTD and PacifiCorp are not within Hurricane City.

Mr. Dennett reported that they accommodated the road to match staff's requests to keep the project going. Brandee Walker feels they have given so much and are constantly required to give more. He questions what else will be requested. Mr. Nelson noted it is standard practice for the city to require subdividers to stub into adjacent properties. This situation is unique due to PacifiCorp, and he feels that the city's proposal is fair considering the situation. Mr. Hall's explained that this is about a regional connectivity issue and his legal opinion is that the Planning Commission has the authority to require connectivity. He reviewed section A1. He explained that staff recommended approval on the condition that the stub is dedicated to the city. However, the city will not require improvements. Scott Hughes requested a comment to state that the Power Department will need an easement through this property.

Paul Farthing motioned to send a recommendation of approval of 2022-PP-09 subject to staff and JUC comments as updated by Stephen Nelson. Ralph Ballard seconded the motion. Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, and Shelley Goodfellow – aye. Brad Winder and Kelby Iverson – nay. Motion carried.

Mr. Iverson disagrees with requiring the applicant to provide connectivity to county property.

Approval of Minutes:

1. August 25, 2021

- 1 *Shelley Goodfellow motioned approval of August 25, 2021, minutes. Ralph Ballard seconded the motion.*
2 *Unanimous*

3 **2. July 14, 2022**

- 4 *Ralph Ballard motioned to approve June 23, 2022, minutes. Rebecca Bronemann seconded the motion.*
5 *Unanimous.*

6 **City Council Recap:**

Approved	Denied	Tabled	Continued
Cordero Phase 3			
Agriculture Protection Overlays			

- 7 *Brad Winder motioned to adjourn. Paul Farthing seconded the motion. Unanimous.*

8 **Adjournment**

**Hurricane Planning Commission
Meeting Minutes
August 25, 2022**

Minutes of the Hurricane City Planning Commission meeting held on August 25, 2022, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Michelle Cloud, Brad Winder, and Kelby Iverson

Members Excused: Rebecca Bronemann and Paul Farthing

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, and City Engineer Representative Jeremy Pickering

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.

Fred Resch III reported that Utah Open Public Meetings Act (OPMA) training is required annually. Mr. Resch III explained that a meeting of a public body with a quorum present, a workshop, or an executive session for the purpose of discussing, receiving comments from the public, or acting upon a matter in which a public body has jurisdiction or advisory power over is considered a public meeting. He explained that chance meetings, social gatherings, emails, or text conversations, as long as no decisions are made, are not considered a meeting. Mr. Resch III reviewed the reasons and process for holding a closed meeting. Stephen Nelson noted that the best practice is not having outside meetings with applicants. Although, there are no prohibitions against that.

Meeting agendas must be on the Utah Public Notice website twenty-four hours prior to the meeting. Recordings of a meeting must be posted on the public notice website within three days, and draft minutes must be available within thirty days of the meetings. Approved minutes must be available in the City Offices and posted on the public notice website.

Mr. Resch III explained the general process for a zone change, code change, and general plan modifications. State Code requires letters to affected entities and property owners within the change, posting on a public notice website and three locations within the city. Hurricane City sends letters to owners within two hundred and fifty feet of the change, signage is posted on the property, notices are sent to the newspaper, and a paper copy is posted at the city office, library, and post office. He noted that the primary proposed changes remove the requirement to post in the newspaper and codify the two hundred- and fifty-foot distance. If the signage requirement is codified, staff would prefer to require the applicant to place the signage on the property. Mr. Nelson stated that the Planning Commission could recommend a wider notification area for specific zones. Mr. Iverson suggested educating citizens about the available notification resources, such as the Utah Public Notice emails. The Planning Commissioners do prefer physical notification on the property. Mr. Nelson explained that the Building Department will change the agriculture protection notification and the amended final plat notification to match State Law. The Building Department will also continue placing signage on the property.

2. Discussion with regards to updates to the General Plan Map

3. Review City Council's Previous Meeting

Stephen Nelson explained that the City Council revoked a residential hosting license. The applicant purchased a home that had illegal ADUs on the property. During the discussion, there was debate regarding the definition of a guest house, a casita, and an ADU. The City Council directed staff to review and clarify the definition of residential hosting.

Interstate Homes wants to develop a two-hundred-fifty unit rent-controlled project on ten acres in the Walmart area. This is a Low-Income Housing Tax Credit project. (LIHTC) The City Council is in favor of continuing this discussion.

Approved	Denied	Continued	Tabled
Site Plan Standards	Dratter zone change	Elim Valley zone change	
Sand Hollow Townhomes renewal		Geotech report requirement for all building permits	
Quail Creek amended final plat			
Annie Reeves agriculture protection			

4. Discussion and consideration Regarding Amending the Planning Commission 2022 Schedule

Stephen Nelson, Brad Winder, and Fred Resch III are attending a Planning Conference on September 8th and will not be able to attend the Planning Commission meeting. The Planning Commissioners agreed to cancel the September 8th meeting.

6:00 p.m. - Call to Order

Chairman Mark Sampson called the meeting to order at 6:00 p.m. Roll call was taken.

Pledge of Allegiance: Fred Resch III

Prayer and/or thought by invitation: Brad Winder

Declaration of any conflicts of interest

Shelley Goodfellow declared a conflict of interest on New Business item 7 and Kelby Iverson declared a conflict of interest on New Business item 1.

Michelle Cloud motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

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.

1 Karl Rasmussen presented the GIS delineations regarding wetlands. He explained that the applicant wants to
2 cluster four- and six-plex units on 10.24-acres with a PDO and a twenty percent density bonus. The single-
3 family lots are on 200 North. Mr. Rasmussen discussed the proposed changes to the roadways. Fred Resch
4 III explained that this probably would qualify for the density bonus, but the applicant has to provide a written
5 request. Staff wants the easement to the Peterson property to be marked as a non-buildable area. Stephen
6 Nelson reported that this design is significantly different from the initial design, and he recommends a new
7 public hearing.

8 *Michelle Cloud motioned to continue 2022-ZC-29 and 2022-PSP-36 pending a public hearing and to allow the*
9 *applicant to formally submit for the density bonus. Shelley Goodfellow seconded the motion. Unanimous.*

10 **NEW BUSINESS**

11 **1. 2022-PP-19: Discussion and consideration of a recommendation to the City Council on**
12 **a preliminary plat for Fox Meadows Estates, a 20-lot residential subdivision located at 2898 S 1100 W.**
13 **Gavin Godfrey Applicant. Luke Godfrey Agent.**

14 Stephen Nelson reported that the applicant requested to table 2022-PP-19.

15 *Brad Winder motioned to table 2022-PP-19. Ralph Ballard seconded the motion. Unanimous.*

16 **2. 2022-PP-20 2022-PSP-38: Discussion and consideration of a recommendation to the**
17 **City Council of a preliminary plat and a possible approval of a preliminary site plan for Southern**
18 **Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S.**
19 **Southern Dunes Townhomes Applicant. Bush & Gudgeon, Inc Agent**

20 Stephen Nelson reported that staff is concerned about the number of amenities, block length, and
21 connectivity. Mr. Nelson explained that the application shows one pool and one clubhouse. Hurricane City
22 code requires four pools of at least two thousand square feet based on the number of units. The Planning
23 Commission can allow a combination of pools if it provides an enhanced amenity area. The Planning
24 Commission also has discretion regarding how the developer provides access to future properties. The
25 applicant explained that they will work with staff to address the block lengths, additional connection points,
26 and proper amenities. Mr. Nelson recommended continuing the item until a site plan is provided to address
27 the amenities and connectivity.

28 *Shelley Goodfellow motioned to continue 2022-PP-20 and 2022-PSP-38 to allow the developer time to make*
29 *changes for connectivity to the north and west of the property and bring the amenities up to code. Michelle*
30 *Cloud seconded the motion. Unanimous.*

31 **3. 2021-PP-25: Discussion and consideration of a possible approval of a one-year**
32 **extension on the final plat deadline for The Shores at Sand Hollow Gateway, a 310-lot multifamily**
33 **development located at approximately Sand Hollow Road and 400 S.**

34 Stephen Nelson explained that the City Council approved the preliminary plat. The applicant has requested a
35 one-year extension. Mr. Nelson noted that Dayton Hall recommended a water acknowledgment waiver as a
36 condition of the renewal.

37 *Ralph Ballard motioned to approve the extension for 2021-PP-25. Contingent upon the applicant signing the*
38 *water acknowledgment waiver. Brad Winder seconded the motion. Unanimous.*

1 **4. 2022-CUP-19: Discussion and consideration of a possible approval of a conditional use**
2 **permit for a building of greater height located at 373 W 1180 S. Beau Davis Applicant.**

3 Beau Davis explained that he would like to build a garage taller than the allowed height. The total acreage of
4 the property is 1.5 acres. Stephen Nelson reported that the building will be twenty-five feet. This meets the
5 standard for a conditional use permit, and staff recommends approval.

6 *Kelby Iverson motioned to approve 2022-CUP-19. Shelley Goodfellow seconded the motion. Unanimous.*

7 **5. 2022-CUP-20: Discussion and consideration of a possible approval of a conditional use**
8 **permit for a building of greater height and size located at 373 W 1180 S. Beau Davis Applicant**

9 Stephen Nelson explained that this building is on the same property. This is an ADU attached to the garage.
10 This building is of greater height and size but is within the conditional use standard.

11 *Brad Winder motioned to approve 2022-CUP-20. Shelley Goodfellow seconded the motion. Unanimous.*

12 **6. 2021-PP-22: Discussion and consideration of a possible approval of a final plat deadline**
13 **extension for Canyons del Sol, a 127-lot residential subdivision located at 250 N and 2800 W. Joby**
14 **Venuti Applicant.**

15 Stephen Nelson explained that the applicant will amend the plat to meet fire access and fire separations for
16 access points. Staff recommends a water acknowledgment waiver.

17 *Michelle Cloud motioned to approve the extension for 2021-PP-22. Contingent upon the applicant signing the*
18 *water acknowledgment waiver. Shelley Goodfellow seconded the motion. Unanimous.*

19 **7. 2022-PP-22: Discussion and consideration of a recommendation to the City Council on**
20 **a preliminary plat for Jeffrey Hatcher, a two-lot residential subdivision located at 650 S and 1100 W.**
21 **Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.**

22 Stephen Nelson explained that the lot split was approved by a zone change to R1-15. He explained that 1150
23 West goes through this area. An alignment study is in process, and the roadway is in flux. The applicant will
24 have to dedicate property along 1150 West. Depending upon the alignment of the homes, the dedication
25 could be between three to seven feet. The staff has no further issues and is okay with approval with the
26 condition that the applicant provides the determined dedication on the western side of the property. He noted
27 that improvements will likely not be required.

28 Mrs. Goodfellow asked if the applicant is required to dedicate three sides with full street improvement on two
29 sides, per code. She feels that the road improvements for two homes seem excessive. Mrs. Cloud agrees that
30 it is excessive. Mr. Nelson reviewed code 964, explaining that subdividing property triggers this code. The
31 applicant may qualify for impact fee reimbursement. Mr. Iverson asked if the city offers payment to property
32 owners who are required to dedicate property. Mr. Nelson explained that the applicant would have to request
33 payment for the property, typically handled through impact fee waivers. Mr. Iverson is concerned because
34 many property owners may not know they can request payment for the dedicated property. He questioned
35 whether the city has obtained acreage from owners unaware of this option.

36 *Michelle Cloud motioned a recommendation of approval of 2022-PP-22 to the City Council subject to staff and*
37 *JUC comments. Brad Winder seconded the motion.*
38

39 A citizen in attendance asked when the zone change to R1-15 was approved. Mr. Sampson explained that a
40 public notice and meeting were held regarding this zone change. The Planning Commission recommended

approval, and the City Council approved the zone change. Mr. Nelson explained that these two lots comply with the minimum lot size within an R1-15.

Majority – aye with Shelley Goodfellow as the only one voting nay, because she does not agree with staff comments 2C and she feels that the road dedication on three roads is excessive. Motion carries.

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.

Steve Beesley represents the owner of the property. This will be an office, two lease spaces, and a Pizza Hut. He feels this is a better use of the property and is consistent with the current number of parking stalls. Mr. Sampson asked if the previous restaurant had sufficient parking. Stephen Nelson reported that the restaurant did not have sufficient parking based on current standards. He cited the modified parking requirement for existing and new commercial buildings and noted that the staff has no concerns regarding the parking. Mr. Beesley explained that there is an HOA and a cross-access parking agreement across the four surrounding parcels.

Shelley Goodfellow motioned to approve 2022-APP-01. Ralph Ballard seconded the motion. Unanimous.

9. Discussion and consideration of a possible approval of a greater height fence in a front yard. Keith Stout Applicant

Keith Stout is building a pool in his front yard. City code requires approval to place anything in the front yard and a six-foot fence around pools. The fence is ninety-eight feet back from the street. Stephen Nelson recommended ensuring that the address can be identified from the street.

Brad Winder motioned to approve item 9, a request for a greater height fence for Kieth Stout. Subject to staff providing a written statement approving the placement of the fence on behalf of the Planning Commission. The fence set back at least ninety-eight feet and identification of the address on the front of the property. Ralph Ballard seconded the motion. Unanimous.

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

Stephen Nelson reported that JUC has signed off on everything, and the applicant has provided renderings. Mr. Nelson reported that the outside parking space does not meet current code standards, and there are insufficient trees on the property. Mr. Hermandson will work with staff to address the parking and landscaping.

Shelley Goodfellow motion to approve 2022 FSP-11 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

Stephen Nelson invited the Planning Commission to attend the Utah League of Cities and Towns training and stated that it is not too late to register for the Utah APA training September 8th and 9th. He explained that the Planning Commissioners are required to complete four hours of training annually.

Ralph Ballard motion to adjourn. Michelle Cloud seconded the motion. Unanimous.

Adjournment